

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 22<sup>nd</sup> January 2015 at 5.00 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### AGENDA

1. DEVELOPMENT APPLICATION: 381/0352/2014 - To construct a single storey detached dwelling, an outbuilding and a carport where the wall height of the outbuilding and carport is 3.6 metres - 20 King Grove, Mount Gambier
- \*\*2. DEVELOPMENT APPLICATION: 381/0237/2014 - To construct additions (outdoor area and new entrance) to an existing hotel - 161 Commercial Street West, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0422/2014 - To construct a detached dwelling and associated garage - 9 Mayflower Court, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/0426/2014 - To construct a detached dwelling and associated garage with a wall height greater than 3 metres - 4 Lakes Park Drive, OB Flat

\*\*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: 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, 18<sup>th</sup>  
December 2014 be taken as read and confirmed.

seconded

1. Development Number: 381/0352/2014  
Applicant / Owner: S Di Censo  
Description: To construct a single storey detached dwelling, an outbuilding and carport where the wall height of the outbuilding and carport is 3.6 metres  
Address: 20 King Grove, Mount Gambier  
Nature of Development: Consent / Category 2  
Zoning: Residential /North Western Growth Area  
Report: Council Development Assessment Panel Report No. 1 / 2015  
Correspondence: Correspondence from Master Plan L.01

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 1 / 2015 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 13\_152, 1 of 4, Rev L; 13\_152, 2 of 4, Rev L; 13\_152, 3 of 4, Rev L; 13\_152, 4 of 4, Rev L) and with the Conditions of Approval.
  2. The outbuilding shall not be used for purposes associated with the existing residential land use of the subject property.
  3. The footpath crossover area/s and footpaths shall be constructed in accordance with Council Policy F175 – Footways and Crossovers.
  4. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.

## PLEASE NOTE:

1. This consent does not eliminate the need to obtain any other necessary approvals from any/all parties with an interest in the land, including but not limited to Montebello Developments Pty Ltd.
- (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

2. Development Number: 381/0237/2014  
 Applicant: Chapman Herbert Architects Pty Ltd  
 Owner: Park Hotel Pty Ltd  
 Description: To construct additions (outdoor area and new entrance) to an existing hotel  
 Address: 161 Commercial Street West, Mount Gambier  
 Nature of Development: Consent / Category 3  
 Zoning: Mixed Use / Local Heritage Place  
 Report: Council Development Assessment Panel Report No. 2 / 2015  
 Correspondence: Response from Applicant L.02, Statement of Representation from P Dixon L.03, Correspondence from Richard Woods, Heritage Advisor L.04

**\*\*Stephen Herbert, the Applicant (Chapman Herbert Architects Pty Ltd), has been invited to attend the meeting at 5.00 p.m. to discuss this matter.**

**\*\*Peter Dixon, the Representor, has been invited to attend the meeting at 5.00 p.m. to discuss this matter.**

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 2 / 2015 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 at variance with Councils Development Plan and be 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.
  2. The building and land shall not be used for purposes other than those approved by Council.
  3. The car parking and driveway areas and footpath crossover as shown on the plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and line-marked and maintained in a useable condition at all times.
  4. The Applicant shall submit a Works and Service application to establish the new inverts and crossovers between the subject land and the road carriageway, and close any existing invert/s and crossover/s in accordance with the plan approved by Council and reinstate the footpath at the Applicants expense.
  5. Trees shall be selected to provide clear stem and spreading canopy. Advance trees and tree guards are recommended.
  6. Landscaping shall be undertaken and maintained at all times.
  7. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
  8. The building/s and surroundings shall be maintained in a good state of repair and tidy condition at all times.

seconded

3. Development Number: 381/0422/2014  
 Applicant: Unike Homes  
 Owner: J & R Devlin  
 Description: To construct a detached dwelling and associated garage  
 Address: 9 Mayflower Court, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 3 / 2015  
 Correspondence: Letter from Concept Design Group L.05

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 3 / 2015 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 at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
1. The development shall be carried out in accordance with the Plan/s as approved by Council.
  2. The garage shall only be used for purposes associated with the existing residential land use of the subject property
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development.
  2. It is not at serious variance with Council's Development Plan.

seconded

4. Development Number: 381/0426/2014  
 Applicant: Designs By Solly  
 Owner: D B & J P Hosking & H M Sheehan  
 Description: To construct a detached dwelling and associated garage with a wall height greater than 3 metres  
 Address: 4 Lakes Park Drive, OB Flat  
 Nature of Development: Consent / Category 2  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 4 / 2015  
 Correspondence: Letter from Applicant L.06

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 4 / 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 at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
1. The development shall be carried out in accordance with the Plan/s as approved by Council.
  2. The garage shall only be used for purposes associated with the existing residential land use of the subject property
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development.
  2. It is not at serious variance with Council's Development Plan.

seconded

MOTIONS WITHOUT NOTICE -

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

14 January 2015  
 AF14/354  
 SM