

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 18th May 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0115/2017 – To construct a garage 61 square metres in area, with a wall height of approximately 3.3 metres and a total height of approximately 5.5 metres – 10 Chute Street, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0102/2017 – To construct two garages and a carport – 12 Bellshire Place, Mount Gambier
- **3. DEVELOPMENT APPLICATION: 381/0281/2016 – Alterations to an Asphalt Plant and the operation of a Special Industry – 29 Avey Road, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/086/2017 – To demolish an existing dwelling and construct 5 single story detached dwellings with associated driveways and landscaping – 4 Reginald Street, Mount Gambier

**Indicates invitation to meeting

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Conference Room, Level One - Operational Services, Civic Centre

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: Manager Regulatory Services, Michael Silvy
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
April 2017 be taken as read and confirmed.

seconded

1. Development Number: 381/0115/2017
Applicant/Owner: R W & P G Knightly
Description: To construct a garage 61 square metres in area, with a wall
height of approximately 3.3 metres and a total height of
approximately 5.5 metres
Address: 10 Chute Street, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential Zone / Contributory Place / Vansittart Park Historic
(Conservation) Policy Area
Report: Council Development Assessment Panel Report No. 14 / 2017
Correspondence: Correspondence from Heritage Advisor

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 14 / 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

2. Development Number: 381/0102/2017
 Applicant: Thomson Bilt
 Owner: A K & K Griffen
 Description: To construct two garages and a carport
 Address: 12 Bellshire Place, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 15 / 2017
 Correspondence: Correspondence from Applicant, Letter from Owner

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 15 / 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.
 3. Existing landscaping shall be retained, where possible, to the reasonable satisfaction of 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

3. Development Number: 381/0281/2016
 Applicant / Owner: Gambier Earth Movers Pty Ltd
 Description: Alterations to an Asphalt Plant and the operation of a Special Industry
 Address: 29 Avey Road, Mount Gambier
 Nature of Development: Consent / Category 3
 Zoning: General Industry
 Report: Council Development Assessment Panel Report No. 16 / 2017
 Correspondence: Correspondence from Applicant, Applicant response to EPA, Gambier Earth Movers Pty Ltd EPA Licence, EPA response, Applicant's response to Representation from J & M McPherson, Applicant's response to Representation from M & K Langford, Correspondence from DPTI, Statement of Representation from M & K Langford, Statement of Representation from J & M McPherson,

**Adam Maywald, the Applicant (Gambier Earth Movers Pty Ltd), and J & M McPherson, the Representors have been invited to attend the meeting at 5:50 p.m. to discuss the matter.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 16 / 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:

CONDITIONS OF THE ENVIRONMENT PROTECTION AUTHORITY

1. Prior to bitumen being stored at the site, the two new bitumen tanks must be contained within a bunded area with a capacity of at least 120% of the total volume and be designed and must be constructed to prevent the escape of material into surface or underground water resources. Note: The EPA's *Guidelines for Bunding and Spill Management, August 2012* can be accessed via the following link: http://www.epa.sa.gov.au/xstd_files/Waste/Guidelines/guide_bunding.pdf.

NOTES OF THE ENVIRONMENTAL PROTECTION AUTHORITY

1. The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
2. EPA information sheets, guideline documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>.

CONDITION OF THE CITY OF MOUNT GAMBIER

1. The development shall be carried out in accordance with the Plan/s as approved by Council.
2. The site shall be maintained in a state of good repair and tidy condition at all times.
3. Provide dense landscaping and construct screening to adequately screen the Asphalt Plant.

4. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 5. Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established and evergreen trees and shrubs.
 6. Landscaping must be completed in the first planting season concurrent with or following commencement of the use of this development and shall be maintained in good heart and condition at all times. Should any tree, shrub, ground cover or other plant die, become diseased or otherwise fail to thrive at any time, it shall be forthwith replaced.
 7. Screening structure shall be constructed in accordance with the approved plans and be maintained in a useable condition at all times.
 8. All of the commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of the Council.
 9. 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 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: 381/086/2017
 Applicant: Eaglehawk Developments
 Owner: R G King
 Description: To demolish an existing dwelling and construct 5 single story detached dwellings with associated driveways and landscaping
 Address: 4 Reginald Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 17 / 2017
 Correspondence: Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 17 / 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 seriously at variance with the relevant 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 the Council and with the Conditions of Approval.
 2. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 3. The car parking and driveway areas and footpath crossover as shown on the plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and maintained in a useable condition at all times.
 4. The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length.
 5. Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established and evergreen trees and shrubs.
 6. Landscaping is provided along the Southern boundary adjacent the shared common driveway and shall incorporate the use of established trees and evergreen shrubs.
 7. Private open spaces are completely screened from public view, and are sized as per the sizes shown on the approved site plan
- (c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to the relevant Development Plan.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.