

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 16<sup>th</sup> July 2015 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### AGENDA

1. DEVELOPMENT APPLICATION: 381/0193/2015 - To construct an outbuilding (9.0m x 5.0m) with a varying wall height of 3.6m to 4.2m - 5 Renfrey Place, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0175/2015 - To construct an addition to an existing outbuilding, where the outbuilding is to be constructed along the north western property boundary for a length of 15.0 metres - 35 Shepherdson Road, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0184/2015 - To construct a garage (7.5m x 7.08m x 3.8m) along the north western property boundary and a total wall height of 3.8 metres

\*\*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: Director – Operational Services, Daryl Sexton  
Senior Planner, Simon Wiseman  
Planning Officer, Jessica Porter  
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, 18<sup>th</sup> June 2015 be taken as read and confirmed.  
seconded

1. Development Number: 381/0193/2015  
Applicant: Thomson Bilt  
Owner: J H Webster  
Description: To construct an outbuilding (9.0m x 5.0m) with a varying wall height of 3.6m to 4.2m  
Address: 5 Renfrey Place, Mount Gambier  
Nature of Development: Consent / Category 2  
Zoning: Residential  
Report: Council Development Assessment Panel Report No. 12 / 2015  
Correspondence: Correspondence from Applicant L.26

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 12 / 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 Councils 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 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 approval are:
  - 1. It is not at serious variance with Councils Development Plan.

seconded

2. Development Number: 381/0175/2015  
 Applicant: Thomson Bilt  
 Owner: R G & K Matthias  
 Description: To construct an addition to an existing outbuilding, where the outbuilding is to be constructed along the north western property boundary for a length of 15.0 metres  
 Address: 35 Shepherdson Road, Mount Gambier  
 Nature of Development: Consent / Category 2  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 13 / 2015  
 Correspondence: Correspondence from Applicant L.27

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 13 / 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 Councils 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 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 approval are:
1. It is not at serious variance with Councils Development Plan.

seconded

3. Development Number: 381/0184/2015  
 Applicant: D R Spencer  
 Owner: D R & N M Spencer  
 Description: To construct a garage (7.5m x 7.08m x 3.8m) along the north western property boundary and a total wall height of 3.8 metres  
 Address: 8 Pearce Crescent, Mount Gambier  
 Nature of Development: Consent / Category 2  
 Zoning: Residential Regeneration  
 Report: Council Development Assessment Panel Report No. 14 / 2015

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 14 / 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 Councils Development Plan however due to the height, lack of setback from the side property boundary and visual impact that the outbuilding will have on the surrounding locality, the Council Development Assessment Panel is not willing to support the application in its current form.
- (c) The Applicant and Owner be advised that the reasons for the Council Development Assessment Panel's decision are:
1. The wall height of the proposed outbuilding exceeds 3.0 metres;
  2. The width of the proposed outbuilding exceeds 6.0 metres and 33% of the allotment frontage;
  3. The scale of proposed outbuilding is not sympathetic to the scale of development in the locality, or with the context of its setting, in relation to shape and size;
  4. The proposed outbuilding will create an extensive area of uninterrupted walling along the north western property boundary and due to the height and length of the outbuilding will visually impact upon the adjoining property;
  5. The roof form and pitch of the proposed outbuilding does not complement the associated dwelling; and
  6. The proposed outbuilding will dominate the streetscape.

seconded

MOTIONS WITHOUT NOTICE -

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