

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 19th March 2015 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/045/2015 - To construct a garage with a wall height greater than 3 metres and a floor area of 120 square metres - 1 Mulcahy Court, Glenburnie
2. DEVELOPMENT APPLICATION: 381/013/2015 - To construct a machinery storage building (56m x 30m x 6m) on the site of an existing timber mill - 2 Eucalypt Drive, Mount Gambier

**Indicates invitation to meeting

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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, 19th
February 2015 be taken as read and confirmed.
seconded

1. Development Number: 381/045/2015
Applicant: Steeline
Owner: P J & A M Fraser
Description: To construct a garage with a wall height greater than 3 metres
and a floor area of 120 square metres
Address: 1 Mulcahy Court, Glenburnie
Nature of Development: Consent/ Category 2
Zoning: Residential (Low Density Policy Area 18)
Report: Council Development Assessment Panel Report No. 6 / 2015
Correspondence: Correspondence from Applicant L.12

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 6 / 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.

Please Note that the garage is not to impede on setbacks for waste water disposal system as per the Onsite Wastewater Code.

- (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.
 2. It is to be used for residential use/ storage and by no means Commercial use/ storage.

seconded

2. Development Number: 381/013/2015
 Applicant: Whiteheads Timber Sales Pty Ltd
 Owner: D J & M A & K A & S E Whitehead
 Description: To construct a machinery storage building (56m x 30m x 6m) on the site of an existing timber mill
 Address: 2 Eucalypt Drive, Mount Gambier
 Nature of Development: Consent / Category 2
 Zoning: General Industry
 Report: Council Development Assessment Panel Report No. 7 / 2015
 Correspondence: Correspondence from Applicant L.13

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 2015 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious 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. The building and land shall not be used for purposes other than those approved by Council.
 3. The use of the property shall not create a nuisance and/ disturbance for any person/s and/or property in the immediate area.
 4. All of the buildings, excluding the roof, shall be constructed of a colour coated metal or other similar finish.
 5. The Applicant shall be required to make satisfactory arrangements with Council in relation to the disposal of storm water and surface drainage, which may involve the connection to existing street drain and incorporate an inspection/access pit, at the Applicant's expense.
 6. Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
 7. Landscaping shall be established in accordance with the plan/s approved by Council and shall incorporate the use of established trees.
 8. Landscaping must be completed within the first planting season concurrent with or following the 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.
 9. The buildings and surroundings 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 Council's Conditions of Development Plan Consent are:
1. To ensure that the proposed development is used for purposes associated with the existing industrial 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

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

12 March 2015
AF14/354
SM