

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 20th July 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: Manager Regulatory Services, Michael Silvy
Administration 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 Greco moved that the minutes of the Meeting held on Thursday, 15th June 2017 be taken as read and confirmed.

Mrs Trotter seconded

Carried

1 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO.

19/2017

DEVELOPMENT NUMBER	381/0153/2017	
APPLICANT	P & C Williamson	
OWNER	P & C Williamson	
DESCRIPTION	To construct a single storey detached dwelling and two (2) outbuildings (9.0m x 9.0m x 2.4m) and (12.6m x 9.0m x 3.6m)	
ADDRESS	1/1 Stone Avenue, 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. 19/2017 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 seriously at 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 as approved by the Council and with the Conditions of Approval.
 2. The outbuildings shall only be used for purposes associated with the existing residential land use of the subject property.

3.	The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
(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 the relevant Development Plan.

The Council Development Assessment Panel moved.

Carried

2 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO. 20/2017

DEVELOPMENT NUMBER	381/0178/2017	
APPLICANT	Steeline Roofing Mount Gambier	
OWNER	A P Hurst	
DESCRIPTION	To demolish an existing carport and garage and to construct carport (9.0m x 7.5m x 2.7m) and a garage (6.0m x 7.5m x 2.7m)	
ADDRESS	6 Cockburn Street, 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. 20/2017 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 seriously at 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 as approved by the Council and with the Conditions of Approval.
 2. The outbuildings 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 Conditions of Development Plan Consent are:
1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to the relevant Development Plan.

The Council Development Assessment Panel moved.

Carried

3 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO. 21/2017

DEVELOPMENT NUMBER	381/025/2017	
APPLICANT	R M Flett	
OWNER	R M Flett	
DESCRIPTION	To construct a garage 166 square metres in area	
ADDRESS	137 Suttontown Road, Suttontown	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	Suttontown Road Policy Area 8	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Development Assessment Panel Report No. 21/2017 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.
- (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

4 COUNCIL DEVELOPMENT ASSESSMENT PANEL REPORT NO. 22/2017

DEVELOPMENT NUMBER	381/0191/2017	
APPLICANT	Thomson Bilt	
OWNER	S N Lingard	
DESCRIPTION	To construct carport (7.2m x 5.5m x 3.2m)	
ADDRESS	17 Patricia Court, Mount Gambier	

NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	Northern Residential Policy Area 7	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
<p>(a) That Council Development Assessment Panel Report No. 22/2017 be noted.</p> <p>(b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the Council Development Assessment Panel is not willing to support the application and the application is refused Development Plan Consent.</p> <p>(c) The reasons for the Council Development Assessment Panel's decision are:</p> <ol style="list-style-type: none"> 1. Development is not consistent with Councils Development Plan in regards to total garage floor areas in the Residential Zone 2. The proposed carport and existing buildings exceed 50% site coverage 3. The siting of the proposed carport is not sympathetic to the existing dwelling, the streetscape and the Residential Desired Character 4. The proposed development will visually dominate the existing dwelling 5. The proposed carport exceeds 6 metres in width 6. The proposed carport exceeds 3 metres wall height

The Council Development Assessment Panel moved.

Carried

MOTIONS WITHOUT NOTICE - Nil

The meeting closed at 6:00 p.m.

21st July, 2017
AF16/445
SM

CONFIRMED THIS

DAY OF

2017.

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PRESIDING MEMBER