

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 19 SEPTEMBER 2005
COMMENCING AT 9:05 AM
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

PRESENT

Cr A Woolford (Presiding Member), Cr Beckett, Cr Potter, Cr Connor, Cr Reedman, D Banks (Director Engineering & Infrastructure), S Roberts (Proxy for D Commerford, Director Environment & Lifestyle Services).

APOLOGIES

D Commerford (Director Environment & Lifestyle Services)

IN ATTENDANCE

J Urquhart (Manager Development Services), C Getsom, T Gregory, J Nightingale (Planners), V Harvey (Personal Assistant).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 15th August 2005.

Moved Cr Connor seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 15th August 2005 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

Cr Woolford, the Presiding Member, welcomed Mrs Tracey Cross (representor), to the meeting who gave a summary of her representation from 9:13 a.m. to 9:20 a.m.

Cr Woolford, the Presiding Member, welcomed Mr Graham Bruns (Masterplan) on behalf of the applicant, to the meeting who addressed issues in relation to representations received from 9:20 a.m. to 9:27 a.m.

2.2 455/797/05 - Langhorne Creek Winery Pty Ltd

SUMMARY TABLE

Date of Application	20 th July 2005
Subject Land	Lot 1 Milang Road, Angas Plains
Assessment No.	A 16263
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Strathalbyn)
Nature of Development	Extension to existing winery to 30,000 tonnes
Type of Development	Consent on Merit
Public Notice	Category 2
Referrals	Environment Protection Authority; Dept Water, Land & Biodiversity Conservation
Representations Received	Two
Representations to be heard	Nil
Date last inspected	9 th September 2005
Recommendation	Approve with conditions
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Increased vegetation from watering of buffer with wastewater.
- Social Possible increase in work opportunities, decrease in amenity of area.
- Economic Supporting local grape growers. Benefit to owners, possible rate increase due to valuation increase.

.../cont.

2.2 455/797/05 – Langhorne Creek Winery Pty Ltd (Continued)

THE PROPOSAL

Nature of Development

This application to extend an existing Winery at Langhorne Creek is a 'consent on Merit' application. No form of development is complying within the General Farming (Strathalbyn) Zone of Alexandrina Development Plan, however included in the list of exceptions to non-complying development is a winery with certain provisions. Additionally, this proposal is an extension to an existing use.

Detailed Description

In essence the proposal seeks to expand the capacity of the existing winery from 15,000 tonnes to 30,000 tonnes. This is to be achieved by constructing the winery extensions on a new concrete slab located directly to the east of the existing winery. This slab is to be 52.441m wide by 102.41m long and cover an area of 5,370m². The slab is to be split into two halves, the southern half will contain winery equipment as per sheet 3 of the attached plans, whilst the northern half will be 1.5m lower and is identified as "Future Tank Farm Extension" and will initially contain wine storage tanks of various heights and capacities and other associated infrastructure. The height difference between the two halves of the slab will match the existing winery slab and as with the existing winery infrastructure such as tanks, fermenters, catwalks and pipe bridges will be in open air.

Infrastructure associated with the extension will not exceed the height of the existing winery infrastructure and is to be setback at least 300m from the Strathalbyn-Milang Road. Water for the existing winery is provided by a 120 kilolitre holding tank, with a second 120kl tank to be positioned next to it for the extension.

Winery effluent is currently disposed onto irrigated woodlots, with additional volumes created by the expansion to be disposed of in the same manner, assisted by two new woodlots to be planted between the winery and the Strathalbyn-Milang Road. A decanter is also to be installed which is expected to remove up to 90 per cent of suspended solids from the winery wastewater stream.

Grape marc from the winery is currently composted on a designated approved site and is licensed by the EPA. This area has not previously been used to its full capacity, the winery extension will take advantage of some of this unused capacity.

The location of a second barrel hall, identified as "Future Extension" is shown on the site plan. This barrel hall does not form part of the current application.

.../cont.

2.2 455/797/05 – Langhorne Creek Winery Pty Ltd (Continued)

DAP200533 It was agreed by consensus that the Development Assessment Panel approve Development Application 455/797/05 for an extension to an existing winery (to 30,000 tonne capacity) at Lot 1 Milang Road, Angas Plains, subject to the following conditions:

1. The development should be established according to the plans submitted (Master Plan Im:10278LET04.doc)

EPA CONDITIONS

2. Wastewater from the development must not be irrigated on land within 25 metres of any property boundary.
3. Four hectares of additional effluent irrigation tree-lot must be established prior to 31 December 2006.

NOTES:

1. The upgrade of Pioneer Avenue has been conditioned under Development Application 455/1082/99.
2. Costs of construction of the Pioneer Avenue and Strath-Milang Road intersection so that it connects 'square' onto Milang Road are to borne by the applicant as per the letter of agreement for the sealing of the road from the applicant.
3. The applicant has undertaken to ensure that no unreasonable light overspill adversely affects neighbouring properties.
4. That directional safety signage be investigated with Engineering & Infrastructure (Dennis Zanker).

AGREED BY CONSENSUS

ITEM 3. **DEVELOPMENT APPLICATIONS - NON COMPLYING**

3.1 **455/304/05 - Leighton Hall Design**

SUMMARY TABLE

Date of Application	16 th March 2005
Subject Land	Block A Adelaide Place Currency Creek
Assessment No.	A16899A17526
Relevant Authority	Alexandrina Council
Planning Zone	Rural (Currency Creek) Zone
Nature of Development	Single storey dwelling with garage & verandah
Type of Development	Non-complying
Public Notice	Category 3 (potentially)
Referrals	Nil
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	5 th September 2005
Recommendation	Not to proceed
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental An increase in stormwater runoff and service requirements. May lead to an increase in vegetation.
- Social A change in the nature of the area with a reduction in land available for primary production and amenity with an increase in visible housing.
- Economic An increased opportunity for rural living type development.

THE PROPOSAL

Nature of Development

The application is for a single storey detached dwelling and detached dwellings are listed as non-complying in the Rural (Currency Creek) zone of the Alexandrina Council Development Plan. As a non-complying application, category three public notice is required if the Development Assessment Panel make the decision to proceed with further assessment of this application.

.../cont.

3.1 455/304/05 – Leighton Hall Design (Continued)

Detailed Description

The proposal is to construct a single storey detached dwelling including a verandah and garaging of 362 square metres in size on lots 97 and 98 Adelaide Place Currency Creek. The dwelling is to be constructed from red brick and sandstone, with a dark grey roof in a u-shaped design. It is proposed to be setback 17 metres from the Adelaide Place frontage which is the only made road in the locality and 35 metres from the Ellis Street frontage which is an unmade road. The Rural (Currency Creek) zone requires a 25 metre setback.

DAP200534 As per letter received from the applicant Development Application 455/304/05 was withdrawn from the meeting and will be put on the agenda for the Development Assessment Panel meeting 24th October 2005.

ITEM 4. **DEVELOPMENT APPLICATIONS - CATEGORY 3**

4.1 **455/744/05 - Southern Cross Care (SA)**

SUMMARY TABLE

Date of Application	1 st July 2005
Subject Land	Lot 100 Washington Street Goolwa
Assessment No.	A 19742
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Aged Care Residential Facility
Type of Development	Consent on merit
Public Notice	Category 3
Referrals	N/A
Representations Received	7
Representations to be heard	1
Date last inspected	1 st September 2005
Recommendation	Approval
Originating Officer	Tom Gregory

ESD IMPACT/BENEFIT

- Environmental Further stormwater collection from increase of impermeable surfaces and roof run-off. Increase in number and frequency of vehicular movements in the vicinity.
- Social Positive social impact for both aged persons and remainder of community. Increase of services for the elderly, including additional housing stock with provisions for 24 hour care. Possible expansion of community diversity.
- Economic Financial assistance to Council in sealing sections of road. Increased site value. Sole development of this nature in the community, may encourage further growth of locality.

.../cont.

4.1 455/744/05 – Southern Cross Care (SA) (Continued)

THE PROPOSAL

Nature of Development

The proposed development involves the construction of an Aged Care Facility at Lot 100 corner of Byrnes Road and Washington Street, Goolwa North.

The subject land is located within the Residential Zone of the Alexandrina Council Development Plan. The nature of the development is such that the proposal has been classified as an 'on merit' application as it is neither defined as 'complying' or 'non-complying' in the appropriate tables of the Alexandrina Council Development Plan.

Detailed Description

The subject land is located on southernmost corner of Washington Street and Byrnes Road, Goolwa North, with a frontage of 146.46m and 81.65m respectively. It is currently vacant. For legal purposes, the land is described as Allotment 100 in DP 66115 in the area of Goolwa, in the Hundred of Goolwa.

The proposal is designed to cater for the increasing population of aged residents within the region who require specialist care. The proposal has residential land use characteristics as aged residents will live permanently within the facility, and be provided with full health care support. Essentially the Aged Care Facility is self reliant/dependant, and therefore the proximity to Goolwa's District Centre is not critical.

The proposed development entails:

- 60 single bed aged care units clustered within four 'houses', each within an accessible open space area. Each 'house' is provided with an individual kitchen for residents, a lounge room and separate duty stations for staff;
- A central facility containing office and administration areas, a meeting room, central kitchen, chapel, hairdresser and laundry;
- A visitor vehicle access from Washington Street, which will incorporate the use of a porte-cochere. This area will include provisions for 20 lined marked visitor car parks;
- A designated staff and service vehicle access from Byrnes Road providing 12 additional line marked car parks, ambulance bay, rubbish bin enclosure, loading area and a wash down area;
- Comprehensive fencing and landscaping will be established.

.../cont.

4.1 455/744/05 – Southern Cross Care (SA) (Continued)

DAP200535 It was agreed by consensus that that the Development Assessment Panel approve Development Application 455/744/05 for an Aged Care Facility at Lot 100 Washington Street, Goolwa subject to the following conditions and notes:

1. A Waste Control System should be approved by Council prior to the issue of Development Approval.
2. A Stormwater Management plan is to be provided and approved by Council prior to the issue of Development Approval.
3. A Landscaping plan is to be provided and approved by Council prior to the issue of Development Approval. The landscape plan is to include: a plant species schedule, maintenance program and time frame for the planting of landscaping.
4. Lower car park is to be raised 300mm (from RL2.1 to RL2.4).

NOTE:

1. All works are to be carried out in accordance with the Contract for Sale and Purchase of the Land, signed by representatives of the Alexandrina Council, and Southern Cross Care (SA) Inc dated 6th January 2005.

AGREED BY CONSENSUS

ITEM 5. **DEVELOPMENT APPLICATIONS - LAND DIVISION / TORRENS TITLE**

5.1 455/D015/05 - Kathleen Mary Ottewell

SUMMARY TABLE

Date of Application	7 th March 2005
Subject Land	Lot 11 Currency Creek Roa Goolwa North
Assessment No.	A4107
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living Policy Area 18
Nature of Development	Land division creating one extra lot
Type of Development	Merit
Public Notice	N/A
Referrals	Planning SA; SA Water
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	9 th June 2005
Recommendation	Refusal
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Increased in density and therefore use of services, pollution and a decrease in vegetation.
- Social Greater availability of housing on larger allotment.
- Economic Increase in rate base, but also increase in service provision required.

THE PROPOSAL

Nature of Development

The application is a consent on merit decision under the Rural Living Policy Area 18 Zone as land division is not listed as complying or non-complying. It is a category one form of development both in the Development Plan and the Development Act 1993, not requiring public notice.

.../cont.

5.1 455/D015/05 – Kathleen Mary Ottewell (Continued)

Detailed Description

The applicant wishes to divide her allotment of 2.434 hectares into two. A one hectare allotment with a 66.49 metre frontage and a 1.434 hectare allotment with a 94.85 metre frontage. A number of structures will remain on the larger proposed allotment 52.

DAP200536 Moved S Roberts seconded Cr Beckett that the Development Assessment Panel refuse application 455/D015/05 to create one additional allotment at Lot 11 Currency Creek Road, Goolwa North on the grounds that it is at variance with:

Principle 1 of the Rural Living Policy Area 18 Zone

The average allotment area within any plan of land division within the Goolwa East, Middleton and Mount Compass Policy Area 18 should be not less than 2.0 hectares (the average allotment area is the total area of all proposed allotments within the plan of division, exclusive of the area of roads and reserves, divided by the number of such allotments).

And;

Principle 3

Land division creating allotments not conforming to the principles of development control expressed in 1 and 2 above should not be undertaken unless no additional allotments are being created.

CARRIED

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 455/706/05 – Mark Hall

This application for a change of use – Agricultural Supplies Shop at Lots 4+5 Wellington Road, Langhorne Creek, was approved by the Development Assessment Panel on 15th August 2005 (Item 4.1).

Advice has now been received from the Environment Resources and Development Court that an appeal has been lodged by Hans-Jorg Levi and Marie-Claire Levi.

The hearing has been set down for Monday 26th September 2005 at 11:00 a.m.

It was agreed by consensus that the advice be received.

8.2 455/1293/04 – Mark Hall

This application for a change of use – Agricultural Supplies Shop at 9 Scott Road, Langhorne Creek, was refused by the Development Assessment Panel on 25th January 2005 (Item 4.2). An appeal was lodged by the applicant and a compulsory conference was held between the parties. The compromise was put to the Development Assessment Panel on 17th May 2005 (Item 8.1), but was not agreed to.

This application was then put on hold pending the outcome of Development Application 455/706/05.

The hearing date for DA 455/1293/04 was to be Tuesday 13th September 2005 but on request of Nolan Rumsby Planners and agreement by Mr Craig Willson (on behalf of Rebecca Willson) and Council an adjournment has been requested with the Environment Resources and Development Court, pending the outcome of the hearing for DA 455/706/05. The new date had not been set at the time of writing this agenda.

It was agreed by consensus that the report be received.

ITEM 9. NEXT MEETING

Monday 24th October 2005.

MEETING CLOSED AT 10:00 A.M.

MINUTES CONFIRMED

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PRESIDING MEMBER

DATED:

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Development Assessment Panel
Minutes
19th September 2005