

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 26 OCTOBER 2004
COMMENCING AT 10:00 AM
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

PRESENT

Councillors P Reedman, M Beckett, G Connor, R Medlyn (Proxy for Cr R Potter), D Banks (Director Technical Services), D Commerford (Acting Chief Executive).

APOLOGIES

Councillor R Potter, A Woolford (Presiding Member).

IN ATTENDANCE

B Green, C Getsom, T Gregory (Planners), V Harvey (Personal Assistant).

At 10:00 a.m. Des Commerford, Acting Chief Executive, called the meeting to order and due to the apology of Councillor Anne Woolford, Presiding Member, called for nominations for Acting Presiding Member.

Councillor P Reedman nominated Councillor M Beckett for the position.

There being no other nominations –

Councillor Mary Beckett accepted the nomination.

Moved Cr Reedman seconded Cr Medlyn that Cr Beckett be duly elected as Acting Presiding Member for the duration of the meeting.

CARRIED

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 27th September 2004.

Moved Cr Connor seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on 27th September 2004 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. **DEVELOPMENT APPLICATIONS**

2.1 455/739/04 - BJ Hindle

SUMMARY TABLE

| | |
|-----------------------------|---|
| Date of Application | 18 th June 2004 |
| Subject Land | 38 Ocean Road Port Elliot |
| Assessment No. | A3585 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Residential |
| Nature of Development | Two, two-storey semi-detached dwellings |
| Type of Development | Consent on Merit |
| Public Notice | N/A |
| Referrals | Nil |
| Representations Received | N/A |
| Representations to be heard | N/A |
| Date last inspected | 14 th October 2004 |
| Recommendation | Refuse |
| Originating Officer | Cherry Getsom |

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater.
- Social Increase in medium density housing stock.
- Economic Increase in value to property owners.

THE PROPOSAL

Nature of Development

The proposal is for the development of two two-storey semi-detached dwellings at 38 Ocean Road within the Residential Zone of the Alexandrina Council Development Plan.

Detailed Description

The proposed semi-detached dwellings are to be a mirror image of each other and comprise two storeys; the ground level will include a double garage, 2 bedrooms, a living area, laundry, bathroom and storage room. The upper levels are to include open plan living areas, kitchen and meal areas, master bedrooms and north facing balconies and a south facing deck.

.../cont.

2.1 455/739/04 – BJ Hindle (Continued)

The proposed external cladding is to consist of precast concrete panels and glass and the roofing is to be colorbond. A landscaping plan has been submitted with the application.

Each of the proposed dwellings is to be setback 7 metres from the front property boundary to the single storey garage and have site coverage of 45.38 per cent, the dwellings are to be a maximum of 7.5 metres high.

The subject land has an area of approximately 780m² and a frontage of 18.29 metres to Ocean Road. A proposal for land division is expected should this application be approved, as per correspondence dated 8th September 2004, this would provide for allotments of approximately 354m² per dwelling each with a frontage of approximately 9 metres.

183 It was agreed by consensus that the Development Assessment Panel defer Development Application 455/739/04 at the applicants request per facsimile dated 25th October 2004 and that the Planners inform the applicants of the draft Residential Plan Amendment Report that is out on public consultation at the moment.

AGREED BY CONSENSUS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 455/1018/04 - Liz Pitman 'Fleurieu Fine Foods'

Councillor Beckett, Acting Presiding Member, welcomed Liz Pitman to the meeting who gave a brief overview of reasons for the application from 10:10 a.m. to 10:20 a.m.

| | |
|-----------------------------|-----------------------------------|
| Date of Application | 24 th August 2004 |
| Subject Land | Lot 148 Goolwa Road Middleton |
| Assessment No. | A1371 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Residential Zone |
| Nature of Development | Change of use to Light Industrial |
| Type of Development | Non-Complying "Minor" |
| Public Notice | N/A |
| Referrals | Nil |
| Representations Received | Nil |
| Representations to be heard | Nil |
| Date last inspected | 14 th October 2004 |
| Recommendation | Proceed with assessment |
| Originating Officer | Cherry Getsom |

ESD IMPACT/BENEFIT

- Environmental The applicant has advised that the proposal will not produce excessive odours, fumes, dust, smoke or noise.
- Social Possible impact upon adjoining property owners is expected to be minimal.
- Economic Positive economic impact for the applicant and the owner of the property as this will enable a better opportunity for facilitating business.

BACKGROUND

The applicant currently runs a 'Home Activity' from 1 Thomas St, Middleton, manufacturing gourmet food products.

.../cont.

3.1 455/1018/04 – Liz Pitman 'Fleurieu Fine Foods' (Continued)

Home Activity defined as: use of a site by a person resident on the site –

- a) that does not detrimentally affect the amenity of the locality or any part of the locality; and
- b) that does not require or involve any of the following:
 - i. assistance by more than one person who is not a resident in the dwelling;
 - ii. use of a floor area exceeding 30m²;
 - iii. imposition of services which is of any demand or load greater than that which is ordinarily imposed by others of the services in the locality;
 - iv. the display of goods in a window or about the dwelling or its curtilage;
 - v. the use of a vehicle exceeding three tonne tare in weight.

This involves selling to retail outlets and wholesalers for interstate export. The kitchen that is currently utilised for this home activity is small and makes production management difficult, hence the applicant is looking to relocate.

To Council staff's knowledge there have been no complaints with the business in its current location on Thomas Street.

Council records do not indicate what the building on the subject site is approved as/for at all. An application for a dwelling was received in January 1995 file notes indicate this application was withdrawn.

THE PROPOSAL

Nature of Development

The proposal is to relocate the existing Home Activity to an existing building located at Lot 148 Victor Harbor-Goolwa Road Middleton. As the applicant will not be living upon the subject land as there is no dwelling on the property, the proposal no longer falls within the definition of Home Activity.

The applicant proposes to utilise the existing kitchen area at 148 Victor Harbor-Goolwa Road for cooking and the bedroom for storage, she intends to relocate the existing cool room, kitchen sink, preparation area and oven from her current address to the subject land.

Detailed Description

The applicant proposes trading hours of 8.30am to 6pm Monday to Friday with no weekend trading, with only the applicant and one additional employee working there. No retail activity is to take place.

.../cont.

3.1 455/1018/04 – Liz Pitman ‘Fleurieu Fine Foods’ (Continued)

Traffic increase is expected to be minimal with a delivery vans to be used on Mondays, Wednesdays and Thursdays to a total of 8-10 traffic movements per week.

Discussions with the Fleurieu Regional Development Board have indicated that the owner of the property will renovate the current building so as to make it more aesthetically pleasing.

The applicant has provided a statement of effect regarding the proposal and has contacted the adjoining neighbours who have advised they currently have no objections. She has also included signed statements from current neighbours indicating that the Home Activity at her current address has had no negative impact upon the ability of locality to be utilised for Residential purposes.

The subject land is located within the Residential Zone of the Alexandrina Development Plan. This zone lists Light Industrial land uses as non-complying.

In a “minor” Non-Complying application a statement of effect is required under Part 4 Section 17.6(b) of the Dev Act 1993, which states that no statement of effect is required for applications of a minor nature.

184 **Moved D Commerford seconded Cr Connor that the Development Assessment Panel resolved that Development Application 455/1018/04 does not have merit to proceed on the current proposed site.**

Moved D Commerford seconded Cr Connor that a meeting be organised with the applicant, Liz Pitman, M Heinrich of the Fleurieu Regional Development Board, Des Commerford, Acting Chief Executive, Cherry Getsom, Planner and the Ward Councillor to establish a dialogue for a suitable site/building for the manufacturing of gourmet food products.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 2

4.1 455/585/04 - Network Design & Construction

Councillor Beckett, Acting Presiding Member, welcomed Mr D Gibson (Access Planning), Grant Willis (Telstra) and Geoff Allan (KBF Consulting), on behalf of the applications, in which they outlined the findings of looking into an alternative site from 10:23 a.m. to 10:40 a.m.

SUMMARY TABLE

| | |
|-----------------------------|---------------------------------------|
| Date of Application | 14 th May 2004 |
| Subject Land | Lot 484 Randell Road Hindmarsh Island |
| Assessment No. | A5845 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | General Farming (Hindmarsh Island) |
| Nature of Development | Telecommunications Tower |
| Type of Development | Consent on Merit |
| Public Notice | Category 2 |
| Referrals | N/A |
| Representations Received | 3 |
| Representations to be heard | Previously heard |
| Date last inspected | 18 th May 2004 |
| Recommendation | Approval |
| Originating Officer | Ben Green |

ESD IMPACT/BENEFIT

- Environmental Impacts within established standards.
- Social Enhanced communication, possible visible intrusion on the landscape.
- Economic Benefit to landowner and applicant and to those using this service.

BACKGROUND

This application was first presented to the Development Assessment Panel on the 27th of July 2004. At this Panel meeting three representors were heard, Mr Tom Chapman, Ms Susan Morley and Mr and Mrs A Carter. The applicants also addressed the Panel.

.../cont.

4.1 455/585/04 – Network Design & Construction (Continued)

The matter was deferred at this meeting so that the practicability of an alternative site for the proposed facility could be discussed between Council, Telstra and the operators of the Hindmarsh Island Marina with various models ranging from a 40 to 60m high tower to be looked at.

The applicants planning consultant have provided evidence that those negotiations have taken place and that various models were looked at in

terms of coverage. From a network perspective the applicant advises that there are real technical reasons why these alternative sites are not viable. These reasons are explained and demonstrated in the letter and models attached.

In regard to the future planning of Hindmarsh Island I agree with the Planning consultants report that the application must be assessed against the current requirements of the Development Plan and that the rezoning process provides Council with the opportunity to plan for telecommunications infrastructure.

THE PROPOSAL

The applicant proposes a 40m high lattice tower with associated telecommunications equipment attached, as well as a small equipment shelter and fenced area at the base of the tower.

Please see page 1 of the attached application documents for a detailed description of the proposal.

180 Moved D Banks seconded D Commerford that the Development Assessment Panel approve Development Application 455/585/04 for a Telecommunications Facility at Lot 484 Randell Road, Hindmarsh Island subject to the following conditions:

1. A 12 metre setback is required from the subject land western boundary to the edge of the fencing associated with the proposed structure.
2. The site of the proposed building, in particular the equipment shelter and fencing shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.

CARRIED

4.2 455/276/04 - Emmanuel Christian Fellowship

Councillor Beckett, Acting Presiding Member, welcomed Sue West who gave a brief overview of the past four weeks, since the last meeting. Sue also thanked Matt James and Cherry Getsom for the help and assistance they have given for this application. Thanks were also mentioned to Mrs H Geue for her comments and assistance through this application. 10:43 a.m. to 10:50 a.m.

V Harvey tabled an apology from Mrs H Geue who was unable to attend the meeting due to the late arrival of her notification letter. Mrs Geue was very disappointed that the meeting was not being held in Strathalbyn and wanted it made known to Panel members that if she had been advised earlier of the meeting she would have had more of an opportunity to make arrangements to be available.

SUMMARY TABLE

| | |
|-----------------------------|---------------------------------|
| Date of Application | 4 th March 2004 |
| Subject Land | 30 East Terrace, Strathalbyn |
| Assessment No. | A10901 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Residential |
| Nature of Development | Christian Community Centre |
| Type of Development | Consent on Merit |
| Public Notice | Category 3 |
| Referrals | Transport SA |
| Representations Received | 2 |
| Representations to be heard | 1 |
| Date last inspected | 15 th September 2004 |
| Recommendation | Approval |
| Originating Officer | Cherry Getsom |

ESD IMPACT/BENEFIT

- Environmental Increased stormwater runoff.
- Social Positive social impact for both the school and religious community with the provision of an additional meeting space / recreation.

.../cont.

4.2 455/276/04 – Emmanuel Christian Fellowship (Continued)

- Economic Increase in the value of the property. Possible financial gain for owners should the building be used for occasional hire.

BACKGROUND

This application was presented to the Panel at the last meeting on the 27th of September, whilst the Panel were generally supportive of the concept it was determined to defer final consideration until further investigation into car parking facilities had been completed. These investigations are still ongoing at the time of agenda preparation and shall be made available to Panel members as soon as possible prior to the Panel meeting.

THE PROPOSAL

Nature of Development

The proposal is for a multi- purpose education centre / worship centre to be incorporated within the existing Murraylands Christian College. The college will be utilising the facility for student assemblies and educational activities such as drama and music whilst the church will use the facility for worship and training. Church use will occur mainly during weekends.

Detailed Description

The proposal is for a two storey detached building located at 30 East Terrace, Strathalbyn. The site currently displays a number of school buildings such as a science building, home economics, an administration centre and staff rooms. The proposed multi- purpose centre is to be located at the East Terrace section of the school complex.

The proposed building will be 7 metres high however from East Terrace it will have the appearance of a single storey building as the site slopes to the south and there is a considerable drop between the front property boundary and the proposed building site. The ground floor will incorporate a kitchen and toilet facilities, an auditorium and a lecture room, the upper floor will have a lecture room, a store room, and administration office and a reception area.

The multi-purpose centre is to be setback 9 metres from the East Terrace frontage. The walls of the building are to be clad in 'Sandstone' and the roofing is to be Grey colorbond in order to match the existing administration block of the Murraylands Christian College.

Landscaping is proposed in the form of native species utilised in garden beds with shrubs and ground covers, a schedule of proposed species will be submitted to Council for final approval.

Forty three car parks are included in the proposal.

.../cont.

4.2 455/276/04 – Emmanuel Christian Fellowship (Continued)

181 It was agreed by consensus that the Development Assessment Panel approve Development Application 455/276/04 for a Christian Community Centre at 30 East Tce, Strathalbyn, subject to the following conditions:

1. A landscaping plan indicating plant species and location be provided to Council for final approval.
2. Engineering plans and drawings for driveway entrances be provided to Council for final approval
3. Parking is to be constructed to meet requirements AS2890.1-1993
4. Site stormwater management plan required for paved surfaces.
5. Additional car parking to be provided as per amended plans presented at the Panel meeting (Drawing No. 3098 w.d.1.

AGREED BY CONSENSUS

4.3 455/629/04 - G Williams

Councillor Beckett, Acting Presiding Officer, welcomed Mr Graham Williams from 10:51 a.m. to 11:10 a.m. who gave a brief outline of his proposal.

SUMMARY TABLE

| | |
|-----------------------------|-----------------------------------|
| Date of Application | 24 th May 2004 |
| Subject Land | 189 Fenchurch Street Goolwa |
| Assessment No. | A 17795 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Residential Residential |
| Nature of Development | Five single storey group dwelling |
| Type of Development | Consent on Merit |
| Public Notice | Category 3 |
| Referrals | N/A |
| Representations Received | 2 |
| Representations to be heard | Nil |
| Date last inspected | 14 th October 2004 |
| Recommendation | Refuse |
| Originating Officer | Cherry Getsom |

ESD IMPACT/BENEFIT

- Environmental Increase in household waste and stormwater entering Goolwa treatment system. Removal of existing trees.
- Social Provision of smaller allotments relatively close to the town centre may increase accessibility of central services to elderly or disabled people.
- Economic Benefit to owner through increase in site value. Some benefit to Council through increased rating value for the property.

.../cont.

4.3 455/629/04 – G Williams (Continued)

BACKGROUND

The proposal incorporates Lot 189a and Lot 189 Fenchurch Street, Goolwa, an application to create Lot 189a (455/D121/02) which contains the existing dwelling and to allow three detached dwellings be developed on the remaining portion of the land (455.1406.02) was approved by the Development Assessment Panel in March 2003. The applicant has since determined the cost of restoration of the existing dwelling too prohibitive and has submitted an application for 5 group dwellings, requiring the demolition of the existing dwelling. This existing dwelling is not listed as having heritage value and is likely to receive approval to be demolished.

THE PROPOSAL

Nature of Development

The proposal is for five single storey group dwellings upon the subject land at Lot 189 and 189a Fenchurch Street, Goolwa. Under the Development act (1993) group dwelling is defined as "one of a group of two or more detached buildings, each of which is used as a dwelling and one or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation".

Detailed Description

The proposal involves the development of five single storey group dwellings upon a residential allotment currently some 1994m² in size. Three dwellings (dwellings 3 through to 5) are to be located along the rear boundary of the allotment. Each is proposed to have a site area of 402m². Dwellings 1 and 2 are to be located at the front of the allotment, on site areas of 390m² for dwelling one and 395m² for dwelling two, and are to be setback 8 metres and 7.92 metres respectively from the front property boundary. The front two dwellings are to be separated by a 4.715 metre common driveway; this driveway forms a T shape to provide access to the three rear dwellings.

Proposed dwellings 1 and 2 are to have double garages, three bedrooms, family, meals and a kitchen area. Dwellings three and four will be mirror imaged dwellings joined by a party wall along the single car garage, each will have three bedrooms and family, meals and kitchen areas. Dwelling five will match proposed dwelling four however it will be a stand along dwelling.

All five proposed dwellings are to have colorbond roof cladding and santorini brick external cladding. All have a front portico to enhance the design aspects of the dwellings.

.../cont.

4.3 455/629/04 – G Williams (Continued)

Visitor parking is available for all five proposed dwellings, however the proposal allows for three separate accesses to the subject land, two driveways (for dwellings one and two respectively) and a common driveway. A landscaping plan is incorporated in the proposal.

It is expected that an application for Community Title land division will be received should the application be approved.

- 182 It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/629/04 for five single storey group dwellings at 189 and 189A (Lot 358) Fenchurch Street, Goolwa as it is considered at variance with:

Council Wide Principle of Development Control 9:

The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

AND

Principle of Development Control 8

Development should be compatible with the character and amenity of the locality, of the Alexandrina Council Development Plan.

AGREED BY CONSENSUS

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

7.1 455/629/04 – G Williams (from Item 4.3)

Panel members have requested a written report back to the next Development Assessment Panel meeting explaining the reasons as to the length of time for this application to be assessed.

ITEM 8. GENERAL ITEMS FOR DISCUSSION

General discussion was held regarding lobbying by Council at a State level to investigate the possibility of a Policy for infrastructure fees being recouped from developers similar to what happens in other states.

It was agreed by consensus that a report be made to Council for lobbying to the State Government making them aware of Councils concerns with regard to downstream infrastructure.

AGREED BY CONSENSUS

ITEM 9. NEXT MEETING

Monday 22nd November 2004 commencing at 10:00 a.m. with the possibility of onsite inspections prior to the meeting, in the Large Meeting Room (Old Council Chambers), Cadell Street, Goolwa.

Meeting closed at 11:25 a.m.

MINUTES CONFIRMED
PRESIDING MEMBER

DATED