

COUNCIL ASSESSMENT PANEL

Meeting to be held on Thursday, 15 February 2018 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

- **1. DEVELOPMENT APPLICATION: 381/0426/2017 – To construct a freestanding carport in association with an existing dwelling – 31 Starline Place, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0189/2017 – To construct dwelling additions – 6 Gwendoline Street, Mount Gambier

**Indicates invitation to meeting

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AGENDA

PRESENT: Mrs E Travers (Presiding Member)
Cr I Von Stanke, Mrs M Trotter and Mr P Seebohm

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

COUNCIL OFFICERS: General Manager City Growth, Dr Judy Nagy
Senior Planner, Simon Wiseman
Planning Officer, Emily Ruffin
Administration Officer - City Infrastructure, 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 January 2018 be taken as read and confirmed.
seconded

INVITES: Barbara & Christopher Smith, the Owners, have been invited for Item 1,
DA 381/0426/2017

1 COUNCIL ASSESSMENT PANEL REPORT NO.

PR17/13651

DEVELOPMENT NUMBER	381/0426/2017	
APPLICANT	B R Smith	
OWNER	B R & C C Smith	
DESCRIPTION	To construct a freestanding carport in association with an existing dwelling	
ADDRESS	31 Starline Place, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. PR17/13651 be noted.
- (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 proposed carport will visually dominate the dwelling, and does not complement the associated dwelling.
2. The setback of the proposed carport from the front property boundary is considered to be unacceptable as it will result in the carport being located closer to Starline Court than the dwelling with which it is associated.
3. The proposed carport is at variance with the side boundary setback of less than 600 millimetres

Moved:

Seconded:

2 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/3768**

DEVELOPMENT NUMBER	381/0189/2017	
APPLICANT	T M Gale	
OWNER	T M & J Gale	
DESCRIPTION	To construct dwelling additions	
ADDRESS	6 Gwendoline Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	Contributory Place	Bay Road Historic (Conservation) Policy Area

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/3768 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, although the proposed development is at variance with Council's Heritage Advisors comments, it is considered not to be at serious variance and will 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.
- (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.

Moved:

Seconded:

MOTIONS WITHOUT NOTICE -The meeting closed at p.m.