

COUNCIL DEVELOPMENT ASSESSMENT PANEL

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

MINUTES

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

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: Cr Von Stanke moved that the minutes of the Meeting held on Thursday, 18th December 2014 be taken as read and confirmed.

Cr Mutton seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Representor and Applicant that attended the meeting:

- Every Council is required to establish a Development Assessment Panel to determine and make decisions on development applications as delegated to the Panel.
- The Panel operates under the Development Act.
- When the Panel is considering an application, it must assess the proposal against Council's Development Plan.
- This will involve a judgement based on whether or not the proposed development meets and satisfies planning principles.
- The Development Assessment Panel consists of four (4) Independent Members and three (3) elected Council Members.
- The meeting itself is informal, however all decisions made by the Development Assessment Panel are formal.
- There will be no talking or interacting from the public gallery. If there is, you may be asked to leave.
- Once the Panel has heard your representation we will ask you to leave as the Development Assessment Panel reaches its decision in confidence. You may ring your Council tomorrow afternoon to find out the results of tonight's meeting.
- You will each have five (5) minutes to make your presentation.

Development Application No: 381/0237/2014

- Pamela Reid (the Representor), spoke in relation to these matters at 5:04 p.m.
- Stephen Herbert (the Applicant), spoke in relation to these matters at 5:09 p.m.

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

The Council Development Assessment Panel 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 only 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.

Carried

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

The Council Development Assessment Panel 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 landscaping should be established within 12 months of the completion of the development and shall be maintained and replaced if it dies.
 8. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 9. The building/s and surroundings shall be maintained in a good state of repair and tidy condition at all times.

Carried

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

The Council Development Assessment Panel 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.

Carried

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

The Council Development Assessment Panel 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.

Carried

The meeting closed at 5:27 p.m.

23 January 2015
 AF14/354
 SM

CONFIRMED THIS

DAY OF

2015.

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 PRESIDING MEMBER