

ALEXANDRINA COUNCIL

NOTICE OF MEETING

Notice is hereby given to the Members that a meeting of the Development Assessment Panel will be held in the Large Meeting Room (old Goolwa Council Chambers) on 26 October 2004 commencing at 10:00 am

Inspections of 3 of the applications will commence from the Goolwa Council office at 8:30 a.m. as follows:

- 38 Ocean Road, Port Elliot – Item 2.1
- Lot 148 Goolwa Road, Middleton – Item 3.1
- 189 Fenchurch Street, Goolwa – Item 4.3

Your attendance is requested.

10:00 a.m.	Development Assessment Panel commencement
10:05 a.m.	Mr D Hutchinson (Access Planning on behalf of applicant) – Item 2.1
10:30 a.m.	Mr M Heinrich (Fleurieu Regional Development Board on behalf of applicant) – Item 3.1
10:45 a.m.	Ms Sue West (on behalf of applicant) – Item 4.2
11:00 a.m.	Mr G Williams (applicant) – Item 4.3
11:30 a.m.	Conclusion of meeting.

DES COMMERFORD
ACTING CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 26 OCTOBER 2004 AT 10:00 AM
IN LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)

TABLE OF CONTENTS

ITEM NO.	SUBJECT	PAGE NO.
ITEM 1	<u>CONFIRMATION OF MINUTES</u>	3
ITEM 2.	<u>DEVELOPMENT APPLICATIONS</u>	4
2.1	455/739/04 - BJ Hindle	4
ITEM 3.	<u>DEVELOPMENT APPLICATIONS - NON-COMPLYING</u>	9
3.1	455/1018/04 - Liz Pitman 'Fleurieu Fine Foods'	9
ITEM 4.	<u>DEVELOPMENT APPLICATIONS - CATEGORY 2</u>	13
4.1	455/585/04 - Network Design & Construction.....	13
4.2	455/276/04 - Emmanuel Christian Fellowship	17
4.3	455/629/04 - G Williams	22
ITEM 5.	<u>DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE</u>	27
ITEM 6.	<u>DEVELOPMENT ASSESSMENT - BUILDING</u>	27
ITEM 7.	<u>MATTERS REFERRED FOR FOLLOW-UP</u>	27
ITEM 8.	<u>GENERAL ITEMS FOR DISCUSSION</u>	27
ITEM 9.	<u>NEXT MEETING</u>	27

**Development Assessment Panel
Report and Agenda
on 26 OCTOBER 2004 commencing at 10:00 am
in the Large Meeting Room (old Goolwa Council Chambers)**

PRESENT

APOLOGIES

IN ATTENDANCE

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 27th September 2004.

RECOMMENDATION

That the minutes of the Alexandrina Council Development Assessment Panel held on 27th September 2004 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/739/04 - BJ Hindle

SUMMARY TABLE

Date of Application	18 th June 2004
Subject Land	38 Ocean Road Port Elliot
Assessment No.	A3585
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Two, two-storey semi-detached dwellings
Type of Development	Consent on Merit
Public Notice	N/A
Referrals	Nil
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	14 th October 2004
Recommendation	Refuse
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater.
- Social Increase in medium density housing stock.
- Economic Increase in value to property owners.

THE PROPOSAL

Nature of Development

The proposal is for the development of two two-storey semi-detached dwellings at 38 Ocean Road within the Residential Zone of the Alexandrina Council Development Plan.

.../cont.

2.1 455/739/04 – BJ Hindle (Continued)

Detailed Description

The proposed semi-detached dwellings are to be a mirror image of each other and comprise two storeys; the ground level will include a double garage, 2 bedrooms, a living area, laundry, bathroom and storage room. The upper levels are to include open plan living areas, kitchen and meal areas, master bedrooms and north facing balconies and a south facing deck. The proposed external cladding is to consist of precast concrete panels and glass and the roofing is to be colorbond. A landscaping plan has been submitted with the application.

Each of the proposed dwellings is to be setback 7 metres from the front property boundary to the single storey garage and have site coverage of 45.38 per cent, the dwellings are to be a maximum of 7.5 metres high.

The subject land has an area of approximately 780m² and a frontage of 18.29 metres to Ocean Road. A proposal for land division is expected should this application be approved, as per correspondence dated 8th September 2004, this would provide for allotments of approximately 390m² per dwelling each with a frontage of approximately 9 metres.

REFER ATTACHMENT 2.1(a) (page 1)

SITE & LOCALITY

The subject land is currently vacant except for the presence of several large bushes located in the centre of the allotment and the site is relatively level. The allotment is situated within a locality considered high in amenity value due to the available views of the Southern Ocean and Encounter Bay coastline. A number of quality large two storey dwellings can be found within the locality, with large front windows and balconies used to take advantage of the available views. Setbacks within the locality are fairly consistent at approximately 8 metres. Allotment sizes and shapes are generally uniform, being predominately rectangular and ranging between 700m² and 800m² with frontages averaging between 18 and 20 metres. Three smaller allotments are located on the corner of Francis Street and Ocean Road, these allotments were created in 2002 (under delegation) through the division of two allotments into three, the smallest of these allotments is 491m² each has a frontage of approximately 11 metres.

The locality for this application is defined as being Ocean Road as bordered by Francis St and Matthew Street.

REFER ATTACHMENT 2.1(b) (page 12)

.../cont.

2.1 455/739/04 – BJ Hindle (Continued)

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The following Principles of Development Control are seen as especially relevant to this application:

Council Wide Principle of Development Control 9:

The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

Council Wide - Port Elliot and Goolwa Principle of Development Control 6

Development which would result in two or more detached dwellings on the same allotment should not be undertaken.

Residential Zone Objective 1.

A zone primarily accommodating a range of dwellings, together with appropriate community uses complementing the permanent and the holiday accommodation requirements of the urban coastal area.

Principle of Development Control 2

Buildings should not exceed 8.0 metres in height and should not cover more than 50 percent of the area of the allotment.

Principle of Development Control 8

Development should be compatible with the character and amenity of the locality.

Principle of Development Control 9

Buildings and structures should be of a high standard of design with regard to external appearance, building materials, colours, siting, bulk, loss of privacy, overshadowing, landscaping and provision for future maintenance.

COMMENTS

The proposed two storey semi-detached dwellings incorporate both rear decks and front balconies, as available views are to the front the balconies are not considered to have significant overlooking impacts. The rear decks allow for approximately 12 metres from the rear property boundary and some degree of overlooking into neighbouring rear yards can be expected.

.../cont.

2.1 455/739/04 – BJ Hindle (Continued)

The proposal covers just below 50 per cent (45.38%) of the site and leaves just enough space for a septic soakage system, however there is not sufficient area for any additional future development should it be required. An application for a septic system has been lodged, whilst this initially appeared acceptable by Councils Environmental Health Department the front setback distance for the application was required to be changed to 7 metres from the front property boundary, leading to the rear decking of both dwellings being .5 of a metre within the septic soakage area.

The application proposes a high quality residential development within a residential area that has a high quality character and amenity value. The character of the locality is also fairly uniform, with large rectangular shaped allotments of between 700 to 800 m² in size, having frontages between 18-20 metres. A number of large two storey detached dwellings exist within the locality, all again with fairly uniform setbacks of approximately 8 metres.

Whilst the application is for two semi-detached dwellings any assessment must take into consideration the proposed site dimensions for each of these dwellings and the possibility for future sub division. The proposed allotment sizes at 350m² per dwelling fall well below the requirements of the Alexandrina Development Plan. These small allotment sizes are not considered to be in keeping with the existing well established character of the locality that will not add to the existing amenity value of the locality. It is accepted that Port Elliot and Goolwa Principle of Development Control 6 specifically mentions two or more detached dwellings upon one allotment it is understood that it is the intention of this principle to indicate that not more than one dwelling should be sited upon an allotment.

Whilst semi-detached dwellings may give a similar appearance in terms of bulk they lead to greater intensification in terms of use of the site in terms of stormwater and waste treatment. The quality of the proposed development is consistent with the locality, however the introduction of semi-detached dwellings and smaller allotment sizes in an area that has an established character of large detached dwellings upon larger allotments will add an increased density and impact that is not considered appropriate.

RECOMMENDATION

That the Development Assessment Panel refuses Development Application 455/739/04 for two two- storey semi detached dwellings at (Lot 219) 38 Ocean Road, Port Elliot as it is considered significantly at variance with:

.../cont.

2.1 455/739/04 – BJ Hindle (Continued)

Council Wide Principle of Development Control 9:

The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

And

Principle of Development Control 8

Development should be compatible with the character and amenity of the locality, of the Alexandrina Council Development Plan. In that it proposes an increase in density that is not considered compatible with the locality and will result in site areas less than those required within the Plan.

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 455/1018/04 - Liz Pitman 'Fleurieu Fine Foods'

SUMMARY TABLE

Date of Application	24 th August 2004
Subject Land	Lot 148 Goolwa Road Middleton
Assessment No.	A1371
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Change of use to Light Industrial
Type of Development	Non-Complying "Minor"
Public Notice	N/A
Referrals	Nil
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	14 th October 2004
Recommendation	Proceed with assessment
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental The applicant has advised that the proposal will not produce excessive odours, fumes, dust, smoke or noise.
- Social Possible impact upon adjoining property owners is expected to be minimal.
- Economic Positive economic impact for the applicant and the owner of the property as this will enable a better opportunity for facilitating business.

BACKGROUND

The applicant currently runs a 'Home Activity' from 1 Thomas St, Middleton, manufacturing gourmet food products.

Home Activity defined as: use of a site by a person resident on the site –

- a) that does not detrimentally affect the amenity of the locality or any part of the locality; and

.../cont.

3.1 455/1018/04 – Liz Pitman 'Fleurieu Fine Foods' (Continued)

- b) that does not require or involve any of the following:
- i. assistance by more than one person who is not a resident in the dwelling;
 - ii. use of a floor area exceeding 30m²;
 - iii. imposition of services which is of any demand or load greater than that which is ordinarily imposed by others of the services in the locality;
 - iv. the display of goods in a window or about the dwelling or its curtilage;
 - v. the use of a vehicle exceeding three tonne tare in weight.

This involves selling to retail outlets and wholesalers for interstate export. The kitchen that is currently utilised for this home activity is small and makes production management difficult, hence the applicant is looking to relocate.

To Council staff's knowledge there have been no complaints with the business in its current location on Thomas Street.

Council records do not indicate what the building on the subject site is approved as/if at all. An application for a dwelling was received in January 1995 file notes indicate this application was withdrawn.

THE PROPOSAL

Nature of Development

The proposal is to relocate the existing Home Activity to an existing building located at Lot 148 Victor Harbor-Goolwa Road Middleton. As the applicant will not be living upon the subject land as there is no dwelling on the property, the proposal no longer falls within the definition of Home Activity.

The applicant proposes to utilise the existing kitchen area at 148 Victor Harbor-Goolwa Road for cooking and the bedroom for storage, she intends to relocate the existing cool room, kitchen sink, preparation area and oven from her current address to the subject land.

Detailed Description

The applicant proposes trading hours of 8.30am to 6pm Monday to Friday with no weekend trading, with only the applicant and one additional employee working there. No retail activity is to take place. Traffic increase is expected to be minimal with a delivery vans to be used on Mondays, Wednesdays and Thursdays to a total of 8-10 traffic movements per week.

.../cont.

3.1 455/1018/04 – Liz Pitman 'Fleurieu Fine Foods' (Continued)

Discussions with the Fleurieu Regional Development Board have indicated that the owner of the property will renovate the current building so as to make it more aesthetically pleasing.

The applicant has provided a statement of effect regarding the proposal and has contacted the adjoining neighbours who have advised they currently have no objections. She has also included signed statements from current neighbours indicating that the Home Activity at her current address has had no negative impact upon the ability of locality to be utilised for Residential purposes.

The subject land is located within the Residential Zone of the Alexandrina Development Plan. This zone lists Light Industrial land uses as non-complying.

In a "minor" Non-Complying application a statement of effect is required under Part 4 Section 17.6(b) of the Dev Act 1993, which states that no statement of effect is required for applications of a minor nature.

REFER ATTACHMENT 3.1 (page 14)

SITE & LOCALITY

The subject land is approximately 1000m² and currently exhibits a small single storey structure at the rear of the property. This building will be utilised to run the business. The owner has indicated that renovations will occur to improve the external appearance of the building. A large looped driveway currently exists on the property to allow for easy access and egress from the subject land.

A large allotment directly to the east of the subject land is currently vacant with the Beach Hut Bed and Breakfast located next door. A number of residential dwellings are located to the west and behind the subject land. These adjoining property owners have been advised of the applicants proposal.

CONSULTATION

Building

For the proposed Light Industrial Use the building is required to be converted to a Class 8 (Manufacturing Building) under the BCA. As a minimum all external walls within 3m of the boundary are required to be of fire rated construction. A full assessment of the application against the BCA would be required from a building perspective and may have significant issues.

.../cont.

3.1 455/1018/04 – Liz Pitman 'Fleurieu Fine Foods' (Continued)

Environmental Health

The Health Department have had no complaints thus far in the businesses current location. However the Health Department have already advised that the shed is not suitable when assessed against the requirements of the Environmental Food Act 2001.

COMMENTS

The application involves the introduction of an activity of a Light Industrial nature to an area zoned Residential. The current status of the business is such that should the applicant be living on the subject land then the proposal would fall within the definition of Home Activity. Whilst the proposal is currently deemed minor it is the possibilities for future growth that must be considered.

No public sales or display of product lines to the general public is included in this application, should the applicant wish to introduce retail activity to her business then a further application will be required. Increased traffic is expected to be minimal.

The applicant has advised adjoining property owners of the intended use of the subject land and whilst none have raised any objections they will be formally notified should the application proceed.

The application to allow this proposal has been received due to expansion of the existing home activity, however it is not expected that the business will expand to such a degree that it will have a negative impact upon the locality and any continued expansion (such as the introduction of retail sales) will require further development applications.

RECOMMENDATION

That the Development Assessment Panel resolve to proceed with an assessment of the change of land use from Residential to Light Industrial so that the requirements of the BCA, Environmental Food Act 2003, the aesthetics of the building and Category 3 Public Notification can be addressed and undertaken.

ITEM 4. DEVELOPMENT APPLICATIONS – CATEGORY 2

4.1 455/585/04 - Network Design & Construction

SUMMARY TABLE

Date of Application	14 th May 2004
Subject Land	Lot 484 Randell Road Hindmarsh Island
Assessment No.	A5845
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island)
Nature of Development	Telecommunications Tower
Type of Development	Consent on Merit
Public Notice	Category 2
Referrals	N/A
Representations Received	3
Representations to be heard	Previously heard
Date last inspected	18 th May 2004
Recommendation	Approval
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental Impacts within established standards.
- Social Enhanced communication, possible visible intrusion on the landscape.
- Economic Benefit to landowner and applicant and to those using this service.

BACKGROUND

This application was first presented to the Development Assessment Panel on the 27th of July 2004. At this Panel meeting three representors were heard, Mr Tom Chapman, Ms Susan Morley and Mr and Mrs A Carter. The applicants also addressed the Panel.

The matter was deferred at this meeting so that the practicability of an alternative site for the proposed facility could be discussed between Council, Telstra and the operators of the Hindmarsh Island Marina with various models ranging from a 40 to 60m high tower to be looked at.

.../cont.

4.1 455/585/04 – Network Design & Construction (Continued)

The applicants planning consultant have provided evidence that those negotiations have taken place and that various models were looked at in

terms of coverage. From a network perspective the applicant advises that there are real technical reasons why these alternative sites are not viable. These reasons are explained and demonstrated in the letter and models attached.

REFER ATTACHMENT 4.1(a)(page 23)

In regard to the future planning of Hindmarsh Island I agree with the Planning consultants report that the application must be assessed against the current requirements of the Development Plan and that the rezoning process provides Council with the opportunity to plan for telecommunications infrastructure.

THE PROPOSAL

The applicant proposes a 40m high lattice tower with associated telecommunications equipment attached, as well as a small equipment shelter and fenced area at the base of the tower.

Please see page 1 of the attached application documents for a detailed description of the proposal.

REFER ATTACHMENT 4.1(b) (page 29)

SITE & LOCALITY

The subject land lies on the northern side of Randell Road on Hindmarsh Island, within 2km of the entrance to the Island. The land is gently undulating, partially covered in mature Aleppo pine trees which would form a backdrop to the proposed structure, and opposite the Hindmarsh Island Marina development.

The proposed site is on a rise approximately 140m from the existing shed on lot 483, and 280m from the existing dwelling on lot 482.

REFER ATTACHMENT 4.1(c) (page 38)

PUBLIC NOTIFICATION

The application was placed on Category 2 Public Notice as required by the Development Act 1993, between the 19th of May and 2nd of June 2004.

Three representations were received within the prescribed time, and one received on the 8th of June, once the formal public notice period had expired.

.../cont.

4.1 455/585/04 – Network Design & Construction (Continued)

The main issues raised in the representations were the visual impact of the proposal, possible alternative sites, and possible health impacts of the infrastructure.

The applicant has submitted a detailed response to the representations.

REFER ATTACHMENT 4.1(d) (page 40)

The representors were heard at the Development Assessment Panel Meeting on the 27th of July 2004.

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The following Principles of Development Control are seen as especially relevant to this application:

Council Wide
Objectives 61, 72
Principles of Development Control 203, 204, 205, 207

COMMENTS

The site for the proposed structure has been carefully chosen within a rural zone on an appropriate site to minimise its visual impact as required by the Development Plan, whilst still meeting the other objectives of the Development Plan, in particular the communication needs of the community.

The application states that there is the capacity for other providers to co-locate on the structure if desired, as required by Council Wide Principle of Development Control 204.

It is my opinion that as initially supported by a previous Planning Officer (Ms Georgia West) that the application meets the relevant provisions of the Development Plan, and should be granted Development Plan Consent.

RECOMMENDATION

That the Development Assessment Panel approve Development Application DA 455/585/04 for a Telecommunications Facility at Lot 484 Randell Road Hindmarsh Island subject to the following condition:

.../cont.

4.1 455/585/04 – Network Design & Construction (Continued)

1. The site of the proposed building, in particular the equipment shelter and fencing shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.

4.2 455/276/04 - Emmanuel Christian Fellowship

SUMMARY TABLE

Date of Application	4 th March 2004
Subject Land	30 East Terrace, Strathalbyn
Assessment No.	A10901
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Christian Community Centre
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Transport SA
Representations Received	2
Representations to be heard	1
Date last inspected	15 th September 2004
Recommendation	Approval
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Increased stormwater runoff.
- Social Positive social impact for both the school and religious community with the provision of an additional meeting space / recreation.
- Economic Increase in the value of the property. Possible financial gain for owners should the building be used for occasional hire.

BACKGROUND

This application was presented to the Panel at the last meeting on the 27th of September, whilst the Panel were generally supportive of the concept it was determined to defer final consideration until further investigation into car parking facilities had been completed. These investigations are still ongoing at the time of agenda preparation and shall be made available to Panel members as soon as possible prior to the Panel meeting.

.../cont.

4.2 455/276/04 – Emmanuel Christian Fellowship (Continued)

THE PROPOSAL

Nature of Development

The proposal is for a multi- purpose education centre / worship centre to be incorporated within the existing Murraylands Christian College. The college will be utilising the facility for student assemblies and educational activities such as drama and music whilst the church will use the facility for worship and training. Church use will occur mainly during weekends.

Detailed Description

The proposal is for a two storey detached building located at 30 East Terrace, Strathalbyn. The site currently displays a number of school buildings such as a science building, home economics, an administration centre and staff rooms. The proposed multi- purpose centre is to be located at the East Terrace section of the school complex.

The proposed building will be 7 metres high however from East Terrace it will have the appearance of a single storey building as the site slopes to the south and there is a considerable drop between the front property boundary and the proposed building site. The ground floor will incorporate a kitchen and toilet facilities, an auditorium and a lecture room, the upper floor will have a lecture room, a store room, and administration office and a reception area.

The multi-purpose centre is to be setback 9 metres from the East Terrace frontage. The walls of the building are to be clad in 'Sandstone' and the roofing is to be Grey colorbond in order to match the existing administration block of the Murraylands Christian College.

Landscaping is proposed in the form of native species utilised in garden beds with shrubs and ground covers, a schedule of proposed species will be submitted to Council for final approval.

Forty three car parks are included in the proposal.

REFER ATTACHMENT 4.2(a) (page 54)

SITE & LOCALITY

The subject land is located within the Residential (Strathalbyn) zone of the Alexandrina Development Plan, although a number of mixed uses exist within the locality. Strathalbyn Primary School shares a boundary with the subject land and the Laucke Flour Mills are approximately 250 metres to the south. Residential dwellings of both single and double storey are located opposite the existing school and throughout the surrounding locality.

.../cont.

4.2 455/276/04 – Emmanuel Christian Fellowship (Continued)

As one of the four Terraces, East Terrace is considered a significant road within the Strathalbyn township and is heavily utilised by both passing and local traffic.

PUBLIC NOTIFICATION

The application was placed on Category 3 public notice on the 25th of March and completed this notice on the 8th of April with two representations being received.

REFER ATTACHMENT 4.2(b) (page 62)

The applicant has also submitted a response to the representations.

REFER ATTACHMENT 4.2(c) (page 65)

In summary concerns raised and responded to include; an additional two storey dwelling in the locality, increased traffic and car parking and the possibility of excess noise.

REFERRALS

As East Terrace is a State Government Road, then a referral to Transport SA was required. Transport SA raised concerns regarding the configuration of the initial proposal with conflict arising from the vehicles have two entranceways and one exit point on the western side of the proposed building. The applicant has since supplied amended plans which indicate one access and egress point on the western side of the proposed building, with additional car parking located on the eastern side of the building having only limited access.

CONSULTATION

Consultation has been undertaken with Council's Technical Services Department particularly in regard to the car parking issues and concerns raised by Transport SA. Technical services staff have viewed the amended plans and are satisfied that they meet the requirements of Transport SA.

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The following Principles of Development Control are seen as especially relevant to this application:

.../cont.

4.2 455/276/04 – Emmanuel Christian Fellowship (Continued)

Council Wide

Principles of Development Control

PDC 24 Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads.

PDC 100 The construction of access ways onto public roads should:

- (a) not interfere with or restrict drainage channels or watercourses;
- (b) be located in a safe and convenient location; and
- c) provide adequate parking/turning areas on site.

Strathalbyn District

Objectives

Objective 15: Attractive appearance of towns and their main road approaches.

Principles of Development Control

PDC 23 Car parking areas should be designed, constructed and landscaped to facilitate the efficient movement and parking of vehicles, ensure long term stability and ease of maintenance and screen the areas from adjoining roads.

Residential (Strathalbyn)

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 and West Terraces, North Parade and Commercial Road and their visually important features such as the churches, building facades, rooflines, walls, fences, trees and gardens.

.../cont.

4.2 455/276/04 – Emmanuel Christian Fellowship (Continued)

Principle of Development Control

PDC 25 Buildings and structures should be designated with regard to scale, height and proportions, as well as external appearance, materials, colours, siting and landscaping to complement and enhance the positive characteristics of the locality.

COMMENTS

The proposal in essence involves an addition to an existing use, the building to be utilised as part of the existing school facility and as part of the existing religious facility.

The proposed building is to be of a high quality and meets Development Plan guidelines in terms of height and setbacks and proposed cladding. It has been designed in order to match the existing buildings within the complex. Landscaping is also incorporated in the proposal to lessen any visual impact. The streetscape currently displays a large vacant area devoid of any significant vegetation leading into the greater school complex, the addition of the multi-purpose education centre in this vacant space will enhance the streetscape.

Issues regarding car parking and access were the most significant issues in the application and have been addressed by the applicant to the satisfaction of Councils Technical Services Department.

RECOMMENDATION

The Development Assessment Panel approve Development Application 455/276/04 for a Christian Community Centre at 30 East Tce, Strathalbyn, subject to the following conditions:

1. A landscaping plan indicating plant species and location be provided to Council for final approval.
2. Engineering plans and drawings for driveway entrances be provided to Council for final approval
3. Parking is to be constructed to meet requirements AS2890.1-1993
4. Site stormwater management plan required for paved surfaces.

4.3 455/629/04 - G Williams

SUMMARY TABLE

Date of Application	24 th May 2004
Subject Land	189 Fenchurch Street Goolwa
Assessment No.	A 17795
Relevant Authority	Alexandrina Council
Planning Zone	Residential Residential
Nature of Development	Five single storey group dwelling
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	2
Representations to be heard	Nil
Date last inspected	14 th October 2004
Recommendation	Refuse
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Increase in household waste and stormwater entering Goolwa treatment system. Removal of existing trees.
- Social Provision of smaller allotments relatively close to the town centre may increase accessibility of central services to elderly or disabled people.
- Economic Benefit to owner through increase in site value. Some benefit to Council through increased rating value for the property.

BACKGROUND

The proposal incorporates Lot 189a and Lot 189 Fenchurch Street, Goolwa, an application to create Lot 189a (455/D121/02) which contains the existing dwelling and to allow three detached dwellings be developed on the remaining portion of the land (455.1406.02) was approved by the Development Assessment Panel in March 2003.

4.3 455/629/04 – G Williams (Continued)

The applicant has since determined the cost of restoration of the existing dwelling too prohibitive and has submitted an application for 5 group dwellings, requiring the demolition of the existing dwelling. This existing dwelling is not listed as having heritage value and is likely to receive approval to be demolished.

THE PROPOSAL

Nature of Development

The proposal is for five single storey group dwellings upon the subject land at Lot 189 and 189a Fenchurch Street, Goolwa. Under the Development act (1993) group dwelling is defined as "one of a group of two or more detached buildings, each of which is used as a dwelling and one or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation".

Detailed Description

The proposal involves the development of five single storey group dwellings upon a residential allotment currently some 1994m² in size. Three dwellings (dwellings 3 through to 5) are to be located along the rear boundary of the allotment. Each is proposed to have a site area of 402m². Dwellings 1 and 2 are to be located at the front of the allotment, on site areas of 390m² for dwelling one and 395m² for dwelling two, and are to be setback 8 metres and 7.92 metres respectively from the front property boundary. The front two dwellings are to be separated by a 4.715 metre common driveway; this driveway forms a T shape to provide access to the three rear dwellings.

Proposed dwellings 1 and 2 are to have double garages, three bedrooms, family, meals and a kitchen area. Dwellings three and four will be mirror imaged dwellings joined by a party wall along the single car garage, each will have three bedrooms and family, meals and kitchen areas. Dwelling five will match proposed dwelling four however it will be a stand along dwelling.

All five proposed dwellings are to have colorbond roof cladding and santorini brick external cladding. All have a front portico to enhance the design aspects of the dwellings.

Visitor parking is available for all five proposed dwellings, however the proposal allows for three separate accesses to the subject land, two driveways (for dwellings one and two respectively) and a common driveway. A landscaping plan is incorporated in the proposal.

It is expected that an application for Community Title land division will be received should the application be approved.

.../cont.

4.3 455/629/04 – G Williams (Continued)

REFER ATTACHMENT 4.3(a) (page 68)

SITE & LOCALITY

The locality surrounding the property is residential, with a real mix of dwellings of different ages, styles, setbacks and states of repair. Many dwellings do not address Fenchurch Street, instead where possible they address a side street and present a side fence to Fenchurch Street, this means that the street scape of Fenchurch Street in this area is not of a high quality or amenity. The locality for this application has been defined as Fenchurch Street as bounded by Clark Street and Richard Street.

Allotment sizes also vary throughout the locality, immediately opposite the subject land allotment sizes are as large as 2100m², however at 5, 5A and 7A Clark Street sizes fall to 423m², these dwellings have individual street frontages. Six single storey dwellings are located on the adjoining property at Lot 187 Fenchurch Street; this property forms an L shape, surrounding the subject land on two sides. These single storey dwellings have an approximate site area of 560m² per dwelling.

PUBLIC NOTIFICATION

Under the Development Act (1993) Group Dwellings require Category Three Public Notification. Two representations were received in response to this Public Notification.

REFER ATTACHMENT 4.3(b) (page 76)

The applicant has also submitted a response to the representation.

REFER ATTACHMENT 4.3(c) (page 78)

The issues raised and responded to included; retaining an existing tree on the subject land and increased density.

CONSULTATION

Council's Environmental Health Department has approved septic systems for the proposed development.

Consultation has been undertaken with Council's Technical Services Department who advise that construction of stormwater infrastructure would need to be undertaken to Council's requirements to Clark Street, as per the adjoining development.

.../cont.

4.3 455/629/04 – G Williams (Continued)

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The following Principles of Development Control are seen as especially relevant to this application:

Council Wide Principle of Development Control 9

The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

Port Elliot and Goolwa District Principle of Development Control 4

No dwelling having external walls composed of a material other than masonry, brick, stone, timber, rendered masonry or asbestos cement cladding, should be erected unless such a building is not likely to detract from the character and amenity of the locality.

Port Elliot and Goolwa District Principle of Development Control 6

Development which would result in two or more detached dwellings on the same allotment should not be undertaken.

Residential Zone Objective 1

A zone primarily accommodating a range of dwellings, together with appropriate community uses complementing the permanent and the holiday accommodation requirements of the urban coastal area.

Principle of Development Control 2

Buildings should not exceed 8.0 metres in height and should not cover more than 50 percent of the area of the allotment.

Principle of Development Control 8

Development should be compatible with the character and amenity of the locality.

.../cont.

4.3 455/629/04 – G Williams (Continued)

Principle of Development Control 9

Buildings and structures should be of a high standard of design with regard to external appearance, building materials, colours, siting, bulk, loss of privacy, overshadowing, landscaping and provision for future maintenance.

COMMENTS

The proposal incorporates 5 dwellings on one allotment, although a Community Title land division application is expected should the dwelling application be approved. The application does not propose a building over 8m high and meets the site coverage requirement of 50%. The proposal creates an additional two accesses to Fenchurch Street that have been assessed as being satisfactory by Council's Technical Services staff.

The proposed allotments sizes are however considerably below the minimum requirement of the current Alexandrina Development Plan of 560m², ranging in size from 390m² to 402m². Whilst the character of the locality is somewhat mixed with large allotments and some smaller allotments located on Clark Street (at 423m² each with individual street frontage), the current application proposes a density greater than that which currently exists within the locality. This density is not considered compatible with the existing character and amenity of the locality.

RECOMMENDATION

The Development Assessment Panel refuse Development Application 455/629/04 for five single storey group dwellings at 189 and 189A (Lot 358) Fenchurch Street, Goolwa as it is considered at variance with:

Council Wide Principle of Development Control 9:

The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

AND

Principle of Development Control 8

Development should be compatible with the character and amenity of the locality, of the Alexandrina Council Development Plan.

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

ITEM 9. NEXT MEETING