

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 17th August 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0219/2017 – To construct a garage with a floor area of 96 square metres – 15 Crouch Street North, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0251/2017 – To construct a garage with floor area of 108 square metres, a 3.6 metre wall height and 4.2 total height – 12 Gemstone Court, Mount Gambier
- **3. DEVELOPMENT APPLICATION: 381/0225/2017 – To construct three (3) carports on the site of an existing residential complex, where one carport is to be constructed in front of an existing dwelling – 1-4/9 Francis Street, Mount Gambier
- **4. DEVELOPMENT APPLICATION: 381/0255/2017 – To vary condition of development application 381/0145/2010 – 23 Ferrers Street, 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 Development & Regulatory, Michael Silvy
Senior Planner, Simon Wiseman
Project Officer, Josh Wilson
Administration 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, 20th
July 2017 be taken as read and confirmed.
seconded

INVITES: J W Sinkinson, the Applicant, has been invited for Item 3, DA 381/0225/2017
Mount Gambier Community RSL, the Applicant, has been invited for Item 4,
DA 381/0255/2017

1 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO. 23/2017

DEVELOPMENT NUMBER	381/0219/2017	
APPLICANT	Thomson Bilt	
OWNER	D W Wimshurst	
DESCRIPTION	To construct a garage with a floor area of 96 square metres	
ADDRESS	15 Crouch Street North, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
(a) That Council Development Assessment Panel Report No. 23/2017 be noted.

- (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.

Moved:

Seconded:

2 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**24/2017**

DEVELOPMENT NUMBER	381/0251/2017	
APPLICANT	T E Henley	
OWNER	A N Ferguson & T E Henley	
DESCRIPTION	To construct a garage with a floor area of 108 square metres, a 3.6 metre wall height and 4.2 total height	
ADDRESS	12 Gemstone Court, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 24/2017 be noted.
- (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.

Moved:

Seconded:

3 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**25/2017**

DEVELOPMENT NUMBER	381/0225/2017	
APPLICANT	J W Sinkinson	
OWNER	J W & M B Sinkinson	
DESCRIPTION	To construct three (3) carports on the site of an existing residential complex, where one carport is to be constructed in front of an existing dwelling	
ADDRESS	1-4/9 Francis Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	St Andrews Historic (Conservation) Policy Area

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 25/2017 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, whilst the proposed development is considered not to be at serious variance with Council's Development Plan, the application be refused Development Plan Consent for the following reasons:
1. The proposed Carport 1 will visually dominate the dwelling.
 2. The setback of the proposed Carport 1 from the front property boundary is considered to be unacceptable as it will result in the carport being located closer to Francis Street than the dwelling with which it is associated.

Moved:

Seconded:

4 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**26/2017**

DEVELOPMENT NUMBER	381/0255/2017	
APPLICANT	Mount Gambier Community RSL	
OWNER	RSL (Mount Gambier Sub-branch) Inc	
DESCRIPTION	To vary condition of development application 381/0145/2010	
ADDRESS	23 Ferrers Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	City Centre	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 26/2017 be noted.
- (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 no conditions.
- (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.

Moved:

Seconded:

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

7th August, 2017
 AF16/445
 SM