

**DEVELOPMENT ASSESSMENT PANEL**

**MINUTES OF A MEETING HELD ON 18 FEBRUARY 2009  
COMMENCING AT 10:40 AM  
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

**PRESENT**

M Walker (Acting Chair), Cr R Medlyn, Cr G Gartrell,  
M Galea, R Danver (Chair) entered the  
Chambers at 11.45am

**APOLOGIES**

**IN ATTENDANCE**

Vanessa Harvey (Personal Assistant),  
Rebecca Swain (Environmental Customer Service  
Officer), Sally Roberts (General Manager, Planning  
& Development), Andrew Sladden (Planner),  
Andrew Houlihan (Planner)

**ITEM 1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 21  
January 2009

**Moved Cr R Medlyn Seconded M Galea that the minutes of the Alexandrina  
Council Development Assessment Panel held on 21 January 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

4.1 455/1075/08 Strath Hub

### SUMMARY TABLE

M Walker, Acting Chair, read out the Letter of Representation received by Jacqui Clarke from 10.40 am to 10.45am.

M Walker, Acting Chair, welcomed David Bills from Hassell and David Mills Manager of the Strath Motel on behalf of the Applicant, Strath Hub, to the meeting who responded in relation to the representations from 10.45 am to 11.10 am.

### SUMMARY TABLE

Date of Application	15 <sup>th</sup> September 2008
Subject Land	2-4 North Parade Strathalbyn
Assessment No.	A21976
Relevant Authority	Alexandrina council
Planning Zone	Residential (Strathalbyn) Zone – Central Historic (Conservation) Policy area 21
Nature of Development	Variation to DA 455/2/07 (building siting and signage)
Type of Development	Consent/Merit
Public Notice	Category 3
Referrals	Heritage Advisor (informal)
Representations Received	4
Representations to be heard	4
Date last inspected	February 2009
Recommendation	Approval
Originating Officer	Andrew Sladden

### Background

Development application 455/1075/08 for a "Motel- six motel buildings comprising twenty three single storey units, a two storey office and caretakers flat, car and bus parking facilities, landscaping, fencing and demolition of existing buildings" was approved by the Development Assessment Panel in March 2007.

During construction of the Development it was brought to Councils attention that the buildings were not being constructed in their approved locations and that some additional signage not approved was evident on the buildings.

Resulting from discussions between the applicant/owners, Councils Compliance Officer and Council's Lawyers, the applicant was advised to lodge a development application for these variations.

.../cont.

4.1 455/1075/08 Strath Hub (continued)

**THE PROPOSAL**

**Nature of Development**

Given that the description of the proposed development is "Variation to DA 455/2/07 (building siting and signage)" a development of this nature is not listed as being a complying or non-complying from of development within the Residential (Strathalbyn) Zone. Therefore, the development application is a consent/merit form of development.

**Detailed Description**

This development application has been lodged so that the applicants/owners can legitimise the variations between the original Development Approval and what has been constructed on the subject site.

These variations include:

- Setbacks from the buildings to the property boundaries which are less than that as approved pursuant to 455/2/07.
- Illuminated advertising signage and structures.

**Setbacks**

The approved plans depict a minimum 7.5m setback from the edge of the approved buildings to both the East Terrace and southern boundaries of the site. The setbacks as constructed are less than this varying between 6.23m and 7.48m from the East Terrace boundary and 6.95m and 7.01m from the southern boundary. Therefore, the Application seeks approval for these variations.

**Advertising**

Although some signage and advertising was approved as part of the original application, the application and subsequent conditions of approval did not reflect whether any of these signs were to be illuminated.

Therefore the application also seeks to obtain approval for the following signs, some of which are existing:

- An internally illuminated "No Vacancy" sign on the ground floor facia of the motel's North Terrace frontage which is located immediately above the office and carparks. This sign is interchangeable depending upon whether the motel has vacancies or not, and is a light box measuring .35m x 1.8m (.63m<sup>2</sup>).
- A free standing advertisement located at the intersection of North Parade and East Terrace, which is existing and is approximately 1.2m high. The Advertisement comprises a brick structure and with two advertisements measuring 1m x .47m (.47m<sup>2</sup>) and illuminated at night by spotlights.
- Illumination of the existing approved signs (2.4m x 1.12m) by way of neon lighting.

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4.1 455/1075/08 Strath Hub (continued)

The Gallery were requested to leave the Chambers at 11.10 am.

6 Moved Cr G Gartrell Seconded M Galea that the Development Assessment Panel grant Development Approval to Development Application 455/1075/08 for Variation to 455/2/07 (Building Siting and Signage) at 2 - 4 North Parade, Strathalbyn subject to the following conditions:

Conditions

1. The development herein approved to be carried out in accordance with plans and details accompanying this application (plans received by Council on 11 September 2008.)
2. The illuminated signs should not be of a light intensity to cause a light overspill nuisance to adjoining residential development.
3. The applicant remains bound to comply with conditions of previous consents with respect to the subject land, unless such conditions have been expressly superseded by this consent.
4. That the two floodlights illuminating the feature wall on the corner of North Parade and East Terrace be baffled to minimise light spill into the adjoining road way.

CARRIED

The Gallery returned to the Chambers at 11.40am.

M Walker vacated as Chair at 11.45am.

R Danvers entered the room at 11.45am

R Danvers took the Chair at 11.45am.

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. MATTERS REFERED FOR FOLLOW-UP

## ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

### 7.1 Planning Reforms Update

File Ref: 3.14.001  
Officer: Sally Roberts

#### REPORT

As you are aware the new Planning Reforms commenced from the 1 January 2009 with some additional development being included under those developments that are deemed to be exempt.

It is still expected that the new Residential Code will be introduced from 1 March 2009 for alterations and additions to existing homes and ancillary structures. There have been some changes proposed to the original Code which reflects the submissions that the Minister received during the consultation process. Some of the changes include:

- Alterations and additions to dwellings is restricted to single storey development;
- Setbacks and minimum allotment sizes reverts to the Development Plan requirements;
- Removal of row dwellings;
- Removal of new dwellings and dwelling additions on battle-axe sites;
- Increased side and rear setbacks for upper levels of dwellings;
- Clarification of the amount of cut and fill by reducing overall height to 1 metre in total;
- Inclusion of driveway gradients;
- Reduced length of buildings on the boundary; and
- Exclusion of the Code from applying in Flood Plain Zones.

Other matters that are underway as a result of the Planning Reforms are:

- Character Areas

There will be an opportunity for Councils to nominate certain areas that should be exempt from the Code based on 'character'. In Council's submission to the Minister it was indicated that the Residential Zone (Goolwa), which covers the area bounded by the railway line, Oliver Street, Sidmouth Street and part of Admiral Terrace, should be one of these areas. The relevant documentation has now been received for Council to nominate character areas. If there are any other areas that the Panel feel should be exempt, keeping in mind that the Code does not apply to already existing heritage zones and policy areas, please let the Planning Department know.

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## 7.1 Planning Reforms Update (continued)

### Fees Review

It has been recognised that with the likely increase of complying development there will be an impact on Council's with respect to the amount of fee income received. A consultant has been engaged by the LGA and the Department of Planning and Local Government to review this. It is likely that any complying development will incur an administration fee that is commensurate to the work that will be undertaken. The findings of the review will be presented to the Minister and Cabinet in February 2009.

Training sessions will be conducted by the LGA and the Department for Planning and Local Government in March/April to assist Council's with the introduction of the Code.

A few weeks into the first stage of the reforms the impacts have been minimal with no applications having been received that fall into the new exemption criteria. To get ourselves prepared for the March introduction we are already coordinating the planners, building officers, health officers and engineers to assess applications together three mornings a week to ensure that if there is any outstanding information it can be identified early and the information sought collectively as there will only be one opportunity to stop the clock on the assessment time. We are also developing specific codes for our Development Application system that will enable identification of the different types of applications so that records can be kept on the types of applications we are receiving and a picture can be gained of the implications of the new Code on our development assessment processes. There will also be a revamp of all of the standard letters and brochures to ensure that they reflect the new legislation.

As new information becomes available and specific details of the new Code and its introduction are known this will be relayed to both Council and the Panel. Should you have any queries about the Planning Reforms please contact the Planning and Development Department.

## 7 Moved M Galea Seconded M Walker that the report be received.

**CARRIED**

**7.2 Authenticity Land Division & Redevelopment Proposal**

Presentation by Greg Damaskos & Laura Rosadoni from Authenticity, re the possibility of future division of Land, handouts were given to all Development Assessment Panel Members & Staff from 11.50 am to 12.13 pm.

**ITEM 8. NEXT MEETING**

Wednesday 18<sup>th</sup> March 2009.

**MEETING CLOSED AT 12.22 pm.**

MINUTES CONFIRMED.....  
CHAIR

DATED:.....