

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 19th June 2014 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0156/2014 - To construct a carport in association with an existing dwelling - 7 Kingsley Court, Mount Gambier
- **2. DEVELOPMENT APPLICATION: 381/0121/2014 - To construct a single storey building to be used as an educational facility (and associated use of a Community Centre) on the site of an existing educational facility with associated car parking, landscaping and signage - 170-174 Wireless Road West, Suttontown

**Indicates invitation to meeting

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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
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, 15th
May 2014 be taken as read and confirmed.
seconded

1. Development Number: 381/0156/2014
Applicant: Thomson Bilt
Owner: M E Gilgen
Description: To construct a carport in association with an existing dwelling
Address: 7 Kingsley Court, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 17 / 2014
Correspondence: Correspondence from Applicant, L.28

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 17 / 2014 be received;
- (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 development will visually dominant the dwelling and will diminish the attractiveness of the streetscape.
 2. The setback of the proposed development from the front property boundary is considered to be unacceptable as it will result in the carport being located closer to Kingsley Court than the dwelling with which it is associated.

seconded

2. Development Number: 381/0121/2014
 Applicant: University of South Australia
 Owner: Minister for Employment Higher Education & Skills
 Description: To construct a single storey building to be used as an educational facility (and associated use of a Community Centre) on the site of an existing educational facility with associated car parking, landscaping and signage
 Address: 170-174 Wireless Road West, Suttontown
 Nature of Development: Consent / Category 3
 Zoning: Deferred Urban
 Report: Council Development Assessment Panel Report No. 18 / 2014
 Correspondence: Correspondence from Applicant, L.29, Response to Representation, L.30, Statement of Representation from M Robinson, L.31, Planning Report from URPS, L.32, Traffic Assessment Report, L.33, Resonate Acoustics Report, L.34, ESD Report for Technical Reference Group Review, L.35, Preliminary Civil Works Assessment, L.36

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 18 / 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 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 Council (ASK-001, dated May 2014; ASK-002, dated 12 February 2014; ASK-003, dated 12 February 2014; ASK-004, dated 3 February 2014; ASK-005, dated 3 February 2014; ASK-006, dated 3 February 2014; ASK-007, dated 3 February 2014; ASK-008, dated 3 February 2014; ASK-009, dated 3 February 2014; ASK-010, dated 3 February 2014; ASK-011, dated 3 February 2014; ASK-012, dated 3 February 2014; ASK-013, dated 3 February 2014; ASK-014, dated 3 February 2014; Landscape Concept Plan, 13.032.CP100, revision E, dated 21 March 2014; Planning Report prepared by URPS, dated 19 March 2014; Preliminary Civil Works Assessment report, prepared by Wallbridge and Gilbert, dated 24 February 2014; Traffic Assessment report, prepared by Wallbridge and Gilbert, dated March 2014; Acoustic Design Report, prepared by Resonate Acoustics, dated 14 February 2014; ESD Report, prepared D Squared Consulting, received by Council 3 April 2014; correspondence from URPS, dated 4 June 2014) and with the conditions of approval.
 2. The car parking and driveway areas, as shown on the Plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and line-marked and maintained in a useable condition at all times.
 3. The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length.
 4. Car parking spaces for people with a disability shall be provided in accordance with the Plan/s approved by Council.
 5. Driveways, parking and maneuvering areas and footpaths must be lit in accordance with the Australian Standards Association Code AS1158 during the hours of darkness that they are in use. Such lights must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.

6. Stormwater shall be managed and disposed of in accordance with the Preliminary Civil Works Assessment Rev C report, prepared by Wallbridge and Gilbert, dated 24 February 2014 and correspondence from URPS, dated 4 June 2014.
 7. Landscaping shall be undertaken and maintained at all times, in accordance with the Plan/s approved by Council, and shall incorporate the use of established trees and shrubs.
 8. Landscaping must be completed in the first planting season concurrent or following commencement of the use of the 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. All waste materials and refuse shall be contained within the building/screened holding place as shown on the Plan/s approved by Council.
 10. The University of South Australia sign shall be maintained in a state of good repair and tidy condition at all times.
 11. The University of South Australia sign, herein approved, must not flash, blink or rotate in any manner.
 12. The SA Water Corporation sewer shall be connected to the building.
 13. The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 14. The building shall not be used/occupied for the purposes approved by Council until conditions 2, 5, 6 and 12 are met.
- (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

The meeting closed at _____ p.m.

12 June 2014
AF13/399
SM