

COUNCIL DEVELOPMENT ASSESSMENT PANEL

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

AGENDA

1. DEVELOPMENT APPLICATION: 381/012/2014 - To construct a second single storey dwelling on the site of an existing dwelling - 6 Henty Street, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/066/2014 - To demolish an existing garage, and to construct a new garage in association with an existing dwelling - 62 Bay Road, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/068/2014 - To relocate an existing office, deck and carport to an existing timber mill site to be used in association with an existing timber mill and to install a wastewater system on the same site - 102-124 Suttontown Road, Suttontown

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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: Acting Director - Operational Services, Daryl Morgan
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, 20th
February 2014 be taken as read and confirmed.
seconded

1. 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, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 6 / 2014

moved it be recommended:

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

2. Development Number: 381/066/2014
 Applicant / Owner: Mr. Matthew Brodie
 Description: To demolish an existing garage and construct a new garage in association with an existing dwelling.
 Address: 62 Bay Road, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential - Contributory Place - Bay Road Local Heritage Policy Area
 Report: Council Development Assessment Panel Report No. 7 / 2014
 Correspondence: Correspondence from Richard Woods, Heritage Adviser L.08

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 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 Mount Gambier (City) 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 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.
 3. Gable ends should be provided with a verge overhangs. Barge capping should be round roll type profile.
 4. Gutters should be smoothline profile.
- (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

3. Development Number: 381/068/2014
 Applicant: McDonnell Industries Pty Ltd
 Owner: I L & K P & A J & S McDonnell
 Description: To relocate an existing office, deck and carport to an existing timber mill site to be used in association with an existing timber mill and to install a wastewater system on the same site
 Address: 102-124 Suttontown Road, Suttontown
 Nature of Development: Non-complying / Category 1
 Zoning: Deferred Urban
 Report: Council Development Assessment Panel Report No. 8 / 2014

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 8 / 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

The meeting closed at _____ p.m.

13 March 2014
 AF13/399
 SM