

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on 23rd February 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0393/2016 – To construct additions (offices, storage and staff facilities) to an existing building, to construct a verandah and to modify an existing stone fence located on a State Heritage Listed Place – St Paul's Roman Catholic Church Complex – 1/20 Penola Road, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/026/2017 – To construct a garage 104 square metres in area – 1A Keegan Street, Mount Gambier
- **3. DEVELOPMENT APPLICATION: 381/022/2017 – To construct a carport in front of an existing dwelling – 22 Ramsay Avenue, Mount Gambier
4. DEVELOPMENT APPLICATION: 381/025/2017 – To construct a garage 166 square metres in area – 137 Suttontown Road, Suttontown
- **5. DEVELOPMENT APPLICATION: 381/0436/2016 – Change of use from a Storage Building to a Retail Showroom within a Local Centre Zone, adjacent to a Residential Zone

**Indicates invitation to meeting

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AGENDA

PRESENT: Mrs E Travers (Presiding Member)
Crs TBA, Mrs M Trotter, Ms E Finnigan and Mr P Seebohm

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

COUNCIL OFFICERS: Director Operational Services, Daryl Sexton
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, 19th
January 2017 be taken as read and confirmed.

seconded

1. Development Number: 381/0393/2016
Applicant: J.F. Wilson Building Designs
Owner: Catholic Church Endowment Society
Description: To construct additions (offices, storage and staff facilities) to an
existing building, to construct a verandah and to modify an
existing stone fence located on a State Heritage Listed Place –
St Paul's Roman Catholic Church Complex
Address: 1/20 Penola Road, Mount Gambier
Nature of Development: Non-complying / Category 1
Zoning: Residential / State Heritage Place
Report: Council Development Assessment Panel Report No. 2 / 2017
Correspondence: Letter from Applicant, Correspondence from Department of
Environment, Water and Natural Resources State Heritage Unit

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 2 / 2017 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 building and land shall not be used for purposes other than those approved by Council.
 3. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.

4. Existing landscaping located on the subject site shall be retained and maintained at all times.
 5. The hours of operation of the office and the use of the office shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 6. Any lights on the office building must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
 7. The building 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 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

2. Development Number: 381/026/2017
 Applicant: Thomson Bilt
 Owner: G S Mattiske
 Description: To construct a garage 104 square metres in area
 Address: 1A Keegan Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 3 / 2017
 Correspondence: Letter from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 3 / 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

3. Development Number: 381/022/2017
 Applicant: Thomson Bilt
 Owner: J A & G L Watson
 Description: To construct a carport in front of an existing dwelling
 Address: 22 Ramsay Avenue, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 4 / 2017
 Correspondence: Correspondence from Applicant

**Thomson Bilt, the Applicant, have been invited to attend the meeting at 5.50 p.m. to discuss this matter.

**J A & G L Watson, the Owners, have been invited to attend the meeting at 5.50 p.m. to discuss this matter.

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 4 / 2017 be received;
- (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 the desired character for the zone, in regards to the siting and setback of outbuildings from the primary street boundary.
 - 2. The proposed outbuilding is closer to the street than the dwelling with which it relates.
 - 3. The siting of the proposed outbuilding is not sympathetic to the existing dwelling or the adjacent residential dwellings and immediate locality (being Ramsay Avenue).
 - 4. The proposed development will visually dominate the existing dwelling.

seconded

4. Development Number: 381/025/2017
 Applicant / Owner: R M Flett
 Description: To construct a garage 166 square metres in area
 Address: 137 Suttontown Road, Suttontown
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 5 / 2017
 Correspondence: Correspondence from Applicant

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 5 / 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

5. Development Number: 381/0436/2016
 Applicant / Owner: E Sakkers
 Description: Change of use from a Storage Building to a Retail Showroom within a Local Centre Zone, adjacent to a Residential Zone
 Address: 68 Jubilee Highway West, Mount Gambier
 Nature of Development: Consent/Category 2 (Development Regulations, Schedule 9 (Part 2 – 19)
 Zoning: Local Centre
 Report: Council Development Assessment Panel Report No. 6 / 2017
 Correspondence: Statement of Representation from H Ramsden, Letter from Applicant

****E Sakkers, the Applicant, has been invited to attend the meeting at 5.50 p.m. to discuss this matter.**

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

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 6 / 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 conditions:
 - 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 - 2. The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 - 3. The building and land shall not be used for purposes other than those approved by Council.
 - 4. All waste materials and refuse accumulated on the allotment shall be removed on a regular basis.
 - 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - 6. No signs are to be erected or displayed on the land or on any building, structure, gate or fence, Further permission is required from Council for the erection or display of any sign.
 - 7. Hours of operation shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - 8. Landscaping shall be undertaken and maintained at all times.
- (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

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

15th February, 2017
AF16/445
SM