

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 17th September 2015 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Cr C Greco, Cr I Von Stanke, Ms E Finnigan, Mrs M Trotter and Mr P Seebohm

APPOINTMENT OF ACTING PRESIDING MEMBER: Nominations were invited for the position of Acting Presiding Member for this meeting of the Council Development Assessment Panel due to the absence of Mrs E Travers.

Cr Von Stanke nominated Ms Finnigan to be Acting Presiding Member of this meeting.

There being no further nominations, Ms Finnigan was elected as Acting Presiding Member of the Council Development Assessment Panel for this meeting only.

APOLOGY/IES: Cr Von Stanke moved the apology received from Ms E Travers be accepted.

Mrs Trotter seconded

Carried

NOT PRESENT: Cr M Lovett

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
Project Officer, Josh Wilson
Team Leader - Administration (Operational Services), 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: Cr Von Stanke moved that the minutes of the Meeting held on Thursday, 16th July 2015 be taken as read and confirmed.

Cr C Greco seconded

Carried

1. Development Number: 381/0286/2015
Applicant: S V Bartholomew
Owner: S V & M J Bartholomew
Description: To demolish existing outbuildings and to construct dwelling additions and associated pergola and to construct a garage 11.5 metres along the northern property boundary with a total wall height of 3 metres
Address: 8 Eustace Street, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 16 / 2015

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 16 / 2015 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 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 and with the conditions of approval.
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 the Council Development Assessment Panel's decision are:

1. It is not at serious variance with Councils Development Plan.

Carried

2. Development Number: 381/0263/2015
 Applicant: Thomson Bilt
 Owner: A C Maddern
 Description: To demolish existing outbuildings and construct a garage with a floor area of 128 square metres
 Address: 8 Shepherdson Road, Mount Gambier
 Nature of Development: Consent/ Category 1
 Zoning: Residential / Contributory Place / Wehl Street South Local Heritage Policy Area
 Report: Council Development Assessment Panel Report No. 17 / 2015
 Correspondence: Correspondence from the Applicant (Thomson Bilt) L.28 and Correspondence from Richard Woods (Heritage Advisor) L.29

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 17 / 2015 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 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 and with the Conditions of Approval.
 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
 3. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 4. 300 mm verge overhangs shall be provided to the east and west gable ends to reduce the bulkiness of the gable ends.
 5. The screen trees on the subject land be retained, or replaced with screen trees to the south and east of the garage to reduce visual impact to neighbouring properties.
 6. Landscaping shall be undertaken and maintained at all times.
- (c) The Applicant and Owner be advised that the reasons for Councils approval are:
 1. It is not at serious variance with Councils Development Plan.
 2. It is to be used for residential use/ storage and by no means Commercial use/ storage.

Carried

MOTION WITHOUT NOTICE

1. Development Number: 381/0184/2015
 Applicant: D R Spencer
 Owner: D R & N M Spencer
 Description: To construct a garage (7.45m x 7.88m x 3.5m) along the north western property boundary and a total wall height of 3.5 metres
 Address: 8 Pearce Crescent, Mount Gambier
 Nature of Development: Consent / Category 2
 Zoning: Residential Regeneration

The Council Development Assessment Panel, at its meeting of 16th July 2015 resolved:

- “(a) Council Development Assessment Panel Report No. 14 / 2015 be received;
 (b) The matter be let lie on the table to allow further discussion regarding the application.”*

The Council Development Assessment Panel moved it be recommended:

- (a) Development Application 381/0184/2015 (Applicant - D R Spencer) be lifted from the table. Carried

2. Development Number: 381/0184/2015
 Applicant: D R Spencer
 Owner: D R & N M Spencer
 Description: To construct a garage (7.45m x 7.88m x 3.5m) along the north western property boundary and a total wall height of 3.5 metres
 Address: 8 Pearce Crescent, Mount Gambier
 Nature of Development: Consent / Category 2
 Zoning: Residential Regeneration
 Report: Council Development Assessment Panel Report No. 18 / 2015

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 18 / 2015 be received;
- (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 wall height of the proposed outbuilding exceeds 3.0 metres;
 2. The width of the proposed outbuilding exceeds 6.0 metres and 33% of the allotment frontage;
 3. The scale of proposed outbuilding is not sympathetic to the scale of development in the locality, or with the context of its setting, in relation to shape and size;
 4. The proposed outbuilding will create an extensive area of uninterrupted walling along the north western property boundary and due to the height and length of the outbuilding will visually impact upon the adjoining property;
 5. The proposed development will visually dominate the dwelling and will diminish the attractiveness of the streetscape.

Carried

The meeting closed at 5:55p.m.