

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 18<sup>th</sup> September 2014 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### AGENDA

- \*\*1. DEVELOPMENT APPLICATION: 381/0261/2014 - To construct a detached dwelling - 32 Jubilee Highway East, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0242/2014 - To construct a detached dwelling and a 189 square metre garage with a wall height of 3.6 metres - 46-48 Dohle Road, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0208/2014 - To construct an outbuilding (10.8m x 7.8m x 3.0m) on the site of an existing dwelling - 32 Willow Avenue, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/035/2014 - To create 230 residential allotments with associated roads and reserves - Stage 1 only, to create 29 residential allotments and associated roads and reserves - 1 and Section 268 Wireless Road West, Suttontown
5. DEVELOPMENT APPLICATION: 381/0259/2014 - To install eighty-four (84) solar powered lights around the perimeter of the Blue Lake and within the Lakes State Heritage Area - 115 Bay Road, Mount Gambier

\*\*Indicates invitation to meeting

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AGENDA

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

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

COUNCIL OFFICERS: 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, 21<sup>st</sup>  
August 2014 be taken as read and confirmed.  
seconded

1. Development Number: 381/0261/2014  
Applicant / Owner: Mr. Bradley Cutting  
Description: To construct a detached dwelling  
Address: 32 Jubilee Highway East, Mount Gambier  
Nature of Development: Consent / Category 1  
Zoning: Residential  
Report: Council Development Assessment Panel Report No. 31 / 2014  
Correspondence: Correspondence from Department of Planning, Transport and  
Infrastructure L.57

\*\*Bradley Cutting, 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. 31 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 as approved by Council and with the Conditions of Approval.
  - 2. The Applicant shall submit a Works and Service application to establish the new inverts and crossovers between the subject land and the carriageway in accordance with the plan approved by Council at the Applicants expense.

3. The existing invert where the old gate/access to the be removed and reinstated to kerb and water table to the Applicant's expense.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:
1. To ensure that the proposed development is used for purposes associated with the existing residential land use of the subject site;
  2. To ensure orderly and proper development;
  3. The proposed development is not at serious variance to Councils Development Plan.

seconded

2. Development Number: 381/0242/2014  
 Applicant / Owner: Mr. Craig Dixon  
 Description: To construct a detached dwelling and a 189 square metre garage with a wall height of 3.6 metres.  
 Address: 46-48 Dohle Road, Mount Gambier  
 Nature of Development: Consent / Category 2  
 Zoning: Country Living Zone  
 Report: Council Development Assessment Panel Report No. 32 / 2014  
 Correspondence: Letter from Applicant L.58

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 32 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 as approved by Council and with the Conditions of Approval.
  2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
  3. Dense landscaping shall be established on the eastern and western ends of the garage to provide a screen/buffer between the development and adjacent properties and to minimize the impact to any views from the Dohle Road.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:
1. To ensure that the proposed development is used for purposes associated with the existing residential land use of the subject site
  2. To ensure orderly and proper development
  3. The proposed development is not at serious variance to Councils Development Plan.

seconded

3. Development Number: 381/0208/2014  
 Applicant / Owner: A R Norman  
 Description: To construct an outbuilding (10.8m x 7.8m x 3.0m) on the site of an existing dwelling  
 Address: 32 Willow Avenue, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 33 / 2014  
 Correspondence: Letter from Applicant L.59

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 33 / 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 refused Development Plan Consent.
- (c) The applicant and owner be advised that the reasons for Council's refusal are:
1. The total floor area of the proposed outbuilding exceeds 60 square metres in floor area.
  2. The proposed outbuilding exceeds the maximum total building height parameter and is closer to the public road than the minimum setback guidelines as contained within the Mount Gambier (City) Development Plan consolidated 10 May 2012.
  3. The proposed outbuilding will be highly visible to the streetscape and locality and will dominate the associated and adjoining dwellings.

seconded

4. Development Number: 381/035/2014  
 Applicant: Sawley Lock Pty Ltd  
 Owner: Quickmix Industries Pty Ltd  
 Description: To create 230 residential allotments with associated roads and reserves – Stage 1 only, to create 29 residential allotments and associated roads and reserves  
 Address: 1 and Section 268 Wireless Road West, Suttontown  
 Nature of Development: Consent / Category 1  
 Zoning: Residential / Low Density Residential Policy Area 7  
 Report: Council Development Assessment Panel Report No. 34  
 Correspondence: Letter from Applicant L.60

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 25 / 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, subject to the following conditions:
1. The development shall be carried out in accordance with the plan/s as approved by Council (Plan reference 14\_105, 1 of 5, Rev B; 14\_105, 2 of 5, Rev B; 14\_105, 3 of 5, Rev B; 14\_105, 4 of 5, Rev B; 14\_105, 5 of 5, Rev B) and with the Conditions of Approval.
  2. The building and land shall not be used for purposes other than those approved by Council.
  3. All wall cladding, roofing material and external finishes used on the addition must be in a colour that matches those used on the existing building.
  4. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
  5. The buildings and surrounds 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 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 the relevant Development Plan.

seconded

5. Development Number: 381/0259/2014  
 Applicant: City of Mount Gambier  
 Owner: Minister of Water Resources  
 Description: To install eighty-four (84) solar powered lights around the perimeter of the Blue Lake and within the Lakes State Heritage Area  
 Address: 115 Bay Road, Mount Gambier  
 Nature of Development: Consent / Category 3  
 Zoning: Lakes/Lakes State Heritage Policy Area  
 Report: Council Development Assessment Panel Report No. 35 / 2014  
 Correspondence: Statement of Representation from D Jordan L.61, Correspondence from Department of Environment, Water and Natural Resources - State Heritage Unit L.62, Correspondence from Applicant L.63

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 35 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 as approved by Council and with the Conditions of Approval.
  2. The illumination from the lighting shall not spill over into adjacent residential areas.
  3. The illumination from the lighting shall not cause distraction to passing motorists.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
  2. The proposed development is not at serious variance to Councils Development Plan.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at \_\_\_\_\_ p.m.

10 September 2014  
 AF13/399  
 SM