

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 22 APRIL 2008
COMMENCING AT 12:30 PM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

Ron Danvers (Chair), Mike Galea, Cr Grant Gartrell, Cr Rick Medlyn

APOLOGIES

M Walker

IN ATTENDANCE

Andrew Sladden (Planner), Matt Atkinson (Planner), Keziah Lindschau
(Acting Personal Assistant)

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 12th
March 2008.

Moved M Galea seconded Cr R Medlyn that the minutes of the Alexandrina
Council Development Assessment Panel held on 12th March 2008 as circulated
to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/D080/07 - DAVID GRUBB

R Danvers, Chair, welcomed Peter Meline to the meeting. Peter Meline made his representation between 12:32pm and 12:34pm.

R Danvers, Chair, advised members of the gallery that discussion will now be held in camera and that members of the Gallery will be notified when a decision has been made, at 12:35pm.

R Danvers, Chair, declared that the Development Assessment Panel reopen the meeting to the Gallery at 12:42pm.

SUMMARY TABLE

Date of Application	18 th September 2007
Subject Land	Lot 34 Point Sturt Road Point Sturt
Assessment No.	A10771
Relevant Authority	Alexandrina Council
Planning Zone	Waterfront Zone
Nature of Development	Land Division creating 2 extra allotments (Non-complying)
Type of Development	Non-complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	October 2007
Recommendation	Refusal
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential increased pollution risk for the lake.
- Social N/A
- Economic Future financial benefit to owners through creation of two new titles.

.../cont

3.1 455/D080/07 - DAVID GRUBB (Continued)

BACKGROUND

This application was lodged with the Development Assessment Commission in early September 2007 and sent to Council for assessment on 17 September 2007. The application was subsequently withdrawn by the applicant in October 2007 and reinstated by the applicant and the Development Assessment Commission in March 2008.

THE PROPOSAL

Nature of Development

The proposal involves the division of an existing 32.2ha allotment into three lots. The subject site is located within the Waterfront Zone pursuant to Map Alex/4 from the Alexandrina Development Plan consolidated 23 November 2006. Principle of Development Control 12 for the Waterfront Zone states:

- 12 All kinds of development are non-complying in the Waterfront Zone, except the following:

Land Division where no additional allotments are created, either partly or wholly, within the Mount Lofty Ranges Primary Production Area, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available which complies with the following criteria:

- (a) is not located in areas subject to inundation by a 100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters;*
- (b) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A and B) as prepared by the South Australian Health Commission;*
- (c) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 Government Standard topographic map;*
- (d) not have a wastewater disposal area located on any land with a slope greater than 20 percent (one in five), or depth to bedrock or seasonal or permanent water table less than 1.2 metres;*

.../cont.

3.1 455/D080/07 - DAVID GRUBB

(e) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a ten year return period flood event;

(f) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 Government Standard topographic map.

As the proposal involves the creation of two additional allotments the proposed development is considered to be a non-complying form of development pursuant to the above.

Detailed Description

The existing allotment comprises approximately 32.2ha and has frontage to Lake Alexandrina and Point Sturt Road. There are a couple of existing sheds located on the site and the allotment is largely devoid of any significant vegetation.

It is proposed to divide the allotment into three allotments comprising:

- Proposed lot 1: 13.9ha
- Proposed lot 2: 9.18ha
- Proposed lot 3: 9.18ha

Proposed lot 1 will retain the frontage to the lake and has the existing sheds located upon it.

RECOMMENDATION

Moved M Galea seconded G Gartrell that the Development Assessment Panel refuse Development Application 455/D080/07, for a Non-complying Land Division to create two additional allotments at Lot 34 Point Sturt Road, Point Sturt.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/1293/07 - BILL MCKAY

R Danvers, Chair, advised members of the gallery that discussion will now be held in camera and that members of the Gallery will be notified when a decision has been made, at 12:45pm.

R Danvers, Chair, declared that the Development Assessment Panel reopen the meeting to the Gallery at 12:54pm.

SUMMARY TABLE

Date of Application	24 th October 2007
Subject Land	Lot 12 High Street, Lot 11 & 93 Murray Street, Strathalbyn
Assessment No.	A10413
Relevant Authority	Alexandrina Council
Planning Zone	District Centre Zone – High Street Historic (Conservation) Policy Area 3 & Residential (Strathalbyn) Zone – Central Residential Historic (Conservation) Policy Area 21
Nature of Development	Commercial – addition hotel & bottle shop tourist accommodation (motel) with associated car parking and swimming pool
Type of Development	Consent / Merit
Public Notice	Category 3
Referrals	Heritage (informal)
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	February 2008
Recommendation	Resolve to grant Provisional Development Plan Consent
Originating Officer	Andrew Sladden

.../cont.

4.1 455/1293/07 - BILL MCKAY (Continued)

BACKGROUND

This application was previously presented to the Development Assessment Panel at its meeting of March 2008. At the meeting the following recommendation was made:

"...that the Development Assessment Panel resolve to defer Development Application 455/1293/07 for a hotel addition and renovation including bottle shop and tourist accommodation (motel) with associated car parking and swimming pool to allow the applicant time to provide a car parking study including details of the existing parking layout and addressing the issues of acoustic and visual privacy along the southern boundary."

The Applicant has provided a car parking assessment and addressed the issues acoustic and visual privacy along the southern side boundary as requested.

It is also noted that Council resolved to allow the encroachment of the bottle shop varandah over the footpath on Grey Street at its meeting of 17 March 2008.

THE PROPOSAL

Nature of Development

The proposed development involves the renovation of the existing Robin Hood Hotel and the erection of a bottle shop and motel at the rear of the subject site. As the site is located within both the District Centre Zone – High Street Historic (Conservation) Policy Area 3 and the Residential (Strathalbyn) Zone – Central Residential (Historic) Conservation Policy Area 21 pursuant to Maps Alex/26 and Alex/38 from the Alexandrina Development Plan, the proposed development is considered to be a Consent/Merit form of development within both zones as neither land uses are specifically listed as being non-complying forms of development.

Detailed Description

It is proposed to undertake internal and external renovations to the existing hotel. Also, as part of the external renovations, it is proposed to construct (formalise) beer garden and outdoor dining area, convert a storage room to a function bar room and construct a drive in bottle shop at the rear of the existing hotel.

.../cont.

4.1 455/1293/07 - BILL MCKAY (Continued)

Also forming part of the proposed development is the demolition of a number of existing buildings at the rear of the site including a dwelling located on the corner of Murray and Grey Streets, and the erection of a motel complex comprising a stand alone Managers Unit and seven single storey buildings proposed to be erected in a "U" shape around the perimeter of the site consisting of nine one bedroom hotel units, one two bedroom hotel unit, four 2 bedroom apartments and eight 1 bedroom motel units. The buildings containing the hotel/motel units are single storey with uniform roof pitches and of appearance which will blend with the hotel and proposed bottle shop in terms of bulk and scale, materials and colours and setbacks from the streets, especially Grey Street in which all of the existing and proposed buildings are located on the boundary in keeping with the existing hotel and historic and reproduction cottages located opposite the site.

Car parking for 24 cars are proposed to be located internally with a single 6.2m wide access point from Grey Street. The swimming pool is located in the centre of the proposed motel site.

RECOMMENDATION

Moved Cr G Gatrell seconded Cr R Medlyn that the Development Assessment Panel grant Development Plan Consent to Development Application 455/1293/07 for a hotel addition and renovation including bottle shop and tourist accommodation (motel) with associated carparking and swimming pool, subject to the following conditions and notes:

Conditions

1. The development herein approved to be carried out in accordance with plans and details accompanying this application (amended plans received by Council on 4 April 2008)
2. No signs or advertising are to be erected or displayed on or about the buildings or the site without the prior consent of Council.
3. All of the carparks, driveways, and vehicle manoeuvring areas shall be constructed and bituminised, brick paved or concreted in accordance with sound engineering practice prior to the occupation of the development herein approved.

.../cont.

- 4.1 455/1293/07 - BILL MCKAY (Continued)
4. The applicant or other approved persons for the time being making use of the subject land now approved shall at all times maintain in good and substantial condition in all respects the subject land (including carparking areas, driveways and footpaths) all buildings and structures and all landscaped and open space areas.
 5. Floodlighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to cause no light overspill to adjacent residential development.
 6. The Bottle Shop driveway shall be pavement-marked as 1-way ; IN at the eastern end and OUT at the western end. A 'NO ENTRY' sign in accordance with AS 1742.1 sign R2-4A, shall be installed adjacent to the Bottle Shop at the western-most driveway. All redundant gutter crossings, driveway aprons and kerb across the footpath shall be removed and replaced with kerb and gutter and footpath as appropriate.
 7. Every effort shall be made to capture, store and re-use stormwater runoff from the site. Stormwater from the roofs and surrounding paving for 4-A2 and 2-U1 in Murray Street may be discharged to the street gutter in Murray Street via 6 separate piped outlets. Stormwater from the Beer Garden, Outdoor Dining, landscaping, Bottle Shop and unit MA may be discharged to the street gutter in Grey Street via piped outlets from the structures and overland on the Bottle Shop driveway. Stormwater runoff to the street from the balance of the site (units L, 7-U1, 1-U2, 8-M1, pool, carpark, driveway and landscaping) shall be limited to a maximum discharge rate of 15 L/s in a 1 in 20-year storm. Provision shall be made for an overland flow path(s) to discharge site stormwater from the 1 in 100-year storm to surrounding street(s) without risk of flooding to the habitable structures on the site.
 8. Prior to the granting of Development Approval, the Applicant must obtain Waste Control Approval for connection of the Development to Council's Septic Tank Effluent Disposal System (STEDS). The waste control design is to include a trade waste application addressing the capacity of the existing grease arrestor.
 9. Materials, finishes and details of restoration of the hotel, function bar and outdoor dining/waste collection buildings should be referred to the heritage advice prior to granting of final Development Approval. It is recommended that the applicant consult with the Heritage Adviser during the design development stage.

.../cont.

- 4.1 455/1293/07 - BILL MCKAY (Continued)
10. The stone boundary walls along or adjacent to the southern and western site boundaries shall be protected and retained.
11. Details of the placement and concealment of all mechanical plant including compressors and water heaters shall be included in the Building Application Drawings
12. An Arborists Report shall be provided in relation to the two trees to be retained, and recommended root protection zones and methods shall be incorporated into the Building Application Drawings
13. Pool heating panels, if roof mounted shall be concealed from view from the surrounding streets.
14. Fencing shall be established prior to occupation
15. Proposed allotments to be connected to the Common Effluent Drainage Scheme
16. Payment of the Common Effluent Drainage Scheme Levy shall be made to Alexandrina Council for (12) extra connection(s) at the fee set in Council's Schedule of Fees and Charges applicable at the time that payment is made and shall be paid prior to connection to the scheme. The fee for 2006/2007 is \$4125 per additional connection (\$49500).
17. A 3m wide easement shall be provided to Council to allow access to and protection of the existing CED line within the subject land.
18. Effluent drainage must be via gravity only, no pumping systems will be approved.
19. All plumbing work to be inspected prior to the back filling of trenches. Please contact Councils Technical Officer on 8555 7000 to book an inspection giving at least one working days notice.
20. As constructed drawings showing drain lengths,etc, shall be provided to Council prior to occupation.
21. Installation of effluent drains and allotment connections to be in accordance with Community Wastewater Management Systems Standards document.
22. All backwash water from the swimming pool and spa is to be retained on site.
.../cont.

4.1 455/1293/07 - BILL MCKAY (Continued)

Notes:

1. **Consultation with Adjoining Owners**
In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues needed resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc. The Applicant should consult with all adjoining property owners in relation to fencing, with a view to increasing the height of boundary fences in order to minimise any incidental overlooking between the properties.
2. The Applicant's attention is drawn to the 3 m wide parcel of land, owned by Alexandrina Council, abutting the southern boundary. An approach may be made to Council with a view to consolidating this parcel with the subject land, subject to conditions.
3. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

CARRIED

ITEM 4.2 455/1517/07 - NORICH DEVELOPMENT PTY LTD

R Danvers, Chair, requested that Representors address Applications 455/1517/07 and 455/1518/07 at the same time as both Applications are related to one another.

R Danvers, Chair, welcomed S Nistico to the meeting. S Nistico made her representation between 12:57pm and 13:01pm.

R Danvers, Chair, welcomed J Hutson-Smith to the meeting. J Hutson-Smith made her representation between 13:01pm and 13:08pm.

R Danvers, Chair, welcomed Harry Richani (Applicant) to the meeting. Mr Richani responded to the matters raised by S Nistico and J Hutson-Smith and answered questions raised by the Panel between 13:10pm and 13:25pm.

R Danvers, Chair, advised members of the gallery that discussion will now be held in camera and that members of the Gallery will be notified when a decision has been made, at 13:29pm.

R Danvers, Chair, declared that the Development Assessment Panel reopen the meeting to the Gallery at 13:50pm.

.../cont.

ITEM 4.2 455/1517/07 - NORICH DEVELOPMENT PTY LTD (Continued)

SUMMARY TABLE

Date of Application	11 th December 2007
Subject Land	Lot 1 & Lot 2 Alexandrina Drive, Clayton
Assessment No.	A20860
Relevant Authority	Alexandrina Council
Planning Zone	Country Township
Nature of Development	Retail outlet comprising 5 shops, supermarket and associated car parking
Type of Development	Consent / Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	11
Representations to be heard	5 Approx.
Date last inspected	March 2008
Recommendation	Refusal
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential impact upon locality through increased stormwater, etc.
- Social Potential benefit to local community through provision of retail outlets.
- Economic Potential benefit to local economy through increase in commercial development and employment opportunities.

BACKGROUND

The Applicant originally lodged a Development Application in early 2007 for a commercial development comprising a tavern with a second storey caretaker's residence, supermarket and 5 shops with associated car parking and landscaping on an adjoining allotment (lot 500 Alexandrina Drive). However, this was withdrawn by the applicant and replaced with this current Development Application.

.../cont

ITEM 4.2 455/1517/07 - NORICH DEVELOPMENT PTY LTD (Continued)

The applicant has since lodged two separate applications as follows:

455/1517/07 – Retail outlet comprising 5 Shops, supermarket and associated Car parking (the subject application) at lots 1 and 2 Alexandrina Drive Clayton.

455/1518/07 – Tavern and Residential Flat Buildings comprising 24 Units including a Swimming Pool at lot 500, Alexandrina Drive Clayton.

THE PROPOSAL

Nature of Development

The development is proposed to be constructed over two existing allotments. The development involves the creation of a retail outlet comprising 5 shops, a supermarket and associated car parking.

The subject land is located within the Country Township (Clayton) Zone pursuant to Map Alex/35 from the Alexandrina Development Plan. A development of this nature is not listed as non-complying pursuant to Principle of Development Control 12 for the Zone. Therefore, the proposed development has been classified as a Consent/Merit form of Development.

Detailed Description

The proposal involves the erection of a single storey building in the centre of both allotments setback 22m from the Alexandrina Drive boundary. The building measures 47m x 12m (564m²) and contains five shops with a retail floor area of 63m² each, and a supermarket with a retail floor area of 176m². The total retail floor area of the complex is 491m².

In front of the building is a car parking area for a total of 37 vehicles with an access point on the eastern side of the site and a service road around the building with a second access point from the side road in the north western corner of the site. The areas between the car park and the Alexandrina Drive boundary and side boundaries have been designated for landscaping purposes.

RECOMMENDATION

Moved Cr R Medlyn seconded M Galea that the Development Assessment Panel refuse Development Application 455/1517/07, for a Retail Outlet comprising 5 Shops and associated Carparking at lots 1 and 2 Alexandrina Drive Clayton (CT Ref: Volume 5979 Folio: 138 and Volume: 5979 Folio: 139) as it is considered to be at variance with the following Objectives and Principles of Development Control from the Alexandrina Development Plan:

.../cont.

ITEM 4.2 455/1517/07 - NORICH DEVELOPMENT PTY LTD (Continued)

PART A - COUNCIL WIDE

OBJECTIVES

Objective 1: Orderly and economic development.

Objective 2: A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

PRINCIPLES OF DEVELOPMENT CONTROL

PDC 1 Development should be in accordance with the structure plans for the whole of the council area and the townships of Port Elliot, Middleton, Goolwa, Strathalbyn, Langhorne Creek, Milang and Clayton shown on Maps Alex/1(Overlay 1) Enlargements B to J.

PDC 2 Development should be orderly and economic.

Centres and Shops

PDC 88 Shopping development should be located as follows:
(a) a shop, or group of shops, with a gross leasable area of greater than 450 square metres should be located in a business, centre, or shopping zone, or area;
(b) a shop or group of shops with a gross leasable area of 450 square metres or less should not be located on a primary arterial road unless located in a business, centre, or shopping zone, or area;
(c) a shop or group of shops with a gross leasable area of 450 square metres or less located outside a business, centre, or shopping zone, or area, should:
(i) not hinder the development or function of any business, centre, or shopping zone, or area; and
(ii) conform to the design, access, and car parking requirements for business, centre and shopping zone, or area, set out in principles of development control numbered 89, 90 and 91 below.

PART B - STRATHALBYN DISTRICT

OBJECTIVES

.../cont.

ITEM 4.2 455/1517/07 - NORICH DEVELOPMENT PTY LTD (Continued)

Form of Development

Objective 1: Development in accordance with the Structure Plans for the Strathalbyn district and townships of Strathalbyn, Langhorne Creek, Milang and Clayton as shown on Maps Alex/1(Overlay 1) Enlargement B, C, D, E and F.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

PDC 4 Development should not occur on land which is unsuitable for the purpose.

PDC5 Development which is incompatible with other uses within the locality should not be undertaken.

COUNTRY TOWNSHIP ZONE

OBJECTIVES

Objective 1: A zone mainly accommodating a range of urban development and facilities serving the surrounding district.

Objective 5: Development of Clayton primarily for detached dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

PDC9 Commercial development compatible with adjoining development at Clayton should be located on Allotments 1 and 17 to 26, adjacent to Allotments 99 and 100 in DP21377, Hundred of Alexandrina.

PDC 10 Retail or business development at Clayton should be located adjacent to Island View Drive between Edgewater Road and Rankine Street, and in proximity to existing retail development.

CARRIED

4.3 455/1518/07 - NORICH DEVELOPMENT PTY LTD

SUMMARY TABLE

Date of Application	11 th December 2007
Subject Land	Lot 500 Alexandrina Drive, Clayton
Assessment No.	A 20869A20869
Relevant Authority	Alexandrina Council
Planning Zone	Country Township
Nature of Development	Other – Tavern & residential flat building comprising 24 units including swimming pool
Type of Development	Consent / Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	10
Representations to be heard	5
Date last inspected	March 2008
Recommendation	Approval
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential impact upon locality through increased stormwater etc.
- Social Potential benefit to local community through provision of a commercial facility.
- Economic Potential benefit to the economy through increased commercial development.

BACKGROUND

The Applicant originally lodged a Development Application in early 2007 for a commercial development comprising a tavern with a second storey caretaker's residence, supermarket and 5 shops with associated car parking and landscaping. However, this was withdrawn by the applicant and replaced with this Development Application.

.../cont.

4.3 455/1518/07 - NORICH DEVELOPMENT PTY LTD (Continued)

THE PROPOSAL

Nature of Development

The subject site (lot 500, Alexandrina Drive Clayton), was created pursuant to Land Division 455/D004/05 creating 62 allotments located on the northern side of Alexandrina Drive. The allotment is located in the centre of this land division, is "L" shaped and has a total area of 1.35ha with a frontage to Alexandrina Drive and an access road proposed as part of the land division.

The subject site is located within the Country Township (Clayton) Zone pursuant to Map Alex/35 from the Alexandrina Development Plan. A development of this nature is not listed as non-complying pursuant to Principle of Development Control 12 for the Zone, and therefore, the proposed development is a Consent/Merit form of Development.

Detailed Description

The proposed development involves the construction of a two storey building comprising a tavern on the ground floor and caretaker's residence on the upper floor. The tavern is setback 15m from the Alexandrina Drive front boundary and 17m from the boundary with the side access road. The tavern comprises a bar, restaurant and beer garden areas. There are 71 car parks with areas around the boundaries set aside for landscaping.

Also forming part of the application are four two storey buildings (residential flat buildings) each comprising 6 two storey units (24 units in total) with a communal swimming pool and car parking areas. These buildings are located at the rear of the subject site and arranged in a rectangular pattern around a communal court yard area.

RECOMMENDATION

Moved Cr R Medlyn seconded M Galea that the Development Assessment Panel refuse Development Application 455/1518/07, for a Tavern and four Residential Flat Buildings comprising 24 Units including Swimming Pool at Lot 500 Alexandrina Drive Clayton, as it is considered to be at variance with the following objectives and principles of Development Control from the Alexandrina Development Plan:

PART A - COUNCIL WIDE

4.3 Objective 1: Orderly and economic development. .../cont
455/1518/07 - NORICH DEVELOPMENT PTY LTD (Continued)

Objective 2: A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

Objective 5: The establishment of safe, attractive and pleasant residential areas comprising residential development of a scale, form, density and appearance that maintains or achieves the desired character of specific zones and, where applicable, policy areas.

Appearance of Land and Buildings

Objective 38: The amenity of localities not impaired by the appearance of land, buildings, and objects.

PRINCIPLES OF DEVELOPMENT CONTROL

PDC 1 Development should be in accordance with the structure plans for the whole of the council area and the townships of Port Elliot, Middleton, Goolwa, Strathalbyn, Langhorne Creek, Milang and Clayton shown on Maps Alex/1(Overlay 1) Enlargements B to J.

PDC 2 Development should be orderly and economic.

PDC 35 Development should:

- (a) protect existing site features, including significant trees, other substantial vegetation, natural creek lines and items or features of conservation or heritage value;
- (b) minimise the need for cut and fill;
- (c) provide sufficient open space for the planting of trees to: (i) complement an existing tree landscape character; or
 - (ii) enhance the landscape character of a neighbourhood deficient in trees; or
 - (iii) screen storage, service and parking areas;
- (d) where practicable and cost effective, protect trees* from damage to their root systems; and
- (e) incorporate building footing designs where necessary and cost effective that allow root growth of existing large trees.

*Trees requiring protection include "significant trees", as defined in the Development Act, 1993, and other large, healthy trees that contribute to the character and amenity of the immediate locality, located on the subject or adjacent land.

.../cont.

4.3 455/1518/07 - NORICH DEVELOPMENT PTY LTD (Continued)

- PDC 36 Building appearance should not detract from the existing or desired future character of the locality in terms of built form elements such as:
- (a) building height;
 - (b) building mass and proportion;
 - (c) external materials, patterns, textures, colours and decorative elements;
 - (d) ground floor height above natural ground level;
 - (e) roof form and pitch;
 - (f) facade articulation and detailing and window and door proportions;
 - (g) verandahs, eaves and parapets; and
 - (h) driveway crossovers, fence style and alignment.

PART B - STRATHALBYN DISTRICT

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the Structure Plans for the Strathalbyn district and townships of Strathalbyn, Langhorne Creek, Milang and Clayton as shown on Maps Alex/1(Overlay 1) Enlargement B, C, D, E and F.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- PDC 4 Development should not occur on land which is unsuitable for the purpose.
- PDC5 Development which is incompatible with other uses within the locality should not be undertaken.

COUNTRY TOWNSHIP ZONE

Objective 5: Development of Clayton primarily for detached dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

- PDC9 Commercial development compatible with adjoining development at Clayton should be located on Allotments 1 and 17 to 26, adjacent to Allotments 99 and 100 in DP21377, Hundred of Alexandrina.
- PDC 10 Retail or business development at Clayton should be located adjacent to Island View Drive between Edgewater Road and Rankine Street, and in proximity to existing retail development.

CARRIED

4.4 455/744/06 - EMMANUEL CHRISTIAN SCHOOLS & MINISTRIES INC

R Danvers, Chair, welcomed Paul Glazbrook to the meeting. Mr Glazbrook made his representation between 13:54pm and 13:59pm.

R Danvers, Chair, welcomed Simon Tonkin to the meeting to speak on behalf of the Applicant, between 14:00pm and 14:11pm.

R Danvers, Chair, welcomed Bruce Hicks to the meeting. Mr Hicks made his representation between 14:11pm and 14:16pm.

R Danvers, Chair, advised members of the gallery that discussion will now be held in camera and that members of the Gallery will be notified when a decision has been made, at 14:22pm.

R Danvers, Chair, declared that Development Assessment Panel reopen the meeting to the Gallery at 14:49pm.

SUMMARY TABLE

Date of Application	30 th June 2006
Subject Land	Lot 6, 269-289 Waterport Road Hayborough (CT Vo: 5478 Fol: 125)
Assessment No.	A3831
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Port Elliot West)
Nature of Development	Primary School – Reception to Year 7
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Nil
Representations Received	17 (7 support, 10 opposed)
Representations to be heard	4 Approx.
Date last inspected	3 April 2008
Recommendation	Refusal
Originating Officer	Tom Gregory

.../cont.

4.4 455/744/06 - EMMANUEL CHRISTIAN SCHOOLS & MINISTRIES INC (Continued)

ESD IMPACT/BENEFIT

- Environmental Significant vegetation landscaping proposed. Loss of open rural character. Loss of amenity for existing residents in immediate locality.
- Social Development at a greater density than that evident in existing locality may lead to a loss of separation between the townships on the South Coast.
- Economic No direct economical benefit is anticipated, however I am unsure about procedures of Private School funding and fees etc. Opportunity for 12 full time staff at the completion of the final stage of development.

THE PROPOSAL

Nature of Development:

The development incorporates the construction and establishment of a Primary School for Reception to Year 7 (R-7) students. The subject land is located in the Landscape (Port Elliot West) zone, as identified within the Alexandrina Council Development Plan, consolidated 22 June 2006 - current at the time of lodgement.

Detailed Description:

The applicant is Emmanuel Christian Schools and Ministries Inc., who currently run the Murraylands Christian College located at 28 East Terrace, Strathalbyn. Approval is sought in order to provide an additional campus for the abovementioned school to be located on the South Coast, in order to provide a further educational choice for perspective students and their families. Currently there are approximately 65 students who commute daily from the South Coast via bus to the Murraylands Christian College in Strathalbyn.

The proposed primary school is intended to provide for a maximum of 200 students and is proposed to be developed in four stages over a period of five years. A maximum capacity of 84 students is intended for the second stage, and 125 at the completion of the third. It is anticipated that at full capacity (after the completion of the final stage), that the primary school will employ 12 full-time staff members

.../cont.

ITEM 4.4 455/744/06 - EMMANUEL CHRISTIAN SCHOOLS & MINISTRIES INC (Continued)

The following is summary of the intended stages:

Stage One

Erection of two new temporary class rooms, consisting of seven learning areas, a reception area, an early Learning Centre building and toilet facilities. Vehicular drop-off driveway is intended with parking provided for 8 cars and a bus.

Stage Two

Construction of permanent buildings containing a library, administration offices, a general classroom and a special education classroom. The administration area in the temporary buildings will be converted to another (fourth) classroom. Stage 2 will accommodate 84 students and 6 staff members and will provide adequate parking for an additional 12 cars.

Stage Three

The temporary classrooms and amenities block will be removed and replaced with two new permanent buildings. The northern group will consist of four classrooms whilst the southern group will consist of three classrooms and a reception area. An additional toilet and amenities block will be provided. In total, this stage will accommodate 125 students, 8 staff, and an additional 16 carparks.

Stage Four

The final stage will involve the construction of two new buildings and an addition to the southern classroom block. The applicant has indicated that a music building will be located to the west of the classrooms behind the amenities building, and that a building containing an Early Learning Centre will be constructed to the east of the classroom buildings, adjacent to the car park. It is intended that this building will accommodate further administration offices, kitchen and toilet amenities, and an activity area for the Early Learning Centre. A grassed sports oval, and two multi-purpose sports courts will also be completed at this stage.

The applicant has indicated that the existing on site vegetation will be retained where possible and that the site will be substantially landscaped with native species. A list of native species has been provided and is located in the applicant's Planning Report.

RECOMMENDATION

Moved M Galea seconded Cr G Gartrell that the Development Assessment Panel support the proposal in principle. However, the Panel resolved to defer Development Application 455/744/07 for a Primary School Reception - Year 7 at 269-289 Waterport Road, Port Elliot, subject to Engineering advice and the preparation of appropriate Conditions of consent.

CARRIED

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. DEVELOPMENT APPLICATIONS – BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW – UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

MEETING CLOSED AT 15:00pm

MINUTES CONFIRMED.....
CHAIRMAN

DATED:.....