

**REPORT AND AGENDA
FOR DEVELOPMENT ASSESSMENT PANEL MEETING TO BE
HELD ON 29 SEPTEMBER 2009
IN THE
COMMUNITY CHAMBERS "WAL YUNTU WARRIN",
COMMENCING AT 10:30 AM**

PRESENT

Mr D Donaldson (Chair), Ms R Sage, Mr S
Nicholson, Cr G Gartrell.

APOLOGIES

Cr R Medlyn

IN ATTENDANCE

David Zanker (Town Planner), Andrew Sladden (Senior Town Planner), Vanessa
Harvey (Executive Administration Coordinator), Margaret Phillips (Administration
Coordinator).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 18
August 2009.

Moved R Sage seconded S Nicholson that the minutes of the Alexandrina
Council Development Assessment Panel held on 18 August 2009 as
circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/1422/08 - United Petroleum

SUMMARY TABLE

Date of Application	12 December 2009
Subject Land	18 South Terrace, Strathalbyn
Assessment No.	A 13253
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Change of use – Carwash with associated signage and vacuum cleaning station
Type of Development	Merit
Public Notice	Category 3
Referrals	Transport SA
Representations Received	1
Representations to be heard	Nil
Date last inspected	7 September 2009
Recommendation	Development Plan Consent
Originating Officer	David Zanker

THE PROPOSAL

Nature of Development

This application seeks to develop a carwash with associated signage over two existing allotments in the Residential (Strathalbyn) zone pursuant to Maps Alex/26 and 38 from the Alexandrina Development Plan (Consolidated – 20 March 2008). The proposed development is an ancillary use to an existing petrol station and therefore the development is considered to be a 'merit' form of development within this zone.

Detailed Description

The proposed carwash is to be erected in an existing store room that covers two allotments on the corner of 18 South Terrace, and Parker Avenue. Both allotments have been developed and has a operating petrol station located on site with associated retail showroom.

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4.1 455/1422/08 – United Petroleum (Continued)

The existing store room is 4.8 metres in height, spans from approximately 14 metres in width and 14 metres in length having a total area of approximately 200 square metres. As such half of the existing store room will be utilised for the proposed car wash. The remainder of the store room will be used for storage purposes for the existing petrol station. The existing materials will remain as colorbond, however existing colorbond sliding doors, will be replaced with automatic glass doors to allow for the entry and exit of the proposed vehicles.

The operational hours of the proposed car wash and vacuum bay will be between the hours of 7am and 10pm only seven days a week.

An existing loading bay is proposed to be demolished, and forms part of the development application.

SUBJECT LAND & LOCALITY

The subject land consists of two irregular shaped allotments comprising an area of some 2600 square metres located on the southern edge of the Strathalbyn District centre. The subject site is located within the Residential (Strathalbyn) Zone, as depicted on Map Alex/26 and 38 of the Council's Development Plan, Consolidated 20 March 2008.

The subject site is adjacent to the Angus River and Soldiers Memorial Garden Historic (Conservation) Zone Policy Area 2. The locality is varied and is formed by Parker Avenue to the west of the site, and South Terrace to the north of the site. Directly adjacent to Parker Avenue is a number of detached 'cottage' styled dwellings, and a railway line on the north west portion of the site.

The subject land contains an existing petrol station with six petrol bowsers in the northern portion of the two allotments. Located in the centre of the two allotments is a retail show room that has approximately 135m² of floor area. The majority of the service station floor area is for retail purposes with the remainder being used for toilets and store room for employees.

Adjacent to the service station is an existing store room that covers approximately 200m², of the South-Eastern portion of the two allotments. Approximately half of the store room is to accommodate for the proposed carwash.

In the eastern portion of the allotment is an extension loading bay that adjoins the retail show room and the store room. A portion of the loading bay is proposed to be removed. The south eastern portion of the subject site is vacant and has previously been used for the storage of trailers.

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4.1 455/1422/08 – United Petroleum (Continued)

Adjacent to the eastern boundary are two separate allotments that accommodate single storey detached dwellings. None of which have any heritage significance, however they abut a State Heritage place (being a dwelling – former Colonial Gas Company Strathalbyn Gas Works), and their built form and street presence reflects the heritage character of Strathalbyn.

The neighbouring property to the southern portion of the subject site has a number of residential flat buildings owned by the South Australian Housing Trust. The distance from the proposed development is approximately forty metres.

South Terrace is a Secondary Arterial road in accordance with Map Alex/1 Enlargement C of the Alexandrina Council Development Plan. Abutting this road and adjacent to the proposed is the National Trust of South Australia Museum.

23 Moved Cr G Gartrell seconded R Sage that the Development Assessment Panel grant Development Plan Consent to Development Application 455/1422/08, for the change of use from a store room to a car wash, demolition of existing platform, and instillation of a vacuum bay at 18 South Terrace, Strathalbyn, subject to the following conditions:

1. The Development shall proceed in strict accordance with the Plans and details submitted on 1 September 2009, and environmental noise assessment received by Council on 2 June 2009, subject to the following conditions and notes.
2. The proposed demolition shall be carried out in accordance with the following:
 - a. Access to and in the vicinity of the site by the public before, during and after demolition (until the site is cleared) is to be restricted and as such the are must be secured by an approved barrier.
 - b. Any dust or similar products arising from the demolition must be controlled and kept within the site as far as is reasonable;
 - c. All demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition;
 - d. The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements. Contact the Department for Administration and Information Services, Industrial Affairs - Mineral Fibres Branch (asbestos enquiries) on 8303 0400 for further information and relevant approvals. Australian Standard AS2601 Demolition of Structures, should be referred to or demolition procedures.

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4.1 455/1422/08 – United Petroleum (Continued)

Note: Disconnection of services and the undertaking of public liability insurance is the responsibility of the person supervising the works

3. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally effect structures on this site or any adjoining land.
4. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or road way which may create a nuisance to any neighbour or road user.
5. On-site car parking for the proposed shall be designed in accordance with AS/NZ 2890.1-2004.
6. Design of car parking areas shall ensure that all vehicles can manoeuvre on site and exit in a forward direction.
7. The land use herein approved (car wash and vacuum bay) shall only be operated between the hours of 7am to 10pm unless written approval to vary these times is given by Council.
8. The use and any associated processes or activities carried on shall not detrimentally affect the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
9. All mechanical plant installed as part of this development should meet requirements of the Environmental Protection Authority (EPA). The approved development shall be operated in accordance with the acoustic treatments recommended in the Sonus report received by Council on 2 June 2009.

Department for Transport, Energy and Infrastructure conditions

1. The entry and exit points of the proposed car wash should be signed appropriately in order to facilitate the desired one-way traffic flow.

CARRIED

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. MATTERS REFERED FOR FOLLOW-UP

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

ITEM 8. NEXT MEETING

Thursday 22nd October 2009, time to be advised.

R Sage will be an apology for this meeting.

MEETING CLOSED AT 10:40 A.M.

MINUTES CONFIRMED
Chair

DATED: