

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 18<sup>th</sup> August 2016 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 M Lovett, Mrs M Trotter and Mr P Seebohm

APOLOGY/IES: Cr Greco moved the apology received from Ms E Finnigan be accepted.

Cr Von Stanke seconded Carried

COUNCIL OFFICERS: Economic Development Coordinator, Simon Wiseman  
Project Officer, Josh Wilson  
Administrational Officer - Operational Services, 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: Cr Lovett moved that the minutes of the Meeting held on Thursday, 21<sup>st</sup> July 2016 be taken as read and confirmed.

Mrs Trotter seconded Carried

1. Development Number: 381/0251/2016  
Applicant / Owner: Jaka Assets Pty Ltd  
Description: To construct a ten (10) unit storage shed facility in association with an existing bus servicing and repairs workshop  
Address: 4 Turnbull Drive, Worrolong  
Nature of Development: Non Complying / Category 3  
Zoning: Country Living  
Report: Council Development Assessment Panel Report No. 16 / 2016  
Correspondence: Letter from Frank Brennan, Statement of Effect

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 16 / 2016 be received;
- (b) The Council Development Assessment Panel resolves to proceed with the assessment of the application.

Carried

2. Development Number: 381/259/2016  
Applicant / Owner: S L Jelly  
Description: To construct carport extensions to 2 carports  
Address: 38 Underwood Avenue, Mount Gambier  
Nature of Development: Consent / Category 1  
Zoning: Residential  
Report: Council Development Assessment Panel Report No. 17 / 2016

Pursuant to Division 4, Part 4, Section 56A (7) of the Development Act, 1993, Mr Seebohm disclosed a non pecuniary interest in Item 2 (*the Applicant is a work colleague of his*) and did not:-

- (a) propose or second a motion relating to the matter; or
- (b) take part in discussion by the Council Development Assessment Panel relating to the matter; or
- (c) while such discussion is taking place, be in, or in the close vicinity of, the room in which or other place at which that matter is being discussed; or
- (d) vote in relation to that matter.

Mr Seebohm vacated the meeting at 5:47 p.m.

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 17 / 2016 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 carports 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.

Carried

Mr Seebohm returned to the meeting at 5:53 p.m.

#### MOTIONS WITHOUT NOTICE

- |    |                        |  |
|----|------------------------|--|
| 1. | Development Number:    | 381/0260/2016  |
|    | Applicant:             | Designs By Solly   |
|    | Owner:                 | S B Mann   |
|    | Description:           | To demolish an existing storage building and construct a storage building with associated carparking and loading/unloading areas |
|    | Address:               | 347 Commercial Street West, Mount Gambier  |
|    | Nature of Development: | Consent / Category 1   |
|    | Zoning:                | General Industry   |
|    | Report:                | Council Development Assessment Panel Report No. 18 / 2016  |
|    | Correspondence:        | Letter from Applicant  |

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 18 / 2016 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 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. The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be line-marked and maintained in a useable condition at all times.
  5. The car parking space for people with a disability shall be appropriately identified, line-marked and maintained in a serviceable condition at all times.
  6. Directional signs for traffic shall be placed on the site of the proposed development as per approved plans
  7. Vehicle access ways and carparking spaces shall be kept free of any obstructions at all times.
  8. The car park and loading / unloading areas shall be sealed and line-marked prior to the occupation of the building.
  9. Provision shall be made for all loading and unloading of goods on the subject land at all times.
  10. All loading and off-loading of motor vehicles shall be conducted on the subject land.
  11. No loading or off-loading of motor vehicles shall be carried out on the adjacent public roads.
  12. No vehicle shall load and / or unload goods within the car parking or driveway areas on the subject land.
  13. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
  14. Provision shall be made for the on site disposal of stormwater and surface drainage.
  15. Landscaping shall be undertaken and maintained at all times.
  16. All waste materials and refuse accumulated on the allotment shall be removed on a regular basis.
  17. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
- (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.

Carried

2. Development Number: 381/0279/2016  
 Applicant: McDonalds Australia Ltd  
 Owner: Joyjon Pty Ltd  
 Description: To construct a Bulky Goods Outlet, a Petrol Filling Station and a Restaurant (Shop) with associated carparking and signage  
 Address: 4 Kennedy Avenue, Mount Gambier  
 Nature of Development: Non-Complying / Category 3  
 Zoning: Bulky Goods  
 Report: Council Development Assessment Panel Report No. 19 / 2016  
 Correspondence: Statement of Effect

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 19 / 2016 be received;
- (b) The Council Development Assessment Panel resolves to proceed with the assessment of the application.

Carried

The meeting closed at 6:00 p.m.

19 August 2016  
AF15/554  
SM

CONFIRMED THIS DAY OF 2016.

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PRESIDING MEMBER