

## COUNCIL ASSESSMENT PANEL

Meeting held on Thursday, 15 February 2018 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### MINUTES

<u>PRESENT:</u>	Mrs E Travers (Presiding Member) Cr I Von Stanke and Mr P Seebohm
<u>NOT PRESENT:</u>	Mrs M Trotter
<u>APOLOGY/IES:</u>	Nil
<u>COUNCIL OFFICERS:</u>	General Manager City Growth, Dr Judy Nagy Senior Planner, Simon Wiseman Planning Officer, Emily Ruffin 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: Mr Seebohm moved that the minutes of the Meeting held on Thursday, 18 January 2018 be taken as read and confirmed.

Cr Von Stanke seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Applicants that attended the meeting:

- As from 1 October 2017, every Council is required to establish an Assessment Panel under provisions within the new Planning, Development and Infrastructure Act 2016 to determine and make decisions on development applications as delegated to the Panel.
- When the Panel is considering an application, it must assess the proposal against Council's Development Plan.
- This will involve a judgement based on whether or not the proposed development meets and satisfies planning principles.
- The Council Assessment Panel consists of four Independent Members and one Elected Council Member.
- The meeting itself is informal, however, all decisions made by the Assessment Panel are formal.
- Representors will be allocated 5 minutes to make their presentation, after which, Panel Members may ask questions to clarify any issues. It is solely a question and answer session. There will be no debate entered into.
- The Applicant may be given up to 10 minutes if necessary to speak about their application and answer any issues raised by the representors. Panel Members may ask questions to clarify any issues, and again, there will be no debate entered into.
- Once the Panel has heard your representation, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decision in confidence.
- You may ring the Council tomorrow afternoon to find out the result of tonight's meeting.

Development Application No: 381/0426/2017 (Item 1)

- Barbara & Christopher Smith, the Applicants, spoke in relation to this matter at 5:50 p.m.

**1 COUNCIL ASSESSMENT PANEL REPORT NO.****PR17/13651**

<b>DEVELOPMENT NUMBER</b>	381/0426/2017	
<b>APPLICANT</b>	B R Smith	
<b>OWNER</b>	B R & C C Smith	
<b>DESCRIPTION</b>	To construct a freestanding carport in association with an existing dwelling	
<b>ADDRESS</b>	31 Starline Place, 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 Assessment Panel Report No. PR17/13651 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 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 does not complement the associated dwelling.
  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 Starline Court than the dwelling with which it is associated.
  3. The proposed carport is at variance with the side boundary setback of less than 600 millimetres

The Council Assessment Panel moved:

Carried**2 COUNCIL ASSESSMENT PANEL REPORT NO.****AR18/3768**

<b>DEVELOPMENT NUMBER</b>	381/0189/2017	
<b>APPLICANT</b>	T M Gale	
<b>OWNER</b>	T M & J Gale	
<b>DESCRIPTION</b>	To construct dwelling additions	
<b>ADDRESS</b>	6 Gwendoline Street, Mount Gambier	
<b>NATURE OF DEVELOPMENT</b>	Consent / Category 1	

<b>ZONING</b>	Residential	
<b>POLICY AREA</b>	N/A	
<b>HERITAGE</b>	Contributory Place	Bay Road Historic (Conservation) Policy Area

**REPORT RECOMMENDATION**

- (a) That Council Assessment Panel Report No. AR18/3768 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, although the proposed development is at variance with Council's Heritage Advisors comments, it is considered not to be at serious variance 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.

The Council Assessment Panel moved:

Carried

**MOTIONS WITHOUT NOTICE** - Nil

The meeting closed at 6:15 p.m.

16 February, 2018  
AF17/507  
SM

CONFIRMED THIS

DAY OF

2018.

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PRESIDING MEMBER