

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 20th April 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0101/2017 – To construct a garage 165 square metres in area – 58 Springview Drive, Suttontown
2. 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
3. DEVELOPMENT APPLICATION: 381/0102/2017 – To construct two garages and a carport – 12 Bellshire Place, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/096/2017 (381/C001/2017) – To create one (1) additional allotment (Community Title) – 8 Noojee Street, Mount Gambier

**Indicates invitation to meeting

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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: General Manager City Growth, Dr Judy Nagy
Manager Regulatory Services, Michael Silvy
Project Officer, Josh Wilson
Administration Officer - Operational Services, Sarah Moretti
Administration Officer – Operational Services, Elisa Solly

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, 16th March 2017 be taken as read and confirmed.

seconded

1. Development Number: 381/0101/2017
Applicant: E M Steele
Owner: M G & E M Steele
Description: To construct a garage 165 square metres in area
Address: 58 Springview Drive, Suttontown
Nature of Development: Consent / Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 10 / 2017
Correspondence: Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 10 / 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: 381/086/2017
 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. 11 / 2017
 Correspondence: Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 11 / 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.
- (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

3. 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. 12 / 2017
 Correspondence: Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 12 / 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

4. Development Number: 381/096/2017 (381/C001/2017)
 Applicant: Alexander & Symonds Pty Ltd
 Owner: B C Joyce
 Description: To create one (1) additional allotment (Community Title)
 Address: 8 Noojee Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 13 / 2017
 Correspondence: Correspondence from Development Assessment Commission,
 Correspondence from SA Water, Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 13 / 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 Councils Development Plan and granted Development Plan Consent subject to the following conditions:

REQUIREMENTS OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
 Subject to our new process, on receipt of the developers details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
 The developer must inform potential purchasers of the community lots of the servicing arrangement and seek written agreement prior to settlement, as future alterations would be at full cost to the owner / applicant.
2. Payment of \$2849 into the Planning and Development Fund (1 allotment(s) @ \$2849/allotment).
 Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

REQUIREMENTS OF THE CITY OF MOUNT GAMBIER

1. The street addresses for the residential allotments are;
 Allotment 1 – 8 Noojee Street, Mount Gambier
 Allotment 2 – 8a Noojee Street, Mount Gambier
2. Provision shall be made for undercover car-parking, private open space, landscaping, access and fencing on both allotments 1 and 2, for both dwellings at all times.
3. Development applications are lodged and subsequently approved by Council for development on both allotments 1 and 2, as required, including any change of use to garages or carports.
4. Development on allotments 1 and 2 are not undertaken unless approved by Council.

5. The necessary services be provided to both allotments, as separate connections, as required.

Seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

12th April, 2017
AF16/445
SM