

**Date:** Thursday, 18 June 2020  
**Time:** 5.45 p.m.  
**Location:** Council Chamber, Level 4  
Civic Centre  
10 Watson Terrace  
Mount Gambier

# AGENDA

## Supplementary Items Agenda Council Assessment Panel 18 June 2020



**Tracy Tzioutziouklaris**  
Assessment Manager

17 June 2020

## Order Of Business

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## 1 REPORTS

### 5.6 16 BENGALEE CRESCENT, MOUNT GAMBIER – REPORT NO. AR20/36900

<b>Development No:</b>	<b>DA 381/0131/2020</b>
<b>Applicant:</b>	<b>SK Home Builders Pty Ltd</b>
<b>Property Address:</b>	<b>16 Bengalee Crescent, Mount Gambier</b>
<b>Property Owner:</b>	<b>Alice and Stephen Kutchel</b>
<b>Report No:</b>	<b>AR20/36900</b>
<b>CM9 Reference:</b>	<b>AF19/488</b>
<b>Author:</b>	<b>Emily Ruffin, Planning Officer</b>
<b>Authoriser:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Nature of Development:</b>	<b>Consent/Category 1</b>
<b>Description:</b>	<b>To construct a single storey detached dwelling with garage, portico and veranda under main roofline and a detached outbuilding (garage and games room)</b>
<b>Zoning:</b>	<b>Residential</b>
<b>Policy Area:</b>	<b>N/A</b>
<b>Heritage:</b>	<b>N/A</b>

#### REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/36900 titled '16 Bengalee Crescent, Mount Gambier' as presented on 18 June 2020 be noted.
2. The Applicant and Owner be advised that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and that subject to provision of a revised site plan correctly identifying the road and access easement, the application be granted Development Plan Consent subject to the following conditions;
  - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained thereafter.
  - (b) The garage shall only be used for purposes associated with the existing residential land use of the subject property
  - (c) Stormwater shall be directed to the Council's drainage system, or managed onsite, and shall not be discharged onto land in other occupation.
3. The applicant and owner be advised of the following reasons for Council's conditions of approval;
  - (a) To promote orderly and proper development.
  - (b) To maintain the amenity of the location in which the subject land is situated.
4. The applicant and owner be advised that whilst the 'short access easement' is intended by the applicant and owner to provide temporary access only to the subject property. Council is aware of the intent to further develop the land to include a road reserve to this frontage,



Council cannot guarantee any level of development will occur on the access easement, nor that the developer will deliver any further development in the locality. Council will not be responsible for development of, or management of the land subject to the easement providing access to the subject allotment as this land will not be under the care and control of Council at any time.

