

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 21<sup>st</sup> April 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 and Mrs M Trotter

APOLOGY/IES: Nil

NOT PRESENT: Mr P Seebohm

COUNCIL OFFICERS: Senior Planner, 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 Von Stanke moved that the minutes of the Meeting held on Thursday, 17<sup>th</sup> March 2016 be taken as read and confirmed.

Cr Greco seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Representor and 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: 381/01/2016

- Gabriela Castignani, the Representor, spoke in relation to this matter at 5:52 p.m.
- David Hutchison (Access Planning), the Applicant, spoke in relation to this matter at 5:55 p.m.

1. Development Number: 381/058/2016  
Applicant: S K Home Builders Pty Ltd

Owner: M A Steen  
 Description: To construct a detached dwelling and an associated garage with a wall height greater than 3 metres  
 Address: 11 Buffalo Crescent, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: Residential Zone  
 Report: Council Development Assessment Panel Report No. 5 / 2016  
 Correspondence: Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 5 / 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 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 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: 381/061/2016  
 Applicant: Eaglehawk Developments  
 Owner: M G & K E Barry  
 Description: To construct a carport in association with an existing detached dwelling  
 Address: 3 Stiles Street, Mount Gambier  
 Nature of Development: Consent/ Category 1  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 6 / 2016  
 Correspondence: Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 6 / 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. Dense Planting shall be established along the side (Leray Avenue side) and rear property boundaries of the site so as to provide a screen/buffer between the development and adjacent properties.

(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

3. Development Number: 381/01/2016  
 Applicant: Access Planning- David Hutchison  
 Owner: C J Ansink  
 Description: To demolish an existing dwelling and to construct a carpark extension to an existing McDonalds Restaurant  
 Address: 5 Jubilee Highway West, Mount Gambier  
 Nature of Development: Non Complying / Category 3  
 Zoning: Residential  
 Report: Council Development Assessment Panel Report No. 7 / 2016  
 Correspondence: Statement of Effect, DPTI comments, Statement of Representation from Emilio Castignani, Statement of Representation from Noel Fox, Statement of Representation from Kirby Fox, Response letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 2016 be received;
- (b) Having regard to the provisions of the relevant Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Conditions (and including any DAC conditions that may be applicable):
  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 land shall not be used for purposes other than those approved by Council.
  3. Provision shall be made for the onsite management and disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
  4. A solid masonry fence shall be constructed along the southern boundary as per the approved plans.
  5. A solid masonry fence to a minimum of 1.5 meters to be constructed along Francis Street to the Northern end of the parking bay.
  6. Dense planting shall be established along the western boundary (adjacent Francis Street) and southern boundary to help create a buffer/screen to adjacent sites.
  7. Landscaping shall be undertaken and maintained at all times.
  8. All of the commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.

- 9. The use of the property shall not create a nuisance and/or disturbance for any person/s and property in the immediate area.
  - 10. Any lights on the subject land must be directed and screened so that overspill of light into nearby properties is avoided.
  - 11. The car park and surroundings shall be maintained in a state of good repair and tidy condition at all times.
  - 12. The landscaping and fencing should not impair any vision for vehicles accessing / egressing Francis Street or McDonalds entrance / exit on Jubilee Highway West.
  - 13. No vehicles or pedestrian access on to Frances Street.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:
- 1. The proposed development is not at serious variance to the relevant Development Plan.
  - 2. The proposed development improves and enhances the amenity and character of the subject site and the area.
  - 3. To ensure orderly and proper development.
- (d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent.

Carried

MOTIONS WITHOUT NOTICE - Nil

The meeting closed at 6:27 p.m.

26 April 2016  
AF15/554  
SM

CONFIRMED THIS DAY OF 2016.

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PRESIDING MEMBER