

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 17th August 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

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

APOLOGY/IES: Nil

COUNCIL OFFICERS: General Manager City Growth, Dr Judy Nagy
Manager Development & Regulatory, Michael Silvy
Senior Planner, Simon Wiseman
Project Officer, Josh Wilson
Team Leader Administration (City Infrastructure), Sally Wilson

**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: Ms Finnigan moved that the minutes of the Meeting held on Thursday, 20th
July 2017 be taken as read and confirmed.

Cr Mutton seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Representors and
Applicant that attended the meeting:

- Every Council is required to establish a Development Assessment Panel to determine and make decisions on development applications as delegated to the Panel.
- The Panel Operates under the Development Act.
- 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 Development Assessment Panel consists of four (4) Independent Members and three (3) elected Council Members.
- The meeting itself is informal, however all decisions made by the Development Assessment Panel are formal.
- There will be no talking or interacting from the public gallery. If there is, you may be asked to leave.
- Once the Panel has heard your representation we will ask you to leave as the Development Assessment Panel reaches its decision in confidence. You may ring your Council tomorrow afternoon to find out the results of tonight's meeting.
- You will each have five (5) minutes to make your presentation.

Pursuant to Division 4, Part 4, Section 56A (7) of the Development Act, 1993, Mr Silvy disclosed a pecuniary interest in Item 3 (*has business dealings with the Applicant*) and did not:-

- (a) Take part in discussion by the Council Development Assessment Panel relating to the matter; or
- (b) While such discussion is taking place, be in, or in close vicinity of, the room in which or other place at which the matter is being discussed; or

Mr Silvy vacated the meeting at 5:49 p.m.

Development Application No: 381/0225/2017 (Item 3)

- John Sinkinson, the Applicant, spoke in relation to this matter at 5:49 p.m.

Development Application No: 381/0225/2017 (Item 4)

- Sam Dwyer, Mount Gambier Community RSL, the Applicant, spoke in relation to this matter at 5:56 p.m.

Mr Silvy returned to the meeting at 6:00 p.m.

1 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.

23/2017

DEVELOPMENT NUMBER	381/0219/2017	
APPLICANT	Thomson Bilt	
OWNER	D W Wimshurst	
DESCRIPTION	To construct a garage with a floor area of 96 square metres	
ADDRESS	15 Crouch Street North, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 23/2017 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.

The Council Development Assessment Panel moved:

Carried

2 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**24/2017**

DEVELOPMENT NUMBER	381/0251/2017	
APPLICANT	T E Henley	
OWNER	A N Ferguson & T E Henley	
DESCRIPTION	To construct a garage with a floor area of 108 square metres, a 3.6 metre wall height and 4.2 total height	
ADDRESS	12 Gemstone Court, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 24/2017 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.

The Council Development Assessment Panel moved:

Carried

Pursuant to Division 4, Part 4, Section 56A (7) of the Development Act, 1993, Mr Silvy disclosed a pecuniary interest in Item 3 (*has business dealings with the Applicant*) and did not:-

- (c) Take part in discussion by the Council Development Assessment Panel relating to the matter; or
- (d) While such discussion is taking place, be in, or in close vicinity of, the room in which or other place at which the matter is being discussed; or

Mr Silvy vacated the meeting at 6:11 p.m.

3 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**25/2017**

DEVELOPMENT NUMBER	381/0225/2017	
APPLICANT	J W Sinkinson	
OWNER	J W & M B Sinkinson	
DESCRIPTION	To construct three (3) carports on the site of an existing residential complex, where one carport is to be constructed in front of an existing dwelling	
ADDRESS	1-4/9 Francis Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	St Andrews Historic (Conservation) Policy Area

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 25/2017 be noted.
- (b) The application be left to lie on the table.

The Council Development Assessment Panel moved:

Carried

Mr Silvy returned to the meeting at 6:25 p.m.

4 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.**26/2017**

DEVELOPMENT NUMBER	381/0255/2017	
APPLICANT	Mount Gambier Community RSL	
OWNER	RSL (Mount Gambier Sub-branch) Inc	
DESCRIPTION	To vary condition of development application 381/0145/2010	
ADDRESS	23 Ferrers Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	City Centre	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 26/2017 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 no conditions.
- (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 Development Assessment Panel moved:

Carried

MOTIONS WITHOUT NOTICE - Nil

The meeting closed at 6:40 p.m.

17 August 2017
AF16/445
SW

CONFIRMED THIS

DAY OF

2017.

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PRESIDING MEMBER