

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

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

### AGENDA

1. DEVELOPMENT APPLICATION: 381/0153/2017 – To construct a single storey detached dwelling and two (2) outbuildings (9.0m x 9.0m x 2.4m) and (12.6m x 9.0m x 3.6m) – 1/1 Stone Avenue, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0178/2017 – To demolish an existing carport and garage and to construct carport (9.0m x 7.5m x 2.7m) and a garage (6.0m x 7.5m x 2.7m) – 6 Cockburn Street, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/025/2017 – To construct a garage 166 square metres in area – 137 Suttontown Road, Suttontown
4. DEVELOPMENT APPLICATION: 381/0191/2017 – To construct carport (7.2m x 5.5m x 3.2m) – 17 Patricia Court, 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

**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, 15<sup>th</sup> June 2017 be taken as read and confirmed.  
seconded

### **1 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO. 19/2017**

<b>DEVELOPMENT NUMBER</b>	381/0153/2017	
<b>APPLICANT</b>	P & C Williamson	
<b>OWNER</b>	P & C Williamson	
<b>DESCRIPTION</b>	To construct a single storey detached dwelling and two (2) outbuildings (9.0m x 9.0m x 2.4m) and (12.6m x 9.0m x 3.6m)	
<b>ADDRESS</b>	1/1 Stone Avenue, Mount Gambier	
<b>NATURE OF DEVELOPMENT</b>	Consent / Category 1	
<b>ZONING</b>	Residential	
<b>POLICY AREA</b>	N/A	
<b>HERITAGE</b>	N/A	N/A

### **REPORT RECOMMENDATION**

- (a) That Council Development Assessment Panel Report No. 19/2017 be noted.
- (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. The outbuildings shall only be used for purposes associated with the existing residential land use of the subject property.
  3. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
- (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.

Moved:

Seconded:

**2 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.****20/2017**

<b>DEVELOPMENT NUMBER</b>	381/0178/2017	
<b>APPLICANT</b>	Steeline Roofing Mount Gambier	
<b>OWNER</b>	A P Hurst	
<b>DESCRIPTION</b>	To demolish an existing carport and garage and to construct carport (9.0m x 7.5m x 2.7m) and a garage (6.0m x 7.5m x 2.7m)	
<b>ADDRESS</b>	6 Cockburn Street, Mount Gambier	
<b>NATURE OF DEVELOPMENT</b>	Consent / Category 1	
<b>ZONING</b>	Residential	
<b>POLICY AREA</b>	N/A	
<b>HERITAGE</b>	N/A	N/A

**REPORT RECOMMENDATION**

- (a) That Council Development Assessment Panel Report No. 20/2017 be noted.
- (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. The outbuildings 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 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.

Moved:

Seconded:

**3 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.****21/2017**

<b>DEVELOPMENT NUMBER</b>	381/025/2017	
<b>APPLICANT</b>	R M Flett	
<b>OWNER</b>	R M Flett	
<b>DESCRIPTION</b>	To construct a garage 166 square metres in area	
<b>ADDRESS</b>	137 Suttontown Road, Suttontown	
<b>NATURE OF DEVELOPMENT</b>	Consent / Category 1	
<b>ZONING</b>	Residential	
<b>POLICY AREA</b>	Suttontown Road Policy Area 8	
<b>HERITAGE</b>	N/A	N/A

**REPORT RECOMMENDATION**

- (a) That Council Development Assessment Panel Report No. 21/2017 be noted.
- (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.
- (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.

Moved:

Seconded:

**4 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.****22/2017**

<b>DEVELOPMENT NUMBER</b>	381/0191/2017	
<b>APPLICANT</b>	Thomson Bilt	
<b>OWNER</b>	S N Lingard	
<b>DESCRIPTION</b>	To construct carport (7.2m x 5.5m x 3.2m)	
<b>ADDRESS</b>	17 Patricia Court, Mount Gambier	
<b>NATURE OF DEVELOPMENT</b>	Consent / Category 1	
<b>ZONING</b>	Residential	
<b>POLICY AREA</b>	Northern Residential Policy Area 7	
<b>HERITAGE</b>	N/A	N/A

**REPORT RECOMMENDATION**

- (a) That Council Development Assessment Panel Report No. 22/2017 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the Council Development Assessment Panel is not willing to support the application and the application is refused Development Plan Consent.
- (c) The reasons for the Council Development Assessment Panel's decision are:
1. Development is not consistent with Councils Development Plan in regards to total garage floor areas in the Residential Zone
  2. The proposed carport and existing buildings exceed 50% site coverage
  3. The siting of the proposed carport is not sympathetic to the existing dwelling, the streetscape and the Residential Desired Character
  4. The proposed development will visually dominate the existing dwelling
  5. The proposed carport exceeds 6 metres in width
  6. The proposed carport exceeds 3 metres wall height

Moved:

Seconded:

**MOTIONS WITHOUT NOTICE -**

The meeting closed at \_\_\_\_\_ p.m.

7<sup>th</sup> July, 2017  
 AF16/445  
 SM