

## MOTION WITHOUT NOTICE 1

### COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday, 17<sup>th</sup> September 2015 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

1. Development Number: 381/0184/2015  
Applicant: D R Spencer  
Owner: D R & N M Spencer  
Description: To construct a garage (7.45m x 7.88m x 3.5m) along the north western property boundary and a total wall height of 3.5 metres  
Address: 8 Pearce Crescent, Mount Gambier  
Nature of Development: Consent / Category 2  
Zoning: Residential Regeneration

The Council Development Assessment Panel, at its meeting of 16<sup>th</sup> July 2015 resolved:

- “(a) Council Development Assessment Panel Report No. 14 / 2015 be received;*  
*(b) The matter be let lie on the table to allow further discussion regarding the application.”*

moved it be recommended:

- (a) Development Application 381/0184/2015 (Applicant - D R Spencer) be lifted from the table.

seconded

## **MOTION WITHOUT NOTICE 2**

### **COUNCIL DEVELOPMENT ASSESSMENT PANEL**

**Meeting to be held on Thursday, 17<sup>th</sup> September 2015 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre**

2. Development Number: 381/0184/2015  
Applicant: D R Spencer  
Owner: D R & N M Spencer  
Description: To construct a garage (7.45m x 7.88m x 3.5m) along the north western property boundary and a total wall height of 3.5 metres  
Address: 8 Pearce Crescent, Mount Gambier  
Nature of Development: Consent / Category 2  
Zoning: Residential Regeneration  
Report: Council Development Assessment Panel Report No. 18 / 2015

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 18 / 2015 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, whilst the proposed development is considered not to be at serious variance with Council's Development Plan, the application be refused Development Plan Consent for the following reasons:
1. The wall height of the proposed outbuilding exceeds 3.0 metres;
  2. The width of the proposed outbuilding exceeds 6.0 metres and 33% of the allotment frontage;
  3. The scale of proposed outbuilding is not sympathetic to the scale of development in the locality, or with the context of its setting, in relation to shape and size;
  4. The proposed outbuilding will create an extensive area of uninterrupted walling along the north western property boundary and due to the height and length of the outbuilding will visually impact upon the adjoining property;
  5. The proposed development will visually dominant the dwelling and will diminish the attractiveness of the streetscape.

seconded.