

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 1 SEPTEMBER 2003  
COMMENCING AT 10:30 AM  
IN THE MIDDLETON PIONEER HALL, WALKER PLACE, MIDDLETON**

**PRESENT**

Councillors A Woolford (Presiding Member), R Potter, G Connor, A Oliver (Proxy for Cr M Beckett), D Banks, (Director Technical Services), D Commerford (Director Environmental Services).

**APOLOGIES**

**IN ATTENDANCE**

G West, B Green (Planners), V Harvey (Personal Assistant Environmental Services).

**ITEM 1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 25<sup>th</sup> August 2003.

**Moved Cr Potter seconded Cr Connor that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 25<sup>th</sup> August 2003 as circulated to members be received as a true and accurate record.**

**CARRIED**

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 **Ramoth Gilead Ministries - 455/186/03**

Date of Application	19 <sup>th</sup> February 2003
Subject Land	Section 245 Goolwa Road, Middleton
Assessment No.	A 2411
Relevant Authority	Alexandrina Council
Planning Zone	Rural Fringe
Nature of Development	Christian Centre including: place of worship, education, training and meeting facilities, emergency respite accommodation, caretakers dwelling, car parking and farm buildings.
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Transport SA
Representations Received	39
Representations to be heard	7
Date last inspected	17 <sup>th</sup> July 2003
Recommendation	Refusal
Originating Officer	Georgia West

The applicant has asked that the nature of the development be defined as a *community centre*. Under the Development Regulations a *community centre* means *land used for the provision of social, recreational or educational facilities for the local community, but does not include a pre-school, primary school, educational establishment or indoor recreation centre*. If the proposal is defined as a *community centre* it will be a consent on merit type of development, as this use is exempted from the list of non-complying uses in Principle of Development Control 5 of the Rural Fringe Zone.

At 10:37 a.m. Cr Woolford, the Presiding Member, welcomed Mr W Surfield who was representing the residents from 39-53 Main Goolwa Road, Middleton.

Cr Woolford thanked Mr Surfield at 10:35 a.m. for his brief representation.

.../cont.

### 3.1 Ramoth Gilead Ministries – 455/186/03 (Continued)

At 10:36 a.m. Cr Woolford, the Presiding Member, welcomed Mrs M Beckett.

Cr Woolford thanked Mrs Beckett at 10:39 a.m. for her brief representation.

At 10:40 a.m. Cr Woolford, the Presiding Member, welcomed Mr B Briggs who was representing Ms Foott.

Cr Woolford thanked Mr Briggs at 10:45 a.m. for his representation on behalf of Ms Foott.

At 10:46 a.m. Cr Woolford, the Presiding Member, welcomed Mr Hughes, the Acting Secretary of the Middleton Town & Foreshore Improvement Association.

Cr Woolford thanked Mr Hughes at 11:00 a.m. for his representation on behalf of the Middleton Town & Foreshore Improvement Association.

At 11:00 a.m. Cr Woolford, the Presiding Member, welcomed Ms J Blackmore on behalf of the applicant, Ramoth Gilead Ministries.

At 11:28 a.m. Cr Woolford thanked Ms Blackmore for her representation and question period from the panel.

**Moved D Commerford seconded Councillor Oliver that the Development Assessment Panel move into camera.**

**CARRIED**

**Moved Cr Oliver seconded Cr Connor that the Development Assessment Panel move out of camera.**

**CARRIED**

Cr Woolford, the Presiding Member read the decision made by the Development Assessment Panel to the Gallery at 11:45 a.m. as follows:

**It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/186/03 for the following reasons:  
Consensus for refusal**

- 1. The application is not considered an orderly development in accordance with the Council Wide Provisions of the Development Plan and may prejudice the future urban development of the Middleton township.**

.../cont.

3.1 Ramoth Gilead Ministries – 455/186/03 (Continued)

2. The design, siting and bulk of the proposed buildings would have an unacceptable visual impact on the open rural character of the area.

**NOTE:**

The panel noted that the development does not appear to reflect the needs of the local Middleton community.

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

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 LATE ITEM

455/D626/03 – Australian Project Marketing Group Pty Ltd (Non-complying)

The Development Assessment Panel discussed this recently lodged application and whether it should proceed with an assessment. The Panel decided to proceed with an assessment but wished to request that some specific issues are addressed and resolved during the assessment process as follows:

- Proposal for the division of the entire subject land (include the dimensions and sizes of all proposed allotments) is required to be lodged to enable an assessment of the economic, environmental and social impacts of the proposal as a whole.
- Land zoned Waterfront to be passed to Council as an open space reserve in line with the established development pattern of Milang,
- Small internal park/open space reserve, (fencing to be the responsibility of the developer),

.../cont.

