

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 21<sup>st</sup> August 2014 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### AGENDA

1. DEVELOPMENT APPLICATION: 381/0162/2014 - To construct a swimming pool, to demolish and replace an existing garage and to construct a verandah on the property boundary - 3 McDonald Street, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/0207/2014 - To erect four (4) new signs on an existing shop and on the site of an existing Local Heritage Place - 112 Commercial Street East, Mount Gambier
3. DEVELOPMENT APPLICATION: 381/0194/2014 - To construct a single storey detached dwelling and an outbuilding (17.75m x 7.5m x 3.6m), where the wall of the outbuilding exceeds 3.0 metres in height and is to be constructed along part of the western property boundary - 20 King Grove, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/0181/2014 - To construct an upper storey addition to an existing shop - 5/16 Swallow Drive, Mount Gambier
5. DEVELOPMENT APPLICATION: 381/0210/2014 - To construct three carports, where one of the carports is to be constructed in front of an existing dwelling - 11 Duigan Street, Mount Gambier
- \*\*6. DEVELOPMENT APPLICATION: 381/0208/2014 - To construct an outbuilding (10.8m x 7.8m) that has a wall height of greater than 3 metres on the site of an existing dwelling - 32 Willow Avenue, Mount Gambier
7. DEVELOPMENT APPLICATION: 381/0244/2014 - To construct an outbuilding on a vacant allotment - 1/48 Elizabeth Street, Mount Gambier

\*\*Indicates invitation to meeting

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### AGENDA

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  
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, 17<sup>th</sup>  
July 2014 be taken as read and confirmed.  
seconded

1. Development Number: 381/0162/2014  
Applicant: J F Wilson Building Design Pty Ltd  
Owner: Peter Lamb & Melissa Bucik  
Description: To construct a swimming pool, to demolish and replace an  
existing garage and to construct a verandah on the property  
boundary.  
Address: 3 McDonald Street, Mount Gambier  
Nature of Development: Consent / Category 2  
Zoning: Residential

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 22 / 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 variance with Councils 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 Council.
  - 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.

**PLEASE NOTE:**

1. Your attention is drawn to the Fences Act 1975, which describes your responsibility to notify adjoining property owners in relation to the removal and construction of fences on the property boundary.
  2. When constructing a building on the boundary, it is the Builder's responsibility to ensure it is sited on the true boundary. It is recommended that a professional Surveyor be engaged to locate and peg the boundary prior to commencing building work.
- (c) The Applicant and Owner be advised that the reason for Councils 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: 381/0207/2014  
 Applicant: MasterPlan SA Pty Ltd  
 Owner: Australian Leisure & Hospitality Group  
 Description: To erect four (4) new signs on an existing shop and on the site of an existing Local Heritage Place  
 Address: 112 Commercial Street East, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: City Centre  
 Correspondence: Correspondence from Applicant L.43, Correspondence from Richard Woods L.44, Letter from Applicant L.45

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 23 / 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 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 Council and with the Conditions of Approval.
  2. The advertising signs shall be maintained in a state of good and tidy condition at all times.
  3. The advertising signs, herein approved, must not blink, flash or rotate on any manner.
- (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: 381/0194/2014  
 Applicant / Owner: S Di Censo  
 Description: To construct a single storey detached dwelling and an outbuilding (17.75m x 7.5m x 3.6m), where the wall of the outbuilding exceeds 3.0 metres in height and is to be constructed along part of the western property boundary  
 Address: 20 King Grove, Mount Gambier  
 Nature of Development: Consent / Category 2  
 Zoning: Residential  
 Correspondence: Correspondence from MasterPlan L.46

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 24 / 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 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 Council (Plan reference 13\_152, 1 of 3, Rev J; 13\_152, 2 of 3, Rev E; 13\_152, 3 of 3, Rev J) and with the Conditions of Approval.
  2. The outbuilding shall not be used for purposes associated with the existing residential land use of the subject property.
  3. The footpath crossover area/s and footpaths shall be constructed in accordance with Council Policy F160 – Crossing Places.
  4. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.

PLEASE NOTE:

1. This consent does not eliminate the need to obtain any other necessary approvals from any/all parties with an interest in the land, including but not limited to Montebello Developments Pty Ltd.
- (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

4. Development Number: 381/0181/2014  
 Applicant: C A Freeman  
 Owner: Spec Enterprises No 2 Pty Ltd & Andami Supermarkets Pty Ltd  
 Description: To construct an upper storey addition to an existing shop  
 Address: 5/16 Swallow Drive, Mount Gambier  
 Nature of Development: Consent/Category 2  
 Zoning: Local Centre  
 Correspondence: Letter from Applicant L.47, Letter from Applicant L.48, Statement of Representation from I Cutting L.49, Correspondence from Applicant L.50

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 25 / 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 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 Council (Plan reference 14\_105, 1 of 5, Rev B; 14\_105, 2 of 5, Rev B; 14\_105, 3 of 5, Rev B; 14\_105, 4 of 5, Rev B; 14\_105, 5 of 5, Rev B) and with the Conditions of Approval.
  2. The building and land shall not be used for purposes other than those approved by Council.
  3. All wall cladding, roofing material and external finishes used on the addition must be in a colour that matches those used on the existing building.
  4. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
  5. The buildings and surrounds 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 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

5. Development Number: 381/0210/2014  
 Applicant: Blackbird Industries  
 Owner: P & L Moligin  
 Description: To construct three carports, where one of the carports is to be constructed in front of an existing dwelling  
 Address: 11 Duigan Street, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: Residential

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 26 / 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 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 Council and with the Conditions of Approval.
  2. Landscaping shall be established and maintained in accordance with the plan/s as approved by Council.

PLEASE NOTE:

1. Development approval maybe required for the construction of the front fence. Please contact Council Officers for further advice.
- (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

6. Development Number: 381/0208/2014  
 Applicant / Owner: A R Norman  
 Description: To construct an outbuilding (10.8m x 7.8m) that has a wall height of greater than 3 metres on the site of an existing dwelling  
 Address: 32 Willow Avenue, Mount Gambier  
 Nature of Development: Consent / Category 2  
 Zoning: Residential  
 Correspondence: Letter from Applicant L.51

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 27 / 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 refused Development Plan Consent.
- (c) The applicant and owner be advised that the reasons for Council's refusal are:
  - 1. The total floor area of the proposed outbuilding exceeds 60 square metres in floor area.
  - 2. The proposed outbuilding exceeds the maximum wall height and total building height parameters as contained within the Mount Gambier (City) Development Plan.
  - 3. The proposed outbuilding will be highly visible to the streetscape and locality and will dominate the associated and adjoining dwellings.

seconded



7. Development Number: 381/0244/2014  
 Applicant / Owner: J P Amoroso  
 Description: To construct an outbuilding on a vacant allotment  
 Address: 1/48 Elizabeth Street, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: Residential / St. Andrew's Local Heritage Policy Area  
 Correspondence: Correspondence from Applicant L.52, Correspondence from Applicant L.53

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 28 / 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 outbuilding shall only be used for purposes associated with the existing residential land use of the subject site.
- (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:

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

13 August 2014  
 AF13/399  
 SM