

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 21st January 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, Ms E Finnigan, Mrs M Trotter and
Mr P Seebohm

APOLOGIES: Nil

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
Project Officer, Josh Wilson
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: Ms Finnigan moved that the minutes of the Meeting held on Thursday, 19th November 2015 be taken as read and confirmed.

Cr Greco seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Applicants 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: 381/272/2015

- Merv and Jenny Heemskerk (the Applicant/Owners), spoke in relation to this matter at 5.52 p.m.
- Graham McKay (the Draftsperson), spoke in relation to this matter at 5.56 p.m.

1. Development Number: 381/0272/2015
 Applicant: J Heemskerk
 Owner: M G & M J Heemskerk
 Description: To construct a two storey dwelling and garage on the property boundary on the site of an existing detached dwelling
 Address: 3 Reginald Street, Mount Gambier
 Nature of Development: Consent / Category 2
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 1 / 2016
 Correspondence: Letter from Graham McKay dated 16/12/2015

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 1 / 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 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 Applicant shall submit a works and services application to establish the new inverts and crossovers between the subject land and road carriageway, and close the existing invert/s and crossover/s in accordance with the plan approved by Council and reinstate the footpath at the Applicants expense.
 3. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 4. A landscaped garden area shall be established at front of the proposed development as per the plans lodged with Council.

Please note:

1. The location of the proposed boundary re-alignment shown by the plan prepared by Total Design and Drafting (Drawing Number 15-041 Revision 4) should be lodged with relevant authorities so that building works are on individual allotments.
- (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.

Carried

2. Development Number: 381/0399/2015
 Applicant: Empak Homes Pty Ltd
 Owner: Rajeev Gupta
 Description: To construct a dwelling with associated garage and pergola
 Address: 30 Montebello Drive, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 2 / 2016

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 2 / 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 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. 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.

Carried

MOTION WITHOUT NOTICE

- 1. Development Number: 381/01/ 2016
 Applicant: Access Planning (David Hutchison)
 Description: To demolish an existing dwelling and to construct a car park extension to an existing McDonalds Restaurant
 Address: 5 Jubilee Highway West, Mount Gambier
 Nature of Development: Non-Complying
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 3 / 2016

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 3 / 2016 be received;
- (b) The Development Assessment Panel resolves to proceed with an assessment of the application.

Carried

The meeting closed at 6.02 p.m.

22 January 2016
AF15/554
LM

CONFIRMED THIS DAY OF 2016.

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PRESIDING MEMBER