

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 15<sup>th</sup> October 2015 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### AGENDA

- \*\*1. DEVELOPMENT APPLICATION: 381/0226/2014 - To establish a recycling depot for the receipt, storage, wrecking and recycling of domestic scrap metal on the site of an existing second hand machinery sales business - 11-17 Wireless Road East, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0297/2015 - To replace an existing garage with a garage with a wall height greater than 3 metres - 13 Calvary Road, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0272/2015 - To construct a two storey dwelling and garage on the property boundary on the site of an existing detached dwelling - 3 Reginald Street, Mount Gambier

\*\*Indicates invitation to meeting

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AGENDA

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

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

COUNCIL OFFICERS: Acting Director - Operational Services, Daryl Morgan  
Senior Planner, Simon Wiseman  
Project Officer, Josh Wilson  
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, 17<sup>th</sup>  
September 2015 be taken as read and confirmed.  
seconded

1. Development Number: 381/0226/2014  
Applicant: Forklift & Steel Pty Ltd  
Owner: P J Butcher  
Description: To establish a recycling depot for the receipt, storage,  
wrecking and recycling of domestic scrap metal on the site of  
an existing second hand machinery sales business  
Address: 11-17 Wireless Road East, Mount Gambier  
Nature of Development: Non-Complying / Category 3  
Zoning: Commerce / Industry  
Report: Council Development Assessment Panel Report No. 19 / 2015  
Correspondence: Correspondence from Consultant L.30, Correspondence from  
Consultant L.31, Letter from Applicant L.32, Letter from  
Applicant L.33

\*\*Philip Butcher, the Applicant (Forklift & Steel Pty Ltd), has been invited to attend this meeting at 5.50 p.m. to discuss this matter.

\*\*Frank Brennan, the Consultant, has been invited to attend this meeting at 5.50 p.m. to discuss this matter.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 19 / 2015 be received;
- (b) The Council Development Assessment Panel resolves to refuse to proceed with the assessment of the application.

- (c) Council Officers advise the Applicant of the Council Development Assessment Panel's resolution.

seconded

2. Development Number: 381/0297/2015  
 Applicant: Steplen Constructions Pty Ltd  
 Owner: B R & K J Telford  
 Description: To replace an existing garage with a garage with a wall height greater than 3 metres  
 Address: 13 Calvary Road, Mount Gambier  
 Nature of Development: Consent / Category1  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 20 / 2015  
 Correspondence: Correspondence from Applicant L.34

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 20 / 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.

seconded

3. Development Number: 381/0272/2015  
 Applicant: J Heemskerk  
 Owner: M G & M J Heemskerk  
 Description: To construct a two storey dwelling and garage on the property boundary on the site of an existing detached dwelling.  
 Address: 3 Reginald Street, Mount Gambier  
 Nature of Development: Consent / Category 2  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 21 / 2015  
 Correspondence: Statement of Representation from J & K Sutherland L.35

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 21 / 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 the Council and with the Conditions of Approval.
  2. The Applicant shall submit a works and services application to establish the new inverts and crossovers between the subject land and road carriageway, and close the existing invert/s and crossover/s in accordance with the plan approved by Council and reinstate the footpath at the Applicants expense.
  3. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
  4. A landscaped garden area shall be established at front of the proposed development as per the plans lodged with Council.

Please note:

1. The proposed boundary re-alignment shown by the plan prepared by Cameron Lock Surveying (Drawing Number 25153-01 Revision 4) should be lodged with relevant authorities so that building works are on individual allotments.
- (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.

seconded

### MOTIONS WITHOUT NOTICE -

The meeting closed at \_\_\_\_\_ p.m.