

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 15th May 2014 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0135/2014 - To construct a garage in association with an existing dwelling - 27 Altinio Drive, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0113/2014 - To construct a garage in association with an existing dwelling - 47 Bertha Street, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/035/2014 - To create 231 residential allotments with associated roads and reserves - Stage 1 only, to create 20 residential allotments and associated roads and reserves - 1 and Section 268 Wireless Road West, Suttontown
4. DEVELOPMENT APPLICATION: 381/01/2014 - To create one (1) additional allotment - Lot 10 Lakes Park Drive, OB Flat
5. DEVELOPMENT APPLICATION: 381/02/2014 - To create one (1) additional allotment - Lot 11 Lakes Park Drive, OB Flat

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AGENDA

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

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

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
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: moved that the minutes of the Meeting held on Thursday, 17th
April 2014 be taken as read and confirmed.

seconded

1. Development Number: 381/0135/2014
Applicant / Owner: S A Radley
Description: To construct a garage in association with an existing dwelling
Address: 27 Altinio Drive, Mount Gambier
Nature of Development: Consent/ Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 12 / 2014
Correspondence: Correspondence from Applicant, L.11

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 12 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 and with the Conditions of Approval.
 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 Councils Conditions of Development Plan Consent are:
 1. To ensure that the proposed development is used for purposes associated with the existing residential land use of the subject site

2. To ensure orderly and proper development
3. The proposed development is not at serious variance to Councils Development Plan.

seconded

2. Development Number: 381/0113/2014
 Applicant / Owner: Mr. T S Bell
 Description: To construct a garage in association with an existing dwelling
 Address: 47 Bertha Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential (Contributory Place-Wehl Street South Local Heritage Policy Area)
 Report: Council Development Assessment Panel Report No. 13 / 2014
 Correspondence: Correspondence from Richard Woods, L.12

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 13 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 and with the Conditions of Approval.
 - 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 Councils Conditions of Development Plan Consent are:
 - 1. To ensure that the proposed development is used for purposes associated with the existing residential land use of the subject site
 - 2. To ensure orderly and proper development
 - 3. The proposed development is not at serious variance to Councils Development Plan.

seconded

3. Development Number: 381/035/2014
 Applicant: Sawley Lock Pty Ltd
 Owner: Quickmix Industries Pty Ltd
 Description: To create 231 residential allotments with associated roads and reserves – Stage 1 only, to create 20 residential allotments and associated roads and reserves
 Address: 1 and Section 268 Wireless Road West, Suttontown
 Nature of Development: Consent / Category 1
 Zoning: Residential / Low Density Residential Policy Area 7
 Report: Council Development Assessment Panel Report No. 14 / 2014
 Correspondence: Correspondence from Applicant L.13, Letter from the Environment Protection Agency L.14, Letter from the Department of Planning, Transport and Infrastructure L.15, Correspondence from Applicant L.16, Letter from the Development Assessment Commission L.17, Letter from SA Power Networks L.18, Letter from SA Water L.19

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 14 / 2014 be received;
- (b) Having regard to the provisions of the Development Plan and all supporting documentation, the Council Development Assessment Panel delegates authority to Operational Services staff to grant Development Plan Consent and Development Approval upon receipt of responses from the EPA and DPTI subject to the following Requirements and Conditions (and including any DPTI – Transport Services Division requirements or conditions that may be applicable):

REQUIREMENTS OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 90009/14).

The necessary easements shall be granted to the SA Water Corporation free of cost.

2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

CONDITIONS OF THE ENVIRONMENTAL PROTECTION AUTHORITY

1. Prior to construction commencing, a Construction Environmental Management Plan must be developed to address the mitigation or minimisation of impacts (especially from dust, noise and waste) during the construction phase. The plan must be prepared to the satisfaction of the planning authority and submitted to the planning authority prior to the commencement of site works.
2. Prior to construction commencing, a Soil Erosion and Drainage Management Plan must be prepared to the satisfaction of the planning authority. This document must be prepared in accordance with the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry, to prevent soil sediment leaving the site or entering the stormwater management infrastructure during development of the site or construction of dwellings.

NOTES OF THE ENVIRONMENTAL PROTECTION AUTHORITY

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practicable measures to

ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

- Any information sheets, guidelines documents, codes of practices, technical bulletins, etc that are referenced in the EPA's correspondence dated 4 April 2014, can be accessed on the following website: <http://www.epa.sa.gov.au>
- Construction must be undertaken in accordance with Division 1 of part 6 of the *Environmental Protection (Noise) Policy 2007* at all times.

REQUIREMENTS OF THE CITY OF MOUNT GAMBIER

1. A 1.5 metre wide concrete footpath shall be established along both sides of Springview Drive up to the out limit of Stage 1, that is, the eastern boundary of Allotment 166 and part of Reserve 1001.
2. A 1.5 metre wide concrete footpath shall be established along southern side of Reserve 1004 up to the out limit of Stage 1, that is, the eastern boundary of Reserve 1004.
3. All services associated with the plan of division shall be constructed to the outer limits of the development, that is, the eastern boundary of Allotment 166, and the eastern boundary of Reserve 1001.
4. Council having designated the whole of the land in this application an underground mains area, the requirements of Section 33(1)(c)(iii) and (v) of the Development Act 1993 and Regulations 30(4) and 54(5) of the same Act, to be met.
5. Binding arrangements to be made between the Applicant, Council and SA Power Networks for the installation of street lighting.
6. Binding arrangements shall be made between the Applicant and Council for the construction of roads, disposal of stormwater, construction of watertables and kerbing and profiling of footpaths in accordance with Council Policy – L130 – Land Divisions and to the reasonable satisfaction and specification of Council.
7. A landscaping and street tree schedule for the landscaping of screening reserves and reserves 1004 and 1001 and planting of trees along each roadway shall be submitted to Council for approval, prior to Section 51 Clearance being issued.
8. Street names must be considered by and approved by Council, prior Section 51 Clearance being issued.

CONDITIONS OF THE CITY OF MOUNT GAMBIER

1. The stormwater management shall be in accordance with the Wright Civil Engineering Stormwater Management Plan, Issue 1, dated March 2014.
2. Landscaping shall be established and maintained in accordance with the landscaping and street tree schedule approved by Council and shall incorporate the use of established trees and shrubs, if available or such variations to the landscaping design, numbers and selection of species as may be requisite to meet the conditions of availability at the relevant time.
3. Landscaping must be completed in the first planting season concurrent with or following commencement of the use of this development and shall be maintained in good heart and condition at all times. Should any tree, shrub, ground cover or other plant die, become diseased or otherwise fail to thrive at any time, to shall be forthwith replaced.

4. The new road with access from Wireless Road West shall be called ***insert approved street name***
 5. The new road which forms an extension to ***add in street name approved in 4*** shall be called ***insert approved street name***
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are to ensure orderly and proper development.

seconded

4. Development Number: 381/01/2014
 Applicant: Alexander & Symonds Pty Ltd
 Owner: R J & C Grunden
 Description: To create one (1) additional allotment
 Address: Lot 10 Lakes Park Drive, OB Flat
 Nature of Development: Non-complying / Category 3
 Zoning: Country Living
 Report: Council Development Assessment Panel Report No. 15 / 2014
 Correspondence: Letter from the Department of Planning, Transport and Infrastructure L.20, Letter from the Development Assessment Commission L.21, Letter from SA Water L.22, Correspondence from Frank Brennan Consulting Services L.23

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 15 / 2014 be received;
- (b) Having regard to the provisions of the Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Requirements and Conditions (and including any DAC requirements or conditions that may be applicable):

CONDITIONS OF THE CITY OF MOUNT GAMBIER

1. The development shall be carried out in accordance with the Plan/s as approved by the Council and with the Conditions of Approval.
2. The SA Water Corporation sewer shall be made available to each of the allotments.

CONDITIONS OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0014787).
2. Payment of \$2849 into the Planning and Development Fund (1 allotment/s @ \$2849 / allotment).
 Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone(8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

NOTES OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. SA Water Corporation further advise on approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

CONDITIONS OF THE DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE (TRANSPORT SERVICES)

1. All access to the allotments shall be via Lakes Park Drive.
2. All access to Lot 52 shall be adjacent the common boundary with Lot 53.

3. All access to Lot 51 shall be adjacent the common boundary with Lot 50.
 4. No stormwater from this division shall be permitted to discharge on-surface to Eagle Street and Glenelg River Road. Additionally, any existing drainage of the roads must be accommodated in the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the applicant.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:
1. To ensure that the proposed development improves and enhances the amenity and character of the area.
 2. To ensure orderly and proper development.
- (d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent and therefore Development Approval of the development application.

seconded

5. Development Number: 381/02/2014
 Applicant: Alexander & Symonds Pty Ltd
 Owner: R J & C Grunden
 Description: To create one (1) additional allotment
 Address: Lot 11 Lakes Park Drive, OB Flat
 Nature of Development: Non-complying / Category 3
 Zoning: Country Living
 Report: Council Development Assessment Panel Report No. 16 / 2014
 Correspondence: Letter from the Development Assessment Commission L.24, Letter from the Department of Planning, Transport and Infrastructure L.25, Letter from SA Water L.26, Correspondence from Frank Brennan Consulting Services L.27

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 16 / 2014 be received;
- (b) Having regard to the provisions of the Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Requirements and Conditions (and including any DAC requirements or conditions that may be applicable):

CONDITIONS OF THE CITY OF MOUNT GAMBIER

1. The development shall be carried out in accordance with the Plan/s as approved by the Council and with the Conditions of Approval.
2. The SA Water Corporation sewer shall be made available to each of the allotments.

CONDITIONS OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0014787).
2. Payment of \$2849 into the Planning and Development Fund (1 allotment/s @ \$2849 / allotment).
 Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone(8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

NOTES OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. SA Water Corporation further advise on approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

CONDITIONS OF THE DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE (TRANSPORT SERVICES)

1. All access to the allotments shall be via Lakes Park Drive.
2. All access to Lot 52 shall be adjacent the common boundary with Lot 53.
3. All access to Lot 51 shall be adjacent the common boundary with Lot 50.

4. No stormwater from this division shall be permitted to discharge on-surface to Eagle Street and Glenelg River Road. Additionally, any existing drainage of the roads must be accommodated in the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the applicant.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:
1. To ensure that the proposed development improves and enhances the amenity and character of the area.
 2. To ensure orderly and proper development.
- (d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent and therefore Development Approval of the development application.

seconded

The meeting closed at _____ p.m.

7 May 2014
AF13/399
SM