

COUNCIL ASSESSMENT PANEL

Meeting to be held on Thursday, 19 April 2018 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/056/2018 – To construct a freestanding garage in association with an existing residential dwelling – 11 Oakmont Court, Worrolong
2. DEVELOPMENT APPLICATION: 381/046/2018 – To construct an additional garage in association with an existing residential dwelling and associated outbuildings – 302 Wehl Street North, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/015/2018 – To change the use of the property from 'office' to 'dwelling' – 6/8 Helen Street, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/036/2018 – To construct a storage shed in association with the existing Motor Vehicle Repair Workshop – 26 Wilson Street, Mount Gambier
5. DEVELOPMENT APPLICATION: 381/043/2018 – To construct a garage in association with an existing dwelling – 8 Calvary Road, Mount Gambier
6. DEVELOPMENT APPLICATION: 381/051/2018 – To construct a garage with a 3.7 metre wall height in association with an existing dwelling – 12 Skyline Place, Mount Gambier
7. DEVELOPMENT APPLICATION: 381/039/2018 – To change the use from a service trade premise (for the display of cars) to that of a shop and associated offices, car parking and landscaping – 166-168 Jubilee Highway West, Mount Gambier
8. DEVELOPMENT APPLICATION: 381/079/2018 – To demolish an existing carport and to construct a new carport in association with an existing dwelling – 5 Burdikin Avenue, Mount Gambier
9. DEVELOPMENT APPLICATION: 381/061/2018 – To construct a garage (already constructed) in association with an existing dwelling – 4 Case Street, Mount Gambier
10. AR18/13580 – Council Assessment Panel Report – Planning Development and Infrastructure Act 2016 – Accredited Professional Scheme – Discussion Paper

**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: Manager Development Services, Tracy Tzioutziouklaris
Senior Planner, Simon Wiseman
Planning Officer, Emily Ruffin
Customer Service Officer, 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,
15 February 2018 be taken as read and confirmed.
seconded

INVITES: Nil

1 COUNCIL ASSESSMENT PANEL REPORT NO.

PR18/10359

DEVELOPMENT NUMBER	381/056/2018	
APPLICANT	P T K Building Pty Ltd	
OWNER	J W Lawson	
DESCRIPTION	To construct a freestanding garage in association with an existing residential dwelling	
ADDRESS	11 Oakmont Court, Worrolong	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	Attamurra Golf Course Policy Area 3	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/10359
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is not considered to be serious variance with the Council's 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 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

Moved:

Seconded:

2 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/12835**

DEVELOPMENT NUMBER	DA 381/046/2018	
APPLICANT	Thomson Bilt	
OWNER	R D & T A McBride	
DESCRIPTION	To construct an additional garage in association with an existing residential dwelling and associated outbuildings	
ADDRESS	302 Wehl Street North, 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. AR18/12835 be noted.
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is not considered to be serious variance with the Council's 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 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

3 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/8662**

DEVELOPMENT NUMBER	381/015/2018	
APPLICANT	E Rigopoulos	
OWNER	E Rigopoulos	
DESCRIPTION	To change the use of the property from 'office' to 'dwelling'	
ADDRESS	6/8 Helen Street, Mount Gambier	
NATURE OF DEVELOPMENT	Non-Complying	Category 3
ZONING	City Centre	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
<p>(a) That Council Assessment Panel Report No. AR18/8662 be noted.</p> <p>(b) The Council Assessment Panel resolve to proceed with the assessment of the application.</p>

Moved:

Seconded:

4 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/12838**

DEVELOPMENT NUMBER	DA 381/036/2018	
APPLICANT	Thomson Built	
OWNER	P J & L W Mahoney	
DESCRIPTION	To construct a storage shed in association with the existing Motor Vehicle Repair Workshop	
ADDRESS	26 Wilson Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
<p>(a) That Council Assessment Panel Report No. AR18/12838 be noted.</p> <p>(b) The Council Assessment Panel resolve to proceed with the assessment of the application.</p>

Moved:

Seconded:

5 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13192**

DEVELOPMENT NUMBER	DA 381/043/2018	
APPLICANT	Steeline	
OWNER	J L Konings-Hill	
DESCRIPTION	To construct a garage in association with an existing dwelling	
ADDRESS	8 Calvary Road, 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. AR18/13192 be noted.
- (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

Moved:

Seconded:

6 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13193**

DEVELOPMENT NUMBER	DA 381/051/2018	
APPLICANT	Mates Rates Mt Gambier	
OWNER	G J & R E Vivian	
DESCRIPTION	To construct a garage with a 3.7 metre wall height in association with an existing dwelling	
ADDRESS	12 Skyline 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. AR18/13193 be noted.
- (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.

Moved:

Seconded:

7 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13194**

DEVELOPMENT NUMBER	DA 381/039/2018	
APPLICANT	Lou Fantasia Planning	
OWNER	HMA Property Enterprises Pty Ltd	
DESCRIPTION	To change the use from a service trade premise (for the display of cars) to that of a shop and associated offices, car parking and landscaping	
ADDRESS	166-168 Jubilee Highway West, Mount Gambier	
NATURE OF DEVELOPMENT	Non-Complying	Category 3
ZONING	Commercial	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
<p>(a) That Council Assessment Panel Report No. AR18/13194 be noted.</p> <p>(b) The Council Assessment Panel resolve to proceed with the assessment of the application.</p>

Moved:

Seconded:

8 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13196**

DEVELOPMENT NUMBER	DA 381/079/2018	
APPLICANT	L J Bakker	
OWNER	L J Bakker	
DESCRIPTION	To demolish an existing carport and to construct a new carport in association with an existing dwelling	
ADDRESS	5 Burdikin Avenue, 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. AR18/13196 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered to be at serious variance with Council's Development Plan and Development Plan Consent be refused:
- (c) The Applicant and Owner be advised that the reasons for refusal are:
1. The wall height of the carport is excessive and at variance with Councils Development Plan in relation to wall heights of carports;
 2. The carport will dominate the streetscape due to its height and setback to the street.
 3. The proposed carport will sit forward of the proposed dwelling in which it is associated.

Moved:

Seconded:

9 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13441**

DEVELOPMENT NUMBER	DA 381/061/2018	
APPLICANT	A Lamond	
OWNER	Estate of Robert Charles	
DESCRIPTION	To construct a garage (already constructed) in association with an existing dwelling	
ADDRESS	4 Case Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	Wehl Street North Historic (Conservation) Policy Area

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/13441 be noted.
- (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

Moved:

Seconded:

COMMITTEE	Council Assessment Panel
MEETING DATE	19 April 2018
REPORT NO.	AR18/13580
RM8 REFERENCE	AF13/248
AUTHOR	Tracy Tzioutziouklaris
SUMMARY	The new PDI Act enables the Minister for Planning to establish an accreditation scheme for planners, building certifiers and other industry professionals involved in making development decisions to improve confidence in the decision making process.
COMMUNITY PLAN REFERENCE	Goal 1: Our People
	Goal 3: Our Diverse Economy

(a) That Council Assessment Panel Report No. AR18/13020 titled '*Planning Development and Infrastructure Act 2016 – Accredited Professional Scheme – Discussion Paper*' as presented to the Council Assessment Panel on 19 April 2018 be noted.

Seconded:

The meeting closed at _____ p.m.

9 April, 2018
AF17/507
SM