

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 17th April 2014 at 5.15 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/034/2014 - To demolish an existing garage and construct a carport with a wall height greater than 3 metres on the property boundary - 7 Kain Street, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/076/2014 - To create one (1) additional allotment - 5 Bengalee Crescent, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/068/2014 - To relocate an existing office, deck and carport to an existing timber mill site to be used in association with an existing timber mill and to install a wastewater system on the same site - 102-124 Suttontown Road, Suttontown

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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
Planning Officer, Jessica Porter

**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, 20th
March 2014 be taken as read and confirmed.
seconded

1. Development Number: 381/034/2014
Applicant / Owner: Mr. Ashley Oldaker
Description: To demolish an existing garage and construct a carport with a
wall height greater than 3 metres on the property boundary.
Address: 7 Kain Street, Mount Gambier
Nature of Development: Consent / Category 2
Zoning: Residential
Report: Council Development Assessment Panel Report No. 9 / 2014
Correspondence: Correspondence from Applicant, L.09

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 9 / 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 carport 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: 381/076/2014
 Applicant: Alexander & Symonds Pty Ltd
 Owner: Mr J Sinkinson
 Description: To create one (1) additional allotment
 Address: 5 Bengalee Crescent, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 10 / 2014

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 10 / 2014 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 granted Development Plan Consent subject to the following conditions;
1. The financial requirements of the SA Water Corporation shall be met for the provision of the water supply and sewerage services.
 For further processing of this application by SA Water to establish the full requirements and costs of this development the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Customer+Connections_Centre.thm. For further information or queries please contact SA Water Land Developments on 7424 1119.
 The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
 2. Payment of \$2849 into the Planning and Development fund (1 lot/s @ \$2849/lot). Payment maybe 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.
 4. A downstream drainage contribution of \$351.20 being paid to Council, that 394 square metres @ \$0.80 per square metre.
 5. The street addresses for the site are to be:
 Allotment 1 - 1/5 Bengalee Crescent, Mount Gambier
 Allotment 2 - 2/5 Bengalee Crescent, Mount Gambier

seconded

3. Development Number: 381/068/2014
 Applicant: McDonnell Industries Pty Ltd
 Owner: I L & K P & A J & S McDonnell
 Description: To relocate an existing office with an office, deck and carport to be used in association with an existing timber mill and to install a wastewater system on the same site
 Address: 102-124 Suttontown Road, Suttontown
 Nature of Development: Non-complying / Category 1
 Zoning: Deferred Urban
 Report: Council Development Assessment Panel Report No. 11 / 2014
 Correspondence: Correspondence from Applicants, L.10

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 11 / 2014 be received;
- (b) Having regard to the provisions of the relevant Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Conditions (and including any DAC conditions that may be applicable):
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 building and land shall not be used for purposes other than those approved by Council.
 3. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 4. Existing landscaping located between the development and the Suttontown Road frontage shall be retained and maintained at all times.
 5. The hours of operation of the office and the use of the office shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 6. The use of the office building shall not exceed the normal operating hours of the existing timber mill, being:
 Monday to Friday 6:30a.m. to 5:00p.m.
 7. Any lights on the office building must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
 8. The building and surrounds shall be maintained in a state of good repair and tidy condition at all times.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:
1. The proposed development is not at serious variance to the relevant Development Plan.
 2. The proposed development improves and enhances the amenity and character of the subject site and the area.
 3. 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.