

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 17th November 2016 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0341/2016 - To construct an outbuilding in front of an existing dwelling and existing garage - 16 Oakridge Crescent, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0293/2016 - To construct dwelling additions to a Local Heritage Place - 66 Bay Road, Mount Gambier
- **3. DEVELOPMENT APPLICATION: 381/0108/2016 - To extend a Log and Timber Storage Yard on the site of an existing Industrial Timber Mill - 126-128 Wireless Road West, Suttontown
4. DEVELOPMENT APPLICATION: 381/0393/2016 - To construct additions to an existing office building located on a State Heritage Listed Place - St Paul's Roman Catholic Church Complex - 1/20 Penola Road, Mount Gambier

**Indicates invitation to meeting

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday, 17th November 2016 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

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, 20th
October 2016 be taken as read and confirmed.
seconded

1. Development Number: 381/0341/2016
Applicant: Greg Doll
Owner: Darren Doll
Description: To construct an outbuilding in front of an existing dwelling and
existing garage
Address: 16 Oakridge Crescent, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential Zone/North Eastern Growth Area
Report: Council Development Assessment Panel Report No. 22 / 2016

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 22 / 2016 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 Oakridge Crescent).
 - 4. The proposed development will visually dominate the existing dwelling.

seconded

2. Development Number: 381/0293/2016

Applicant/Owner:	H Bersee
Description:	To construct dwelling additions to a Local Heritage Place
Address:	66 Bay Road, Mount Gambier
Nature of Development:	Consent / Category 1
Zoning:	Residential - Local Heritage Place - Bay Road Historic (Conservation) Policy Area
Correspondence:	Email from Richard Woods - Heritage Advisor
Report:	Council Development Assessment Panel Report No. 23 / 2016

**Herman Bersee, the Applicant, has 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. 23 / 2016 be received;
- (b) The applicant and owner be advised that having regard to the relevant Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Development Plan and is granted Development Approval, 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.
- (c) The applicant and owner be advised that the reasons for Council's 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 Council's Development Plan.

seconded

3. Development Number: 381/0108/2016
 Applicant/Owner: NF McDonnell and Sons
 Description: To extend a Log and Timber Storage Yard on the site of an existing Industrial Timber Mill
 Address: 126-128 Wireless Road West, Suttontown
 Nature of Development: Consent / Category 2
 Zoning: Industry (Timber Mill) Zone
 Report: Council Development Assessment Panel Report No. 25 / 2016
 Correspondence: Response from Planning Consultant, Correspondence from Planning Consultant, Statement of Representation from Paul and Robyn Morrish, Statement of Representation from Dylan Maloney, Statement of Representation from Steve Razum, Statement of Representation from Ian and Kerry McDonnell, Statement of Representation from Michael Byrne and Emma Kerslake, Statement of Representation from Geoff and Samantha Aslin, Response from Planning Consultant

****McDonnell's Mill, the Applicant, has been invited to attend the meeting at 5.50 p.m. to discuss this matter.**

****Frank Brennan, the Consultant, has been invited to attend the meeting at 5.50 p.m. to discuss this matter.**

****The following Representors have been invited to attend the meeting at 5.50 p.m. to discuss this matter;**

- Paul and Robyn Morrish;
- Steve Razum;
- Michael Byrne and Emma Kerslake.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 25 / 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 Log and Timber Storage Yard shall be maintained in a state of good repair and tidy condition at all times.
 3. The land shall not be used for purposes other than those approved by Council.
 4. All loading and off-loading of motor vehicles shall be conducted on the subject land.
 5. No loading or off-loading of motor vehicles shall be carried out on the adjacent public roads.
 6. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 7. Landscaping shall be undertaken and maintained at all times.

8. The use of the property shall not create a nuisance and/or disturbance to a significant degree for any person/s and/or property in the immediate area.
 9. Trucks shall only use the primary accesses provided at Suttontown Road to enter the Log and Timber Storage Yard.
 10. The south western corner of the log and timber storage yard shall be densely landscaped to provide visual screening to the adjacent residences located on Suttontown Road and Wireless Road.
 11. Dust is prevented and controlled to the reasonable satisfaction of Council.
 12. The hours of operation of the business and use of the property shall not create a nuisance and/or disturbance for any person/s and/or property to a significant degree in the immediate area.
- (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: 381/0393/2016
 Applicant: J.F. Wilson Building Designs
 Owner: Catholic Church Endowment Society
 Description: To construct additions to an existing office building located on a State Heritage Listed Place – St Paul's Roman Catholic Church Complex
 Address: 1/20 Penola Road, Mount Gambier
 Nature of Development: Non-complying / Category 1
 Zoning: Residential / State Heritage Place
 Report: Council Development Assessment Panel Report No. 27 / 2016
 Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 27 / 2016 be received;
- (b) The Council Development Assessment Panel resolves to proceed with the assessment of the application.
- (c) Council Officers are to proceed with the assessment of the development application pursuant to the *Development Act 1993*.

MOTIONS WITHOUT NOTICE -

The meeting closed at p.m.

10th November, 2016
 AF15/554
 ES