

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 21st September 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

- **1. DEVELOPMENT APPLICATION: 381/0248/2017 – To construct a carport on the site of an existing detached dwelling, where the carport is to be located closer to the street than the existing dwelling – 12 Kownie Court, Mount Gambier
- **2. DEVELOPMENT APPLICATION: 381/0297/2017 – To construct a shop (McDonalds Restaurant) with associated carparking, signage and landscaping – 38 Attamurra Road, Worrolong
3. DEVELOPMENT APPLICATION: 381/0305/2017 – To construct a garage and carport in association with an approved dwelling – 4 Bethpage Place, Worrolong

**Indicates invitation to meeting

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday, 21st September 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

PRESENT: Mrs E Travers (Presiding Member)
Cr I Von Stanke, Cr D Mutton, Mrs M Trotter, Ms E Finnigan and Mr P Seebohm

APOLOGY/IES: moved the apology received from Cr C Greco be accepted.
seconded

COUNCIL OFFICERS: General Manager City Growth, Dr Judy Nagy
Senior Planner, Simon Wiseman
Administration Officer – City Infrastructure, 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 August 2017 be taken as read and confirmed.
seconded

INVITES: Adam Fosdike, the Applicant, has been invited for Item 1, DA 381/0248/2017
David Hutchison, the contact person, has been invited for Item 2, DA 381/0297/2017

1 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.

27/2017

DEVELOPMENT NUMBER	381/0248/2017	
APPLICANT	Mates Rates Mt Gambier	
OWNER	R A & G Scott	
DESCRIPTION	To construct a carport on the site of an existing detached dwelling, where the carport will be located closer to the street than the existing dwelling	
ADDRESS	12 Kowine Court, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Consent
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

(a) That Council Development Assessment Panel Report No. 27/2017 be noted.

- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, whilst the proposed development is considered not to be at serious variance The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, whilst the proposed development is considered not to be at serious variance with Council's Development Plan, the application be refused Development Plan Consent for the following reasons:
1. The proposed carport will visually dominate the dwelling and the streetscape.
 2. The setback of the proposed carport from the front property boundary is considered to be unacceptable as it will result in the carport being located closer to Kowine Court than the dwelling with which it is associated.
 3. The proposed carport has a wall height that exceeds (greater than 3 metres) Councils Development Plan
 4. The proposed carport has a maximum building height that exceeds (greater than 4 metres) Councils Development Plan.
 5. The proposed garage is at variance with the side boundary (eastern) setback of less than 600 millimetres.

Moved:

Seconded:

2 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**28/2017**

DEVELOPMENT NUMBER	381/0297/2017	
APPLICANT	McDonalds Australia Ltd	
OWNER	Bedford Group Inc	
DESCRIPTION	To construct a shop (McDonalds Restaurant) with associated car parking, signage and landscaping	
ADDRESS	38 Attamurra Road, Worrolong	
NATURE OF DEVELOPMENT	Non-Complying	Non-Complying
ZONING	Commercial	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 28/2017 be noted.
- (b) The Council Development Assessment Panel resolve to proceed with the assessment of the application.

Moved:

Seconded:

3 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**29/2017**

DEVELOPMENT NUMBER	381/0305/2017	
APPLICANT	Stratco	
OWNER	EHomes Pty Ltd	
DESCRIPTION	To construct a garage and carport in association with an approved dwelling	
ADDRESS	4 Bethpage Place, Worrolong	
NATURE OF DEVELOPMENT	Consent	Consent
ZONING	Residential	
POLICY AREA	Attamurra Golf Course Policy Area 3	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 29/2017 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.
 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

Moved:

Seconded:

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.