

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 11th December 2014 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0301/2014 - To change the use of part of an existing office (St Martins House) to be used for radio broadcasting and associated office, signage and a 3.0 metre high antenna on the site of a Local Heritage Place - 13-15 Edward Street, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0311/2014 - To construct a two storey dwelling and verandah and carport on the site of an existing outbuilding, tennis court, swimming pool and associated fences - 45 Willow Avenue, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0325/2014 - To construct a single storey detached dwelling and garage (12.2m x 6.151m x 3.0m) - 1/29 Willow Avenue, Mount Gambier
- **4. DEVELOPMENT APPLICATION: 381/0329/2014 - To construct illuminated Advertising Signage (Billboard) - 120 Penola Road, Mount Gambier
- **5. DEVELOPMENT APPLICATION: 381/0226/2014 - To establish a depot for the receipt, storage, wrecking and recycling of scrap metal on the site of an existing second hand machinery sales business - 11-17 Wireless Road East, Mount Gambier

**Indicates invitation to meeting

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AGENDA

PRESENT: Mrs E Travers (Presiding Member)
Cr D Mutton, Cr I Von Stanke, Ms E Finnigan and Mr P Seebohm

APOLOGY/IES: moved the apology received from be accepted.
seconded

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
Planning Officer, Jessica Porter
Administrational Officer - Operational Services, Sarah Moretti

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THE LAND.

MINUTES: moved that the minutes of the Meeting held on Thursday, 18th
September 2014 be taken as read and confirmed.

seconded

1. Development Number: 381/0301/2014
Applicant: Lime FM
Owner: St Martins Lutheran Church
Description: To change the use of part of an existing office (St Martins House) to be used for radio broadcasting and associated office, signage and a 6.0 metre high antenna on the site of a Local Heritage Place
Address: 13-15 Edward Street, Mount Gambier
Nature of Development: Consent / Category 3
Zoning: Residential / Wehl Street South Local Heritage Policy Area 3
Report: Council Development Assessment Panel Report No. 37 / 2014
Correspondence: Response from Applicant L.65, Statement of Representation from P D Austin L.66, Correspondence from Richard Woods L.67, Correspondence from Richard Woods L.68, Letter from Applicant L.69

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 37 / 2014 be received;
- (b) The Applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be seriously at variance with the relevant Development Plan and is granted development plan consent and development approval, subject to the following conditions:
 1. The development shall be carried out in accordance with the plan/s approved by Council and with the Conditions of Approval.
 2. The building and land shall not be used for purposes other than those approved by Council.

3. The hours of operation of the business and use of the property shall not create nuisance and/or disturbance for any person/s and/or property in the immediate area.
 4. The advertising sign/s shall be maintained in a state of good repair and tidy condition at all times.
- (c) The applicant and owner be advised that the reasons for Councils Conditions of Development Approval are:
1. To ensure orderly and proper development.
 2. The proposed development is not a serious variance to the relevant Development Plan.

seconded

2. Development Number: 381/0311/2014
 Applicant / Owner: P D Elliott
 Description: To construct a two storey dwelling and verandah and carport on the site of an existing outbuilding, tennis court, swimming pool and associated fences
 Address: 45 Willow Avenue, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 38 / 2014

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 38 / 2014 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious variance with the relevant Development Plan and is granted Development Plan consent, subject to the following conditions:
1. The development shall be carried out in accordance with the plan/s approved by Council and with the Conditions of Approval.
 2. Driveway crossovers must not be closer than 1.5 metres to side entry pits, stobie poles, water meters and the like.
 3. The applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway in accordance with the plan/s approved by Council at the applicant's expense.
 4. The applicant shall be required to make satisfactory arrangements with Council in relation to the disposal of stormwater and surface drainage, which may involve the connection to the existing street drain and incorporate an inspection/access pit, at the applicant's expense.
 5. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
 6. The outbuilding shall only be used for purposes associated with the residential land use of the subject site.
- (c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to Council's Development Plan.
 3. To ensure that the outbuilding is used for purposes associated with the residential land use of the subject site.

seconded

3. Development Number: 381/0325/2014
 Applicant / Owner: E M T Holdings Pty Ltd
 Description: To construct a single storey detached dwelling and garage (12.2m x 6.151m x 3.0m)
 Address: 1/29 Willow Avenue, Mount Gambier
 Nature of Development: Consent/Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 39 / 2014

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 39 / 2014 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious variance with the relevant Development Plan and is granted Development Plan consent, subject to the following conditions:
1. The development shall be carried out in accordance with the plan/s approved by Council and with the Conditions of Approval.
 2. Driveway crossovers must not be closer than 1.5 metres to side entry pits, stobie poles, water meters and the like.
 3. The applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway in accordance with the plan/s approved by Council at the applicant's expense.
 4. The applicant shall be required to make satisfactory arrangements with Council in relation to the disposal of stormwater and surface drainage, which may involve the connection to the existing street drain and incorporate an inspection/access pit, at the applicant's expense.
 5. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
 6. The outbuilding shall only be used for purposes associated with the residential land use of the subject site.
- (c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to Council's Development Plan.
 3. To ensure that the outbuilding is used for purposes associated with the residential land use of the subject site.

seconded

4. Development Number: 381/0329/2014
 Applicant: Mr. Dylan Hill
 Owner: Mr. Aubrey David Hill & Suzanne Hill
 Description: To construct illuminated Advertising Signage (Billboard)
 Address: 120 Penola Road, Mount Gambier
 Nature of Development: Consent / Category 3
 Zoning: Commerce / Industry
 Report: Council Development Assessment Panel Report No. 40
 Correspondence: Statement of Representation from W Michelle & C Reschke L.70, Correspondence from Applicant L.71, Business Startup Plan from Applicant L.72, Correspondence from Applicant L.73, Discussion Paper from Applicant L.74

**Dylan Hill, the Applicant, has been invited to attend the meeting at 5.50 p.m. to discuss this matter.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 40 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all other supporting documentation, whilst the proposed development is considered not to be at serious variance with Councils Development Plan, the application be refused development Plan Consent for the following reasons:
1. The proposed signage will impair the amenity of the locality by adding clutter and visual disorder of the building.
 2. The proposed signage will not be compatible in scale with the building in which it is to be situated
 3. The proposed signage does not relate at all to the lawful use of the land and it is not located on the same site as that use.

seconded

5. Development Number: 381/0226/2014
 Applicant: Forklift & Steel Pty Ltd
 Owner: P J Butcher
 Description: To establish a depot for the receipt, storage, wrecking and recycling of scrap metal on the site of an existing second hand machinery sales business
 Address: 11-17 Wireless Road East, Mount Gambier
 Nature of Development: Non-Complying / Category 3
 Zoning: Commerce / Industry
 Report: Council Development Assessment Panel Report No. 41 / 2014
 Correspondence: Correspondence from Applicant L.75, Correspondence from Applicant L.76

**Philip Butcher, the Owner, has been invited to attend the meeting at 5.50 p.m. to discuss this matter.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 41 / 2014 be received;
- (b) The Council Development Assessment Panel resolves to refuse to proceed with the assessment of the application.
- (c) Council Officers advise the Applicant of the Council Development Assessment Panel's resolution.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

3 December 2014
 AF13/399
 SM