

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 16th March 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

- **1. DEVELOPMENT APPLICATION: 381/022/2017 – To construct a carport in front of an existing dwelling – 22 Ramsay Avenue, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/042/2017 – To construct an outbuilding (14.0m x 6.8m x 2.7m) – 11 Kaleo Court, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/038/2017 – To construct a single story detached dwelling – 19 Rustic Court, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/0436/2016 – Change of use from a Storage Building to a Retail Showroom for temporary (6 Special Events) only within a Local Centre Zone, adjacent to a Residential Zone – 68 Jubilee Highway West, Mount Gambier

**Indicates invitation to meeting

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AGENDA

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

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

COUNCIL OFFICERS: General Manager City Growth, Dr Judy Nagy
Manager Regulatory Services, Michael Silvy
Planning Officer, Jessica Porter
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, 23rd
February 2017 be taken as read and confirmed.
seconded

1. Development Number: 381/022/2017
Applicant: Thomson Bilt
Owner: J A & G L Watson
Description: To construct a carport in front of an existing dwelling
Address: 22 Ramsay Avenue, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential Zone
Report: Council Development Assessment Panel Report No. 4 / 2017
Correspondence: Correspondence from Applicant

****J A & G L Watson, the Owners, have been invited to attend the meeting at 5.50 p.m. to discuss
this matter.**

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 4 / 2017 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the Council Development Assessment Panel is not willing to support the application and the application is refused Development Plan Consent.
- (c) The reasons for the Council Development Assessment Panel's decision are:
 1. Development is not consistent with the desired character for the zone, in regards to the siting and setback of outbuildings from the primary street boundary.
 2. The proposed outbuilding is closer to the street than the dwelling with which it relates.
 3. The siting of the proposed outbuilding is not sympathetic to the existing dwelling or the adjacent residential dwellings and immediate locality (being Ramsay Avenue).

4. The proposed development will visually dominate the existing dwelling.
seconded

2. Development Number: 381/042/2017
 Applicant: Thomson Bilt
 Owner: D P & A G Fennell
 Description: To construct an outbuilding (14.0m x 6.8m x 2.7m)
 Address: 11 Kaleo Court, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone/ North Eastern Growth Area Concept Plan FIG R/2
 Report: Council Development Assessment Panel Report No. 7 / 2017

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 2017 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: 381/038/2017
 Applicant: P T K Building Pty Ltd
 Owner: K & C L Nahm
 Description: To construct a single story detached dwelling
 Address: 19 Rustic Court, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 8 / 2017
 Correspondence: Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 8 / 2017 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.
- (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: 381/0436/2016
 Applicant / Owner: E Sakkers
 Description: Change of use from a Storage Building to a Retail Showroom for temporary (6 Special Events) only within a Local Centre Zone, adjacent to a Residential Zone
 Address: 68 Jubilee Highway West, Mount Gambier
 Nature of Development: Consent/Category 2 (Development Regulations, Schedule 9 (Part 2 – 19)
 Zoning: Local Centre
 Report: Council Development Assessment Panel Report No. 9 / 2017
 Correspondence: Statement of Representation from H Ramsden, Letter from Applicant, Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 9 / 2017 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. All waste materials and refuse accumulated on the allotment shall be removed on a regular basis.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 6. 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.
 7. Hours of operation shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 8. Landscaping shall be undertaken and maintained at all times.
 9. The Retail Showroom use, herein approved, is limited to maximum of 6 events only.
 10. After 6 Special Events have occurred on the site the Furniture Auctions will cease.
- (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.

8th March, 2017
AF16/445
SM