

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 20th February 2014 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/01/2014 – To create one (1) additional allotment – Lot 10 Lakes Park Drive, OB Flat
2. DEVELOPMENT APPLICATION: 381/02/2014 - To create one (1) additional allotment - Lot 11 Lakes Park Drive, OB Flat
3. DEVELOPMENT APPLICATION: 381/431/2013 - To demolish an existing carport and to construct a carport in front of an existing dwelling - 6 Byrne Street, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/012/2014 - To construct a second single storey dwelling on the site of an existing dwelling - 6 Henty Street, Mount Gambier
5. DEVELOPMENT APPLICATION: 381/023/2014 – To create one (1) additional allotment – 1/1 & 2/1 Margaret Street, Mount Gambier

** 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
Clerical Officer, 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
December 2013 be taken as read and confirmed.
seconded

1. Development Number: 381/02/2014
Applicant: Alexander & Symonds Pty Ltd
Owner: R J & C Grunden
Description: To create one (1) additional allotment
Address: Lot 10 Lakes Park Drive
Nature of Development: Non-complying / Category 3
Zoning: Country Living
Report: Council Development Assessment Panel Report No. 4 / 2014
Correspondence: Correspondence from the Development Assessment
Commission L.03, Correspondence from SA Water L.04,
Correspondence from Frank Brennan Consulting Services L.05

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 4 / 2014 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*.

seconded

2. Development Number: 381/02/2014
Applicant: Alexander & Symonds Pty Ltd
Owner: R J & C Grunden
Description: To create one (1) additional allotment
Address: Lot 11 Lakes Park Drive
Nature of Development: Non-complying / Category 3
Zoning: Country Living
Report: Council Development Assessment Panel Report No. 1 / 2014
Correspondence: Correspondence from Frank Brennan Consulting Services L.01

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 1 / 2014 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*.

seconded

3. Development Number: 381/431/2013
Applicant: Thomson Bilt
Owner: W A Smith & S Bennett
Description: To demolish an existing carport and to construct a carport in front of an existing dwelling
Address: 6 Byrne Street
Nature of Development: Consent / Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 2 / 2014

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 2 / 2014 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 the Council's 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 the 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; and
 2. It is not at serious variance with Council's Development Plan.

seconded

4. Development Number: 381/012/2014
 Applicant / Owner: J A Cheney
 Description: To construct a second single storey dwelling on the site of an existing dwelling
 Address: 6 Henty Street
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 3 / 2014
 Correspondence: Correspondence from the Applicant L.02

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 3 / 2014 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 the Council's 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 the Council.
 2. The building and land shall not be used for purposes other than those approved by Council.
 3. All of the building shall be finished in a non-reflective unobtrusive colour.
 4. Provision shall be made for the disposal of storm water and surface drainage to the reasonable satisfaction of Council.
 5. Existing dense landscaping located along the Henty and Cardinia Street property boundaries shall be maintained 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.
 6. A suitable isolation valve and/or a separate and independent water meter shall be supplied to each individual dwelling on the allotment.
 7. The SA Water Corporation sewer shall be made available to each of the dwellings on the allotment.
- (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

5. Development Number: 381/023/2014
 Applicant: Alexander & Symonds Pty Ltd
 Owner: Ms. K. Jolley, Mr. D. Jolley, Mr. J. Jolley & Ms. M. Jolley
 Description: To create one (1) additional allotment
 Address: 1/1 & 2/1 Margaret Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Commercial
 Report: Council Development Assessment Panel Report No. 5 / 2014
 Correspondence: Correspondence from the Development Assessment Commission L.06, Correspondence from SA Water L.07

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 5 / 2014 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 granted Development Plan Consent subject to the following conditions;
1. The SA Water Corporation sewer shall be made available to each of the allotments
 2. The financial requirements of the SA Water Corporation shall be met for the provision of the water and sewerage services. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries
 3. Payment of \$2849 into the Planning and Development fund (1 allotment(s) @ \$2849/allotment). Payment maybe made by credit card via the internet at www.edala.sa.gov.au or by phone (83030724), by cheque to be made payable and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 2001 or in person, at Level 5, 136 North Terrace, Adelaide.
 4. A downstream drainage contribution of \$524 being paid to Council, that is 655 square metres @ \$0.80 per square metre
 5. The street addresses for the site are to be;

Allotment 1/1 Margaret Street, Mount Gambier
 Allotment 2/1 Margaret Street, Mount Gambier

seconded

The meeting closed at _____ p.m.