

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 21st April 2016 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/058/2016 – To construct a detached dwelling and an associated garage with a wall height greater than 3 metres – 11 Buffalo Crescent, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/061/2016 – To construct a carport in association with an existing detached dwelling – 3 Stiles Street, Mount Gambier
- **3. DEVELOPMENT APPLICATION: 381/01/2016 – To demolish an existing dwelling and to construct a carpark extension to an existing McDonalds Restaurant – 5 Jubilee Highway West, Mount Gambier

**Indicates invitation to meeting

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PRESENT: Mrs E Travers (Presiding Member)
Cr I Von Stanke, Cr C Greco, Cr M Lovett, Ms E Finnigan, Mrs M Trotter 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
Project Officer, Josh Wilson
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, 17th March 2016 be taken as read and confirmed.
seconded

1. Development Number: 381/058/2016
Applicant: S K Home Builders Pty Ltd
Owner: M A Steen
Description: To construct a detached dwelling and an associated garage with a wall height greater than 3 metres
Address: 11 Buffalo Crescent, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential Zone
Report: Council Development Assessment Panel Report No. 5 / 2016
Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 5 / 2016 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: 381/061/2016
 Applicant: Eaglehawk Developments
 Owner: M G & K E Barry
 Description: To construct a carport in association with an existing detached dwelling
 Address: 3 Stiles Street, Mount Gambier
 Nature of Development: Consent/ Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 6 / 2016
 Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 6 / 2016 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. Dense Planting shall be established along the side (Leray Avenue side) and rear property boundaries of the site so as to provide a screen/buffer between the development and adjacent properties.
- (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

3. Development Number: 381/01/2016
 Applicant: Access Planning- David Hutchison
 Owner: C J Ansink
 Description: To demolish an existing dwelling and to construct a carpark extension to an existing McDonalds Restaurant
 Address: 5 Jubilee Highway West, Mount Gambier
 Nature of Development: Non Complying / Category 3
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 7 / 2016
 Correspondence: Statement of Effect, DPTI comments, Statement of Representation from Emilio Castignani, Statement of Representation from Noel Fox, Statement of Representation from Kirby Fox, Response letter from Applicant

**David Hutchison, the Applicant (Access Planning), has been invited to attend this meeting at 5.50 p.m. to discuss this matter.

**Gabriela Castignani, the Representor, has been invited to attend this meeting at 5.50 p.m. to discuss this matter.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 2016 be received;
- (b) Having regard to the provisions of the relevant Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Conditions (and including any DAC conditions that may be applicable):
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 land shall not be used for purposes other than those approved by Council.
 3. Provision shall be made for the onsite management and disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 4. A solid masonry fence shall be constructed along the southern boundary as per the approved plans.
 5. Dense planting shall be established along the western boundary (adjacent Francis Street) and southern boundary to help create a buffer/screen to adjacent sites.
 6. Landscaping shall be undertaken and maintained at all times.
 7. All of the commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 8. The use of the property shall not create a nuisance and/or disturbance for any person/s and property in the immediate area.
 9. Any lights on the subject land must be directed and screened so that overspill of light into nearby properties is avoided.
 10. The car park and surroundings shall be maintained in a state of good repair and tidy condition at all times.

- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:
1. The proposed development is not at serious variance to the relevant Development Plan.
 2. The proposed development improves and enhances the amenity and character of the subject site and the area.
 3. To ensure orderly and proper development.
- (d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

14 April 2016
AF15/554
SM