

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 17 JULY 2006  
COMMENCING AT 1:00 PM  
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

**PRESENT**

Cr A Woolford (Presiding Member), Cr A Oliver;  
Cr G Connor; Cr M Beckett; Cr P Reedman, Cr R  
Potter.

**APOLOGIES**

Ian Woods, Jennifer Martin, Graham Geue  
(representors).

**IN ATTENDANCE**

Cherry Getsom (Planner-Team Leader), Tom  
Gregory (Planner), Andrew Sladden (Planner),  
Andrew Burley (Planner), David Zanker (Trainee  
Planner), Chad King (Trainee Planner), Heather  
Atkinson (Relief Personal Assistant).

**ITEM 1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 19<sup>th</sup>  
June 2006.

**RECOMMENDATION**

Moved Cr Oliver, seconded Cr Connor that the minutes of the Alexandrina  
Council Development Assessment Panel held on 19<sup>th</sup> June 2006 as circulated  
to members be received as a true and accurate record.

**CARRIED**

**ITEM 2. DEVELOPMENT APPLICATIONS**

## ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

### 3.1 455/426/06 - Pruszinski Architects

#### SUMMARY TABLE

Date of Application	13.04.06
Subject Land	23 Goolwa Channel Drive, Hindmarsh Island
Applicant	Alexandrina Council
Owner	Vicki Niehus
Assessment No.	A9320
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island) Zone
Nature of Development	Detached Dwelling – Double Storey
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	May 2006
Recommendation	Proceed with Assessment
Originating Officer	Andrew Sladden

#### ESD IMPACT/BENEFIT

- Environmental Increase in pollution potential and degradation of natural resources.
- Social Nil.
- Economic Increase in land value, rate increase, increases in services required in isolated location.

#### THE PROPOSAL

##### **Nature of Development**

The Development Application involves the construction of a detached dwelling on the subject site.

.../cont.

## 3.1 455/426/06 - Pruszinski Architects (continued)

The dwelling is proposed to be located approximately 4m from the waters edge. Principle of Development Control 18 for the Holiday House (Hindmarsh Island) Zone states:

**PDC 18** The following kinds of development are non-complying in the Holiday House (Hindmarsh Island) Zone:

Detached Dwellings with the exception of:

- (a) dwelling extensions;
- (b) dwelling replacement;
- (c) dwelling associated with the Government exchange programme

Development within 25 metres of the foreshore with the exception of jetties, landings or structures required for the stabilization of the water's edge

The proposed development is considered to be a non-complying form of development on two grounds as it involves the erection of a detached dwelling on an existing vacant allotment and is also proposed to be located less than 25m from the foreshore.

### Detailed Description

The proposal involves the construction of a single storey detached dwelling on the subject site. The proposed dwelling is elevated in order to meet the minimum finished floor level as required by the Land Management Agreement (LMA) registered on the site and Principles of Development Control for the zone.

Only a small part of the dwelling (entry) is located at existing ground level, with the rest of the dwelling being located approximately 2.5m above existing ground level. The proposed dwelling is a modern contemporary design with large windows taking advantage of the views and a flat roof.

It is proposed to locate the dwelling towards the front of the allotment setback approximately 4m from the waters edge. The reason for this setback is to bring the proposed dwelling in line with the adjoining dwelling.

- 18 Moved Cr Cr Beckett seconded Cr Cr Connor that the Development Assessment Panel determine to proceed with an assessment of Development Application 455/426/06 for a Double Storey Detached Dwelling at 23 (lot 6) Goolwa Channel Drive, subject to amended plan showing a 25 metre setback from the watercourse.

**CARRIED**

3.2 455/911/05 - Peter Weeks

**SUMMARY TABLE**

Date of Application	05.08.05
Subject Land	Lot 3 Randell Road, Hindmarsh Island
Applicant	Peter Weeks
Owner	PRW Nominees Pty Ltd
Assessment No.	A6340
Relevant Authority	Alexandrina Council
Planning Zone	Rural Waterfront (Hindmarsh Island)
Nature of Development	Excavation of Boating Facility with Excavation of Boating Facility with Beach area.
Type of Development	Non-Complying
Public Notice	Category Three
Referrals	DWLBC ( River Murray Minister)
Representations Received	1
Representations to be heard	Nil
Date last inspected	19 October 2005
Recommendation	Approval subject to Development Assessment Commission concurrence.
Originating Officer	Jo Nightingale/Andrew Sladden

**ESD IMPACT/BENEFIT**

- Environmental Potential impact on watercourse and birdlife, or may lead to improvement of waterfront area that is currently degraded and grassed.
- Social Potential reduction in waterfront amenity from the water.
- Economic Increased value for landowner.

**BACKGROUND**

The Development Assessment Panel, at its meeting of 21 November 2005, resolved to proceed with an assessment of the Development Application. Since the meeting, the Application has undergone Category 3 Public Notification and has been referred to the River Murray Minister (DWLBC) and EPA.

.../cont.

## 3.2 455/911/05 - Peter Weeks (continued)

### THE PROPOSAL

#### Nature of Development

The application is for the excavation of a boat mooring facility with associated boardwalks, decking and beach. The Rural Waterfront (Hindmarsh Island) Zone in the Alexandrina Council Development Plan lists *Excavation of the waterway and land adjacent the foreshore requiring the removal of native vegetation for the purpose of irrigating or the mooring of a boat or boats* as non-complying.

#### Detailed Description

The proposal involves the establishment of a private boat mooring facility by extending an existing channel (and putting the other existing channel to disuse) together with associated site works and re-vegetation, as set out in the various existing and proposed site plans and explanatory plans of Nolan Rumsby Planners (dated variously 18 May 2005 and 17 November 2005), as amended by the KBR site plan and technical detail plan. The re-vegetation proposals are as prescribed in the Environmental and Biodiversity Services (EBS), Hindmarsh Island Riverfront Assessment report dated March 2005. The Applicant also confirms that a construction management plan will be prepared in accordance with sound environmental management practices, prepared in consultation with the Environment Protection Agency. In this respect, fabric filter will be applied across the channel opening in the course of the dredging and enlarging of the existing channel, and all edge treatment of the mooring facility will be completed and settled out prior to opening of the widened channel to the Lower Murray. The Applicant will also use suction/cutter devices to minimize the potential for siltation from widening the channel itself. The Applicant also agrees to ensure that the works are overseen by suitably qualified marine engineer.

- 19 **Moved Cr Beckett, seconded Cr Potter that the Development Assessment Panel grant Provisional Development Plan Consent to Development Application 455/911/05 for Excavation of a Boating Facility with Associated Beach, subject to the following conditions and notes and subject to concurrence of the Development Assessment Commission.**

#### Conditions

The development shall proceed in strict accordance with the amended plans and details received by Council on 3 May 2006 (KBR AEJ601-C-DWG-001 and KBR AEJ601-C01-S002), subject to the following conditions:

.../cont.

3.2 455/911/05 - Peter Weeks (continued)

DWLBC Conditions

The rehabilitation of the westernmost existing channel on the waterfront and the revegetation surrounding the channel being carried out in accordance with the report by Environmental & Biodiversity Services dated March 2005 and the original plans submitted with the development application, received by the Alexandrina Council on 5 August 2005. The work being carried out concurrently with the development of the boating facility and being completed within 12 months of the date of planning approval for the development.

During the construction the property being managed in a manner as to prevent erosion and pollution of the subject site and the environment, including keeping the area in a tidy state and ensuring any waste materials being placed into bins to ensure no pollutants enter the River Murray.

DWLBC Notes

The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray System through his or her actions or activities.

This advice does not obviate any considerations that may apply to the Commonwealth Government's Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. or further information visit: [http://www.dwlbc.sa.gov.au/biodiversity/vegetation/nv\\_inforesources.html](http://www.dwlbc.sa.gov.au/biodiversity/vegetation/nv_inforesources.html).

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8124 4744.

All areas within 200 metres of any watercourse are considered to be of high sensitivity for Aboriginal sites. The River Murray and many of its tributaries and overflow areas, particularly have abundant evidence of Aboriginal occupation. Under section 20 of the Aboriginal Heritage Act 1998 (The Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.

.../cont.

3.2 455/911/05 - Peter Weeks (continued)

EPA Conditions

The proposed development must be undertaken in accordance with the plans and proposals contained in development application 455/911/05 including further information across prepared by KBR dated 29 April 2006, except to the extent that the proposed development is varied by any conditions that follow

A floating sediment curtain must be positioned across the mouth of the channel for the duration of the dredging. This must remain in place until the water clarity in the disturbed area is the same as that within the Lower River Murray.

Paint, plaster, cement, chemical additives, cleaning liquids and any other waste or leftover material, including ALL clean-up and wash waters from sources such as concrete mixing equipment (including wheelbarrows or chutes from concrete trucks), must not be disposed-of on the site or allowed to enter any water resource.

Note: Under the Environmental Protection (Water Quality) Policy 2003, the pollution of waters is an offence. For further information, refer to the EPA Handbook for Pollution Avoidance on Building Sites, which is available at the following web address: <http://www.epa.sa.gov.au/pdfs/bccop1.pdf>

Note: Empty paper bags (eg: plaster and cement bags) and plastic (eg: wrapping, container etc..) may be temporarily secured with a heavy object. However, before the end of each working day, they must be collected and placed into a covered rubbish skip or be removed from the site. Reference: EPA Handbook for Pollution Avoidance on Building Sites, web address: <http://www.epa.sa.gov.au/pdfs/bccop1.pdf>

Dust generation must be managed at all times during construction on the site in a manner such that it does not result in nuisance impact off site.

Temporary stock piles of excavated material must be in a location or banded to prevent drainage water re-entering the river.

No permanent occupation of vessels can occur if moored within the facility.

Appropriate domestic waste facilities must be provided for all users of the facility.

.../cont.

3.2 455/911/05 - Peter Weeks (continued)

Vessel(s) washing and maintenance must not be undertaken whilst the vessel(s) are in the water.

EPA Notes

The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to undertake all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environmental Protection Authority before acting on this approval to ascertain licencing requirements.

Any information sheets, guidelines, documents, codes of practice, technical bulletins etc... that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>

Note: Proper consultation shall be undertaken with the Ngarrindjeri community prior to Development Approval (please contact: Tom Trevorrow, Ngarrindjeri Heritage Committee, PO Box 126, MENINGIE SA 5264). An indigenous monitor shall be present on-site when the excavation works is occurring. The developer shall be responsible for these costs.

CARRIED



## 3.3 455/541/06 - Wendy Bell

### SUMMARY TABLE

Date of Application	09.05.06
Subject Land	12 Goolwa Road, Middleton
Applicant	Alexandrina Council
Owner	Warren George Surfield
Assessment No.	A15836
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living ( Policy Area 18)Rural Living
Nature of Development	Store
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	6 <sup>th</sup> June 2006
Recommendation	Proceed with Assessment
Originating Officer	Andrew Burley

### ESD IMPACT/BENEFIT

- Environmental Minor impact from construction and increased stormwater discharges.
- Social Minimal impact expected. Adjoining landowners may be affected by noise.
- Economic Potential to increase land value for owner and may enhance owners business through storage of associated vehicles.

### BACKGROUND

The land is currently vacant and has been used occasionally for grazing and the parking of several vehicles some of which are associated with the owner's adjoining business, Middleton Pergolas, Sand and Metal. This business was granted consent by way of an appeal to the Environment, Development and Resources Court in 2001.

.../cont.

## 3.3 455/541/06 - Wendy Bell (Continued)

Previous to this application, on the 20<sup>th</sup> October 2005 an application of a similar nature was lodged with Council by the owner of Middleton Pergolas, Sand and Metal, to extend the existing service trade premises onto the subject land. This application was deemed to constitute a 'non-complying' development and was subsequently withdrawn on the 11<sup>th</sup> May 2006.

### THE PROPOSAL

#### **Nature of Development**

The development proposal involves the construction of a large storage shed which will store private vehicles and other vehicles associated with the adjoining business, which are currently being parked on the subject site. After seeking legal advice from Council's lawyers, Council is of the opinion that the nature of the proposal constitutes a change of land use to that of which can be defined as a 'store'. This land use is listed as a non-complying use within the Rural Living Zone. The land use has been defined as this due to the fact that there is no dwelling on the allotment and therefore the proposal cannot be considered as an 'outbuilding' as no residential use exists on the property.

#### **Detailed Description**

The proposal involves the construction of storage shed which will store: a private boat and trailer, pneumatic and 4 wheel trolley associated with the private use of draft horses grazed on the site; and vehicles associated with the adjoining Sand and Metal premises which include; a 3.5 ton small excavator, vibrating roller, and 4 wheel tipper trailer.

The proposed shed has dimensions of 30.64m x 18m x 4.8m and will cover an area of 551.52m<sup>2</sup>. The walls and roof are to be clad with 'Rivergum Green' colorbond steel. The shed is to be setback 6 metres from the southern boundary and 16 metres from the western boundary.

The allotment could be considered as a 'hammer head' shape, with a narrow access link providing access to the main road (Goolwa - Middleton Road). In addition to this access link, there is an existing gate on the western boundary which provides access through to the owners business of 18 Goolwa Road.

- 20 **Moved Cr Oliver seconded Cr Connor that the Development Assessment Panel determine to proceed with an assessment of Development Application 455/541/06 for a 'store' at 12 Goolwa Road, Middleton.**

**CARRIED**

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/385/06 - Cube Architects

SUMMARY TABLE

Date of Application	28 <sup>th</sup> March 2006
Subject Land	192 Liverpool Road Goolwa
Applicant	Cube Architects
Owner	Southern Cross Care (SA) Inc
Assessment No.	A7438
Relevant Authority	Alexandrina Council
Planning Zone	Residential – Policy Area 23 Residential
Nature of Development	Retirement Village: comprising 39 detached dwellings, 8 semi-detached, 8 row dwellings and a double storey community facility.
Type of Development	Consent on merit
Public Notice	Category 3
Referrals	None required
Representations Received	1 formal – 3 late
Representations to be heard	Possibly 4
Date last inspected	28 <sup>th</sup> June 2006
Recommendation	Approve with conditions
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater run-off, increase in housing density within the immediate locality. Increase in number and frequency of vehicular movements in the vicinity.
- Social Positive benefits for elderly looking to move to Retirement Village lifestyle.
- Economic Pressure on Council to provide resources and facilities for the elderly. Increase in pressure on infrastructure requirements.

.../cont.

## 4.1 455/385/06 - Cube Architects (continued)

### THE PROPOSAL

#### Nature of Development

The proposed development involves the construction of a Retirement Village at 192-194 Liverpool Road, Goolwa North consisting of 39 detached single storey dwellings, 8 semi-detached single storey dwellings, 8 single storey row dwellings and a double storey community facility.

The subject land is located within Policy Area 23 of the Residential Zone of the Alexandrina Council Development Plan. The application has been assessed as a Consent on Merit application.

#### Detailed Description

The subject land is bounded by Liverpool Road, Fenchurch Street, Clark Street and Mark Lane. The land comprises thirteen existing titles all of which are in the registered ownership of Southern Cross Care (SA) Inc. A large parcel of land runs parallel to the subject land between Liverpool Road and Fenchurch Street having immediate frontage to Mark Lane. This land is Road Reserve and is not the subject of this application.

The proposal includes 55 single storey dwellings;

- 8 detached dwellings will have individual frontage to Clark St.
- 9 detached dwellings will have individual frontage to Fenchurch St
- 2 detached dwellings will be located along Fenchurch St but have access from internal roads.
- 7 detached dwellings and one semi detached dwelling will be located parallel to Mark Lane but have access via an internal road.
- 14 detached dwellings and 6 semi- detached dwellings will have access via internal roads.
- 8 row dwellings will be accessed via internal roads.

The dwellings are designed for independent living and will include two or three bedrooms, separate laundries and combined open kitchen, living and dining areas. The external materials of the dwellings will vary to better suit the streetscape but will generally comprise colorbond or tiled roofing and render, face brick or sandstone external cladding.

A two storey reception/ community complex also forms part of the proposal. This is to be located 11.8 metres from the Liverpool Road boundary adjacent the main entrance to the complex.

.../cont.

## 4.1 455/385/06 - Cube Architects (continued)

The structure is to be 8 metres in height and comprise a games room, kitchen, toilet facilities and a separate workshop/hobby area on the lower level. The upper level will include a general activity/dining area, a functions area kitchen and an outdoor deck with views to the river.

The external materials of the proposed community complex include colorbond roofing with cement render; the decking is to be reeded hardwood.

The total site area is 2.01ha with an average site area per dwelling of 301m<sup>2</sup>.

The main access to the complex is via Liverpool Road which will be controlled by a boom gate with intercom and card access for security purposes. Dwellings that have frontages to public roads will access via these roads (Clarke St and Fenchurch St). Fifteen of the proposed dwellings will have double garages with the thirty-two others having single garages, the proposed row dwellings are to have a shared open carport. This will provide a minimum of one visitor park for each dwelling with six additional car parks located throughout the complex and 10 parks provided for the community facility.

Landscaping is to be included with further detail provided and approved prior to full development approval being issued.

The proposal is to be constructed in 4 or 5 stages. The first stage is to include display homes and involve the initial marketing phase. This initial marketing phase may result in some minor changes to external materials or dwelling type but these are expected to be suitable for assessment as minor variations to the original application. Road works and services are to be established concurrently with the stage of development to which they relate.

### Notes

Cr Woolford, Presiding Member, welcomed Mr Michael Wilkin (representor) to the meeting who gave a brief summary of his representation, 1:28 p.m. to 1:33p.m.

Cr Woolford, Presiding Member, welcomed Mr Warwick Coster (representor) to the meeting who gave a brief summary of his representation, 1:34 p.m. to 1:38p.m.

Cr Woolford, Presiding Member, welcomed Mr Grant Kerr (representor) to the meeting who gave a brief summary of his representation, 1:38 p.m. to 1:41p.m.

.../cont.

4.1 455/385/06 - Cube Architects (continued)

Cr Woolford, Presiding Member, welcomed Mr Greg Vincent (Masterplan) on behalf of Cube Architects (applicant) to the meeting. Mr Vincent gave an overview of the application and addressed concerns of the representors, 1.42p.m to 1.50p.m. Questions were asked by the Panel of Mr Vincent.

21 Moved Cr Beckett, seconded Cr Oliver that the Development Assessment Panel grant Provisional Development Plan Consent for DA 455/385/06 for a Retirement Village Comprising 39 detached dwellings, 8 semi-detached, 8 row dwellings and a two storey community facility at 192-194 Liverpool Road Goolwa, subject to the following conditions:

That the Landscaping and Maintenance Plan to be provided prior to full Development Approval being issued, incorporate existing vegetation where practicable; complement existing attractive landscape character and take account of existing street tree planting and landscaping; improve privacy and minimise overlooking, provide a buffer between buildings (both on-site and on neighbouring properties), minimise maintenance and irrigation requirements and provide a buffer between vehicle accessways and habitable room windows of dwellings

All site stormwater to discharge into councils existing system and must not adversely affect its performance or efficiency. Onsite detention and treatment will be required for internal stormwater. Dwellings fronting Clarke Street are to discharge directly to kerb and gutter.

STEDs headworks charges to be paid according to Engineering calculation at normal connection rates. These headworks charges include connection feeds for 55 units, 1 community facility, rising main and pump station upgrade.

Each of the proposed allotments shall be connected to the Common Effluent Drainage Scheme, all costs being borne by the developer.

A competent Plumber or Drain Layer Licensed to perform such work shall carry out the construction of any extension to the Common Effluent Drainage Scheme and construct all new connections to the scheme.

Suitable as constructed drawings showing drain lengths, offsets from property boundaries, drain and connection depths and drain grades of any extensions and/or new connections to the Common Effluent Drainage Scheme shall be provided to Council within 30 days of the completion of such work.

.../Cont.

4.1 455/385/06 - Cube Architects (continued)

An appropriate Waste Control System be approved for the site prior to Full Development Approval being issued.

CARRIED

4.2 455/387/06 - Hassell Pty Ltd

**SUMMARY TABLE**

Date of Application	29.03.06
Subject Land	2 & 4 North Parade, Strathalbyn
Applicant	Hassel Pty Ltd
Owner	Kerbel Pty Ltd
Assessment No.	A12950 and A12949
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone – Policy Area 21 Central Historic (Conservation)
Nature of Development	Motel – To construct a motel complex comprising 25 single storey office and caretakers flat building with associated car and bus parking and landscaping.
Type of Development	Consent/Merit
Public Notice	Category 3
Referrals	Transport SA
Representations Received	15
Representations to be heard	8
Date last inspected	June 2006
Recommendation	Approval
Originating Officer	Andrew Sladden

**ESD IMPACT/BENEFIT**

- Environmental      Likely increase in stormwater, decrease in existing vegetation.
- Social                Possible increase in noise, employment, overnight accommodation for sporting clubs competitions.
- Economic            Possible employment increase, tourism increase. Greater requirement for service provision (rubbish, hospitals, etc)

.../cont.



## 4.2 455/387/06 - Hassell Pty Ltd (continued)

### **BACKGROUND**

Development Application 455/261/05 for a similar development was lodged with Council in 2005. The Application was presented to DAP in October 2005 with a recommendation for approval. The Panel subsequently resolved to refuse the application and the applicants appealed the refusal decision to the ERD Court. At the compulsory court conference, a compromise was reached and the application approved with the consent of DAP. A third party appeal was subsequently lodged with the ERD Court where it was discovered that Council had made a fundamental error in the assessment of the application and the appeal was struck out.

The purpose of this application is to seek Provisional Development Plan Consent for the proposed motel which is essentially very similar to that agreed upon by DAP and the applicant at the ERD Court conference.

### **THE PROPOSAL**

#### **Nature of Development**

The application is for a 25 unit Motel incorporating caretaker's residence, office, laundry, kitchen and associated car parking. The Alexandrina Council Development Plan Residential (Strathalbyn) Zone does not list a Motel as a non-complying form of development, therefore the application is consent on merit. The Development Plan does not describe categories of notice and accordingly, the application is considered to be a Category 3 form of Development under the Development Act 1993 as it cannot be considered to be a minor form of Development.

A Motel is defined pursuant to Schedule 1 of the Development Act 1993 as:

*"A building or group of buildings providing temporary accommodation for more than five travellers, and includes an associated restaurant facility but does not include a hotel or residential flat building."*

#### **Detailed Description**

The application seeks to construct five detached buildings, four of which are single storey and contain the 25 motel units. The fifth is two storeys in height with a ground floor office, kitchen and laundry and upper floor caretaker's residence.

The buildings are located in a 'semi-circle', surrounding a central car parking area with landscaping provided around the southern and eastern boundaries of the allotments.

.../cont.

### 4.2 455/387/06 - Hassell Pty Ltd (continued)

The total site area of the proposal is approximately 4323.43m<sup>2</sup>, with site coverage of approximately 1316m<sup>2</sup> and includes 1450m<sup>2</sup> of landscaping with 29 car parks internally within the site with room to park a bus.

Two types of unit are proposed, each with decking. Type one has the beds in the main suite, type two has a separate main room and two single beds in the main suite.

The access and egress to the site is via an eight metre wide driveway crossover on the northern side of the site.

The proposed setbacks for the buildings from the boundaries are:

- 5 metres from the building alignment to East Terrace at the closest point with an
- average of 7 metres and 4 metres from the deck.
- 2.2 metres from the building alignment to North Parade with an average of 4.6 metres and 1.5 metres from the deck.
- The western boundary (adjoining the tennis club) has the screened refuse area on the boundary and then alternates in setback from 1.2 metres, to 1.5 metres and up to 2 metres.
- The southern boundary (adjoining a residence) has a small portion of the building alignment setback 4.5 metres from the boundary, with the bulk of the building setback 6.5 metres.

The materials proposed to be used for the construction of the motel are stone and face brickwork for the walls, windows in natural anodised aluminium, the decking in plantation hardwood and the roof in galvanised corrugated iron.

The walls of the motel are predominately 4.2 metres high with the top of the gabled roof at approximately 7.5 metres. The two storey component is a maximum of 9 metres above natural ground level.

The applicants have also provided very basic details of landscaping which includes extensive landscaping around the eastern and southern boundaries of the subject site.

### Notes

Cr Woolford, Presiding Member, welcomed Mr Ivan Stone (representor) to the meeting who gave a brief summary of his representation, 1:55 p.m. to 1:57 p.m.

.../cont.

### 4.2 455/387/06 - Hassell Pty Ltd (continued)

Cr Woolford, Presiding Member, welcomed Mrs Kathy Fleither (representor) to the meeting who gave a brief summary of her representation, 1:58p.m to 2.02p.m. Kathy also handed out a Planning report by Nolan and Rumbsey which was tabled.

Cr Woolford, Presiding Member, welcomed Mr David Cooney (representor) to the meeting who gave a brief summary of his representation, 2:02 p.m. to 2:05 p.m.

Cr Woolford, Presiding Member, welcomed Mrs Jackie Clarke (representor) to the meeting who gave a brief summary of her representation, 2:06 a.m. to 2:10 p.m. A letter by Jennifer Ann Martin (absentee representor) was also read on her behalf by Jackie Clarke.

Cr Woolford, Presiding Member, welcomed Mrs Heather Geue (representor) to the meeting who gave a brief summary of her representation, 2:11 p.m. to 2:13 p.m.

Cr Woolford, Presiding Member, welcomed Mr Vincent Rigter (Senior Planner, Hassell Pty Ltd) on behalf of Hassell Pty Ltd (applicant) to the meeting. Mr Rigter gave an overview of the application and issues addressed by representors, 2.13p.m. to 2.20pm. Questions were asked by the Panel of Mr Rigter.

**Moved Cr Beckett seconded Cr Reedman that the Development Assessment Panel moves into camera at 2.22p.m.**

**That Cherry Getsom (Team Leader – Planning), Tom Gregory, Andrew Sladden, Andrew Burley, Chad King, David Zanker (Planners) and Heather Atkinson (Relief Personal Assistant) remain in the meeting. Des Commerford (Director of Environment and Lifestyle Services) entered the room for debate at 2.24pm.**

**CARRIED**

**Moved Cr Oliver seconded Cr Reedman that the Development Assessment Panel moves out of camera at 2.55p.m**

**CARRIED**

The gallery were then called back to the meeting and Cr Woolford, Presiding Member, advised the Gallery of the decisions made by the Development Assessment Panel.

.../cont.

4.2 455/387/06 - Hassell Pty Ltd (continued)

Moved Cr Beckett seconded Cr Oliver that the Development Assessment Panel refuse Development Application 455/387/06 for a Motel complex comprising 25 single storey units and a two storey caretakers flat building with associated car and bus parking and landscaping at 2-4 North Terrace, Strathalbyn, as the proposal is considered to detrimentally effect the character and amenity of the locality. In particular, Council considers the proposed development to be seriously at variance with the following Objectives and Principles of Development Control from the Alexandrina Development Plan:

Residential (Strathalbyn) Zone

Objectives

- Objective 1: A zone primarily accommodating detached dwellings and other types of low density residential development, with medium-density residential development and supportive community, educational and recreational facilities in appropriate locations.
- Objective 5: Development having a high standard of design and appearance to complement the traditional building styles and design elements typical in the town before the 1950's.
- Objective 8: Preservation of the attractive streetscapes along East, South and West Terraces, North Parade, Commercial Road and elsewhere within Historic (Conservation) Policy Areas and their visually important features including, building facades, rooflines, walls, fences, trees and gardens.

The proposal is considered to be out of character with the locality as it is a commercial development, which does not compliment the existing buildings and streetscapes.

Principles of Development Control

- 1 Development other than for residential purposes or the provision of community, educational or recreational facilities should not be undertaken.
- 23 Development fronting East, West and South Terraces and Coronation, Ashbourne and Commercial Roads should not impair the appearance or visibility of existing buildings of traditional style first constructed prior to 1950.

.../cont.

4.2 455/387/06 - Hassell Pty Ltd (continued)

The proposal is considered to be out of character with the locality as it is a commercial development, which does not compliment the existing buildings and streetscapes.

Strathalbyn District

Principles of Development Control

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

The proposal is considered to be incompatible with the residential nature of the locality

- 55 Development of a hotel, motel or related tourist accommodation facilities should only be undertaken where:
- (a) the total floor area of existing development, including outbuildings but excluding driveways and car parking areas, would not exceed 30 percent of the site;
  - (b) the development is limited to a height of one storey where the proposed development is located within 6.0 metres of the boundary of any abutting site;
  - (c) car parking, service and storage areas of rubbish are to be sited and screened suitably with fencing or landscaping;
  - (d) the development is designed, having regard to orientation and siting of buildings, the provision of car parking and manoeuvring areas, and the allocation of landscaped buffer areas to minimise disturbance to adjoining land through noise, lighting spill and intrusion on privacy; and
  - (e) the development is to be sited within a built-up urban area or an area proposed for urban development and adjacent to a secondary arterial or local road shown on Maps.

Council Wide

Principles of Development Control

- 136 The appearance of land, buildings and objects should not impair the amenity or character of the locality in which they are situated.

.../cont.

4.2 455/387/06 - Hassell Pty Ltd (continued)

- 216 Building development should be located and designed in respect of the size, colour, form, siting, architectural style and materials of construction of buildings to harmonise with, the objectives for an area, other buildings of historical significance or heritage value or, in the absence of guidance from these, the predominant character of existing building development.
- 221 Tourism developments should:
- (a) enhance the character of the locality in which they are to be located;
  - (b) be compatible with the cultural and heritage values of the locality and the Region;
  - (c) be small in scale and designed and sited to be compatible with the local environment;
  - (d) enhance the visual amenity of the locality;
  - (e) utilise, where possible, existing buildings, and particularly heritage buildings.
- 227 Tourism developments should:
- (a) not exceed the capacity of the infrastructure or facilities required to service them;
  - (b) use external materials of construction that are in keeping with traditional building styles, incorporating by way of example; stone, masonry or weatherboard walls, timber framed windows, pitched corrugated steel roofs in either naturally weathered galvanised iron or similar, verandahs where appropriate and outbuildings, fences and other structures to complement the major buildings;
  - (c) provide vehicle parking and access ways which are surfaced with materials appropriate to maintaining the character of the locality;
  - (d) be designed and sited to prevent overshadowing and overlooking;
  - (e) provide safe and convenient vehicle access that is compatible with the surrounding uses.

The proposal is at variance with the existing character, amenity and scale of buildings within the locality

CARRIED

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

Tom Gregory - St Lukes, Pt Elliot

- Controversy with application. Community is anxious over what will be developed there. Native vegetation is the main issue – to be retained.
- Monetary trade off – Council favorably looking at it.
- Development of 26 allotments with 2,200sq metres being the largest.
- Council to retain portion of front allotments vegetation for buffer.
- Decision to be made under Delegation. To be a Category One Application.
- Presentation to executives on application tomorrow.
- A number of residents have right of way to land on northern and eastern boundaries portion, to boomer beach car park. These residents will have access to the beach via the road network.
- 8 metre set back from roadway (4 – 9 is 10 metres).
- Land management agreement applicable to front buffer zones and dunes.
- Ward members to be kept in the loop, Des to arrange meetings and presentations.

Summary of Applications - Cherry Getsom

A summary of applications taken to the Development Assessment Panel in the 2005/2006 financial year was provided. A total of 38 applications were presented to the Panel during this time. Twenty nine of these applications were either approved or approved subject to concurrence from the Development Assessment Commission. Nine applications were refused, five of these nine refusals were appealed, one appeal was upheld, one appeal was withdrawn and three Commercial forestry applications are due to be heard at the compulsory conference on the 1st August 2006.

Ngarrindjeri Correspondence In/Out. – Cr Beckett

Cr Beckett gave an update on what is happening with them. Graham Webster is putting together a strategic plan to assist the process of correspondence between Ngarrindjeri community and Council.

.../cont.

**General Items for Discussion ( continued)**

**Planning Staff Attendance – Cr Woolford**

Cr Woolford noted it was very positive to see all Planning Staff in attendance at the meeting.

**ITEM 9.      NEXT MEETING**

21<sup>st</sup> August 2006, time to be advised.

**MEETING CLOSED AT 3.10PM**

**MINUTES CONFIRMED:** .....

**PRESIDING OFFICER**

**DATED:** .....