

ALEXANDRINA COUNCIL

NOTICE OF MEETING

Notice is hereby given to the Members that a meeting of the Development Assessment Panel will be held in the Large Meeting Room (old Goolwa Council Chambers) on 19 December 2005 commencing at 12:00 pm

Your attendance is requested.

12:00 p.m. Development Assessment Panel commencement

1:00 p.m. Conclusion of meeting.

JOHN COOMBE
CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 19 DECEMBER 2005 AT 12:00 PM
IN LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)

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**Development Assessment Panel
Report and Agenda
on 19 DECEMBER 2005 commencing at 12:00 pm
in the Large Meeting Room (old Goolwa Council Chambers)**

PRESENT

APOLOGIES

Cr P Reedman

IN ATTENDANCE

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 21st November 2005.

RECOMMENDATION

That the minutes of the Alexandrina Council Development Assessment Panel held on 21st November 2005 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

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

3.1 455/1055/05 - John Michael Tournoy

SUMMARY TABLE

Date of Application	15 th September 2005
Subject Land	Lot 1 Strath-Goolwa Road Currency Creek
Assessment No.	A16117
Relevant Authority	Alexandrina Council
Planning Zone	Rural Currency Creek Zone
Nature of Development	Detached Dwelling – Double Storey
Type of Development	Non Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	7 th December 2005
Recommendation	Proceed with assessment
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Minor impacts associated with single storey additional dwelling.
- Social Localised impact of new dwelling and therefore new residents (neighbours) on a currently vacant block.
- Economic Benefit to land owner through increase in land value, increase in rateable value of the property for Council.

BACKGROUND

Within the Rural Currency Creek Zone, detached dwellings are a non-complying form of development, with the principle objective of the zone being the retention of land for a wide range of farming uses. The subject parcel of land is the result of the amalgamation of two titles in April 2000. The size, shape and location of the land render it unsuitable for farming uses and the capacity of the land to be integrated into other farming properties is hampered by adjoining road reserves and railway.

.../cont.

3.1 455/1055/05 – John Michael Tournoy (Continued)

A single storey detached dwelling was approved on the subject land on 7th December 2004. This application (455/80/04) was assessed as a non-complying development, was publicly notified and received concurrence from the Development Assessment Commission. Ownership of the property has since changed.

An application to erect a shed on the subject land (455/898/05) was received on the 8th August 2005. As it is policy that domestic sheds or garages not to be approved unless in conjunction with approved dwelling, the applicant was requested to submit a dwelling application.

A blue bus is currently kept on the subject land. Discussions have taken place between Council's Compliance Officer, Brian Hill and the applicant and it has been agreed that the bus can remain on the land until the issue of the shed and dwelling have been resolved.

This application (455/1055/05) was received as an amendment to the existing approval (455/80/04). The existing approval was for a single storey, brick veneer dwelling with a colorbond roof located parallel to the Thomson Street frontage with a setback of 12 metres from the street alignment. The dwelling was to be setback 20 metres for the north western boundary and 21 metres from the Kay Street (Goolwa- Strathalbyn Road) boundary. It was to contain four bedrooms and kitchen, meals and lounge area. A 1.5m wide verandah was to be located along the front of the dwelling.

The newest application (455/1055/05) is for a two storey colorbond clad dwelling located parallel to the Kay Street (Goolwa - Strathalbyn Road) frontage with a setback of 35 metres from the street alignment. The dwelling is to be setback 12 metres from Thomson Street (southern) boundary. The dwelling is to contain three bedrooms, a kitchen, study, family and lounge room on the lower floor and rumpus room and balcony on the upper level.

The differences are such that the proposal extends beyond a minor amendment and must be treated as a new application.

THE PROPOSAL

Nature of Development

This application is for a double storey detached dwelling on a vacant allotment of some 5409m² located at Lot 1 Strathalbyn – Goolwa Road. The allotment is within the Rural Currency Creek Zone where dwellings are listed as non-complying. The first stage of this non complying process is to determine whether or not to proceed with the assessment. This involves the submission of a Statement of Support regarding the proposal.

.../cont.

3.1 455/1055/05 – John Michael Tournoy (Continued)

The applicant has provided a letter highlighting the merits of the proposal and this has been accepted as the Statement of Support.

REFER ATTACHMENT 3.1(a) (page 1)

Detailed Description

The applicant proposes a double storey detached dwelling with a total floor area of approximately 215m². The dwelling is to consist of 3 bedrooms, a study, laundry, lounge, kitchen and meals area on the lower level and a rumpus room and balcony on the upper mezzanine level. The dwelling is to be 6.5m high with wall and roof cladding to be colorbond. The proposed dwelling is to be setback 35 metres from the Kay Street frontage (the Goolwa - Strathalbyn Road) access is proposed via Kay Street.

REFER ATTACHMENT 3.1(b) (page 4)

SITE & LOCALITY

The subject land is currently vacant and void of any significant vegetation, and is relatively flat with a slight slope to the south-eastern corner. The site is triangular in shape with an approximate 82 metre frontage to Thompson St and 131 metre frontage to the Goolwa- Strathalbyn Road (also known as Kay St).

The Mt Barker to Victor Harbor Tourist Railway runs along the western boundary of the subject land.

The locality exhibits an open rural character, land to the north and west having the appearance of being used for the keeping of horses and land to the east used for viticulture and pasture. A number of single storey detached dwellings can be found scattered around the locality.

The subject parcel of land is the result of the amalgamation of two titles in April 2000.

PUBLIC NOTIFICATION

Should the Panel agree to proceed with the assessment of this application then Category 3 Public Notification will be required.

.../cont.

3.1 455/1055/05 – John Michael Tournoy (Continued)

COMMENTS

As already noted the subject land is located within the Rural (Currency Creek) Zone which has as its principle objective the retention of land within the zone for a wide range of farming uses. The size, shape and location of the subject land render it unsuitable for farming uses and the capacity of the land to be integrated into other farming properties is hampered by adjoining road reserves and railway. This makes it one of the few allotments within this zone where a dwelling is likely to be acceptable, as can be seen by previous dwelling approvals.

Planning staff have a number of concerns regarding the proposed dwelling in its current form. The design and cladding of the proposed dwelling give the appearance of a large shed, leading to this type of dwelling often being referred to as 'barn style' dwellings. It is acknowledged that dwellings of this type have previously been approved in the Council area however the prominent location of the subject land, along the Goolwa-Strathalbyn Road, give rise to concerns to its visual impact upon the amenity of the locality.

Should the Panel determine to proceed with the assessment of this proposal it is expected that amendments to the proposal be requested. These are likely to include an alternative form of cladding and/or amendments to the design to reduce the 'barn' like appearance of the dwelling to provide a more sympathetic appearance to dwellings already existing in the locality. An approved Waste Control System will also be required along with consultation with Council's Engineering and Infrastructure Services Department to determine whether or not the proposed access is acceptable.

RECOMMENDATION

That Development Assessment Panel determine to proceed with an assessment of Development Application 455/1055/05 for a double storey dwelling. Additionally, should the public notification process receive no representations then Council Planning staff have delegated authority to approve the above application.

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. GENERAL ITEMS FOR DISCUSSION

ITEM 8. NEXT MEETING

Monday 16th January 2006 with the time to be advised.

ITEM 9. CONFIDENTIAL REPORTS

9.1 455/261/05 – MOTEL AT 4 NORTH PARADE, STRATHALBYN – SUBJECT TO APPEAL

That in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3) (c) (h) :

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3)
- (3) The following information and matters are listed for the purposes of subsection (2):
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, or prejudice the commercial position of the council.
 - (h) legal advice.

That the Manager of Planning & Development and the Personal Assistant remain in the Meeting.

ITEM 10. CLOSURE