

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 18th December 2014 at 5.45 p.m. in the Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Mrs E Travers (Presiding Member) - *by telephone*
Cr D Mutton, Cr I Von Stanke, Ms E Finnigan and Mr P Seebohm

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
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: Mr Seebohm moved that the minutes of the Meeting held on Thursday, 18th September 2014 be taken as read and confirmed.

Ms Finnigan seconded Carried

REPRESENTATIONS: Mr Wiseman read the following statement to the 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.

Development Application No: 381/0329/2014

- Mr Dylan Hill (Applicant), spoke in relation to his application at 5.47 p.m.

1. Development Number: 381/0301/2014
Applicant: Lime FM
Owner: St Martins Lutheran Church
Description: To change the use of part of an existing office (St Martins House) to be used for radio broadcasting and associated office, signage and a 6.0 metre high antenna on the site of a Local Heritage Place
Address: 13-15 Edward Street, Mount Gambier
Nature of Development: Consent / Category 3

Zoning: Residential / Wehl Street South Local Heritage Policy Area 3
 Report: Council Development Assessment Panel Report No. 37 / 2014
 Correspondence: Response from Applicant L.65, Statement of Representation from P D Austin L.66, Correspondence from Richard Woods L.67, Correspondence from Richard Woods L.68, Letter from Applicant L.69

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 37 / 2014 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 the relevant Development Plan and is granted development plan consent and development approval, subject to the following conditions:
1. The development shall be carried out in accordance with the plan/s approved by 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. The hours of operation of the business and use of the property shall not create nuisance and/or disturbance for any person/s and/or property in the immediate area.
 4. The advertising sign/s 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 Development Approval are:
1. To ensure orderly and proper development.
 2. The proposed development is not a serious variance to the relevant Development Plan.

Carried

2. Development Number: 381/0311/2014
 Applicant / Owner: P D Elliott
 Description: To construct a two storey dwelling and verandah and carport on the site of an existing outbuilding, tennis court, swimming pool and associated fences
 Address: 45 Willow Avenue, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 38 / 2014

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 38 / 2014 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious variance with the relevant Development Plan and is granted Development Plan consent, subject to the following conditions:
1. The development shall be carried out in accordance with the plan/s approved by Council and with the Conditions of Approval.

2. Driveway crossovers must not be closer than 1.5 metres to side entry pits, stobie poles, water meters and the like.
 3. The applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway in accordance with the plan/s approved by Council at the applicant's expense.
 4. The applicant shall be required to make satisfactory arrangements with Council in relation to the disposal of stormwater and surface drainage, which may involve the connection to the existing street drain and incorporate an inspection/access pit, at the applicant's expense.
 5. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
 6. The outbuilding shall only be used for purposes associated with the residential land use of the subject site.
- (c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to Council's Development Plan.
 3. To ensure that the outbuilding is used for purposes associated with the residential land use of the subject site.

Carried

3. Development Number: 381/0325/2014
 Applicant / Owner: E M T Holdings Pty Ltd
 Description: To construct a single storey detached dwelling and garage (12.2m x 6.151m x 3.0m)
 Address: 1/29 Willow Avenue, Mount Gambier
 Nature of Development: Consent/Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 39 / 2014

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 39 / 2014 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious variance with the relevant Development Plan and is granted Development Plan consent, subject to the following conditions:
 1. The development shall be carried out in accordance with the plan/s approved by Council and with the Conditions of Approval.
 2. Driveway crossovers must not be closer than 1.5 metres to side entry pits, stobie poles, water meters and the like.
 3. The applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway in accordance with the plan/s approved by Council at the applicant's expense.

4. The applicant shall be required to make satisfactory arrangements with Council in relation to the disposal of stormwater and surface drainage, which may involve the connection to the existing street drain and incorporate an inspection/access pit, at the applicant's expense.
 5. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
 6. The outbuilding shall only be used for purposes associated with the residential land use of the subject site.
- (c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to Council's Development Plan.
 3. To ensure that the outbuilding is used for purposes associated with the residential land use of the subject site.

Carried

4. Development Number: 381/0329/2014
 Applicant: Mr. Dylan Hill
 Owner: Mr. Aubrey David Hill & Suzanne Hill
 Description: To construct illuminated Advertising Signage (Billboard)
 Address: 120 Penola Road, Mount Gambier
 Nature of Development: Consent / Category 3
 Zoning: Commerce / Industry
 Report: Council Development Assessment Panel Report No. 40 / 2014
 Correspondence: Statement of Representation from W Michelle & C Reschke L.70, Correspondence from Applicant L.71, Business Startup Plan from Applicant L.72, Correspondence from Applicant L.73, Discussion Paper from Applicant L.74

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 40 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all other supporting documentation, whilst the proposed development is considered not to be at serious variance with Councils Development Plan, the application be refused development Plan Consent for the following reasons:
 1. The proposed signage will impair the amenity of the locality by adding clutter and visual disorder of the building.
 2. The proposed signage will not be compatible in scale with the building in which it is to be situated
 3. The proposed signage does not relate at all to the lawful use of the land and it is not located on the same site as that use.

Carried

MOTIONS WITHOUT NOTICE

1. Development Number: 381/0382/2014
 Applicant: P J Cavanagh
 Owner: P C Allen
 Description: To construct single storey dwelling additions to an existing dwelling
 Address: 23 Power Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential / Bay Road Local Heritage Policy Area 2
 Report: Council Development Assessment Panel Report No. 42 / 2014
 Correspondence: Correspondence from Richard Woods L.77, Letter from Applicant L.78, Correspondence from Richard Woods L.79

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 42 / 2014 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is not supported in its current form and is refused Development Plan Consent.
- (c) The applicant and owner be advised that the reasons for Council's refusal are:
1. The use of a dark (i.e. black) roof colour in the Bay Road Local Heritage Policy Area is not appropriate as it is an intrusive colour to use in the locality.
 2. Roofing in the Bay Road Local Heritage Policy Area should be a traditional or neutral colour.
 3. The demolition of the chimney is not supported. The existing chimney is a strong design feature that would assist in screening the larger and higher roof form.

Carried

The meeting closed at 6.10 p.m.

19 December 2014
 AF13/399
 SM

CONFIRMED THIS

DAY OF

2015.

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 PRESIDING MEMBER