

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 3 FEBRUARY 2003
COMMENCING AT 11:30 AM
IN THE GOOLWA COUNCIL CHAMBERS, CADELL STREET, GOOLWA**

PRESENT

Councillors T McAnaney (Chairman), B Griffin, M Beckett, A Woolford, G Martin (Proxy for Cr Tuckwell), D Banks (Director Technical Services), D Commerford (Director Environmental Services).

APOLOGIES

Councillor F Tuckwell.

IN ATTENDANCE

B Green (Planner, S Roberts (Policy Planner), V Harvey (Personal Assistant, Environmental Services).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 20th January 2003.

Moved Cr Woolford, seconded Cr Griffin that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 20th January 2003 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 **R & YM Ballard**

Date of Application	29 th October 2002
Subject Land	22 (Lot 92 Farquhar Street, Goolwa
Assessment No.	A 6942
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Yacht & Caravan Trailer outlet and shed
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Nil
Representations Received	8
Representations to be heard	Nil
Date last inspected	28 th January 2003
Recommendation	Refusal
Originating Officer	B Green

ESD IMPACT/BENEFIT

- Environmental: Increase in stormwater and other waste emissions associated within commercial landuse. No vegetation clearance and some landscaping undertaken.
- Social: Introduction of a business to service the needs of the community but may have land use/traffic conflict resulting from an commercial business with increased traffic.
- Economic: Another business in the area will create competition in the industry but will be an added strain on the townships infrastructure.

BACKGROUND

An application for the 'Storage of Boats' on this property was approved by Council Staff under delegation, DA: 455/797/01 on the 10th of August 2001 as a Consent on Merit Application. There was no building work proposed except for the 2m high security fence that was constructed & and for the land to be bitumen surfaced, which never eventuated. The boat storage business never started and the development application has subsequently lapsed.

.../cont.

4.1 R & YM Ballard (Continued)

SITE & LOCALITY

The subject land is flat, currently vacant and is fenced on every boundary with approximately 1.6m high solid colorbond or similar material except for the 2m high front mesh fence & gate facing Farquhar Street.

Although the site is zoned residential, the locality may be seen as being residential/commercial in character. Residential land uses surround the subject land on the Northern, Western and Eastern boundaries but the Southern adjoining land is a marine workshop and over the road from that on Gardiner St is the Police & St John Ambulance Stations.

The property is located on a quiet residential street and located just off the corner of Gardiner Street that links the main Street of Goolwa with the Industrial area. Therefore although there are some non-residential activities located around the subject property the locality of this particular block is in my opinion, residential in nature.

It was agreed by consensus that the Development Assessment Panel resolved that Development Application 455/1247/02 for a Yacht and Caravan Trailer Outlet at 22 (Lot 92) Farquhar Street, Goolwa be refused as it is at variance with Principles of Development Control 1, 7 and 8 of the Residential Zone as a business of this nature is out of character with this residential area and may have a negative impact on its amenity.

AGREED BY CONSENSUS

ITEM 5. **DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE**

ITEM 6. **DEVELOPMENT ASSESSMENT – BUILDING**

ITEM 7. **MATTERS REFERRED FOR FOLLOW-UP**

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 The Strath Hub Pty Ltd - 455/1401/02

File Ref: **455/1401/02**
Officer: **S Roberts**
From:

REPORT

A verbal report was given by S Roberts on the status of the above application. Should hear from the Courts within the next week or so. Regarding the re-zone, it would be better to await the outcome of the appeal.

RECOMMENDATION

That the report be received.

8.2 Thank you to staff

File Ref: **1.055.036**
Officer: **D Banks**

D Banks reported that he had been approached by people from outside the office that are in the process of home extensions who wished to express their appreciation of services offered by John Lewis, Debbie Brokenshire and Jo Nightingale for their help and experience in dealing with Council and offer their compliments.

8.3 Delegated Approvals

File Ref: **1.160.004**
Officer: **Councillor M Beckett**

Cr Beckett requested information on garages for domestic purposes. Is there a maximum size for a "domestic garage"?

D Commerford explained that there is no actual size limit for a domestic garage. Each application is judged on its use and impact on neighbouring properties among other requirements.

8.4 Venue of Development Assessment Panel meetings

File Ref: **4.14.1(A)**
Officer: **Panel Members**

General discussion was held regarding the holding of the meeting in the town appropriate to the applications, this would make it easier if there was a need for an on-site inspection.

