

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 15th December 2016 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0347/2016 – To demolish existing areas of an existing shop and to construct retail showroom extensions and storage alterations – 173 Commercial Street East, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0348/2016 - To construct a garage 81 square metres in area – 5 Catharina Place, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0368/2016 – To construct a garage 108 square metres in area – 38 Annette Street, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/0389/2016 – To construct a garage 135 square metres in area – 2-10 McCormick Road, OB Flat

**Indicates invitation to meeting

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AGENDA

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

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

COUNCIL OFFICERS: Director Operational Services, Daryl Sexton
Planning Officer, Jessica Porter
Project Officer, Josh Wilson
Administration Officer - Operational Services, Sarah Moretti
Administration Officer – Operational Services, Elisa Solly

**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
November 2016 be taken as read and confirmed.
seconded

1. Development Number: 381/0347/2016
Applicant: Designs By Solly
Owner: N E Schrapel Pty Ltd
Description: To demolish existing storage areas of an existing shop and to
construct retail showroom extensions and storage alterations
Address: 173 Commercial Street East, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Commercial
Report: Council Development Assessment Panel Report No. 24 / 2016
Correspondence: Comments from Engineering Manager, Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 24 / 2016 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 conditions:
 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 3. The building and land shall not be used for purposes other than those approved by Council.
 4. The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be line-marked and maintained in a useable condition at all times.

5. Vehicle access ways and carparking spaces shall be kept free of any obstructions at all times.
 6. The car park and loading / unloading areas shall be sealed and line-marked prior to the occupation of the building.
 7. Provision shall be made for all loading and unloading of goods on the subject land at all times.
 8. No vehicle shall load and / or unload goods within the car parking or driveway areas on the subject land.
 9. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 10. Provision shall be made for the on site disposal of stormwater and surface drainage.
 11. All waste materials and refuse accumulated on the allotment shall be removed on a regular basis.
 12. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 13. No signs are to be erected or displayed on the land or on any building, structure, gate or fence. Further permission is required from Council for the erection or display of any sign.
- (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

2. Development Number: 381/0348/2016
 Applicant: Thomson Bilt
 Owner: R J & S D Mustart
 Description: To construct a garage 81 square metres in area
 Address: 5 Catharina Place, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 29 / 2016
 Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 29 / 2016 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.
 3. Vehicles shall be stored within garages and screened from public view, to the reasonable satisfaction of 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.

seconded

3. Development Number: 381/0368/2016
 Applicant: Steeline Roofing Mount Gambier
 Owner: M K Neave & W J Thompson
 Description: To construct a garage 108 square metres in area
 Address: 38 Annette Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 30 / 2016
 Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 30 / 2016 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

4. Development Number: 381/0389/2016
 Applicant: Thompson Bilt
 Owner: N R & H M Perry
 Description: To construct a garage 135 square metres in area
 Address: 2-10 McCormick Road, OB Flat
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone / McCormick Road Policy Area 6
 Report: Council Development Assessment Panel Report No. 31 / 2016
 Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 31 / 2016 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

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

7th December, 2016
 AF15/554
 SM