

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 23<sup>rd</sup> February 2017 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### MINUTES

PRESENT: Cr I Von Stanke, Mrs M Trotter, Ms E Finnigan and Mr P Seebohm

NOT PRESENT: Cr D Mutton

APPOINTMENT OF  
ACTING PRESIDING  
MEMBER:

The Director Operational Services invited nominations for the position of Acting Presiding Member for this meeting of the Council Development Assessment Panel due to the absence of Mrs E Travers.

Ms Finnigan nominated Mr Seebohm to be Acting Presiding Member of this meeting.

There being no further nominations, Mr Seebohm was elected as Acting Presiding Member of the Council Development Assessment Panel for this meeting only.

Carried

The Acting Presiding Member took the chair for the following business:

APOLOGY/IES: Cr Von Stanke moved the apology received from Mrs E Travers and Cr C Greco be accepted.

Mrs Trotter seconded

Carried

COUNCIL OFFICERS: Director Operational Services, Daryl Sexton  
Manager Regulatory Services, Michael Silvy  
Project Officer, Josh Wilson  
Administration Officer - Operational Services, Sarah Moretti  
Administration Officer – Operational Services, Elisa Solly

**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: Mrs Trotter moved that the minutes of the Meeting held on Thursday, 19<sup>th</sup> January 2017 be taken as read and confirmed.

Cr Von Stanke seconded

Carried

REPRESENTATIONS: The Acting 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: 381/0436/2016

- Eddie Sakkers, the Applicant, spoke in relation to this matter at 5.51 p.m.

Development Application No: 381/022/2017

- G L Watson, the Owner, was not able to speak in relation to this matter due to a lack of quorum on his Item.

Pursuant to Division 4, Part 4, Section 56A (7) of the Development Act, 1993, Mr Josh Wilson disclosed a non pecuniary interest in Item 1 (*the Applicant is a family member of his*) and did not:-

- Take part in discussion by the Council Development Assessment Panel relating to the matter; or
- While such discussion is taking place, be in, or in close vicinity of, the room in which or other place at which the matter is being discussed.

Mr Wilson vacated the meeting at 5:56 p.m.

- Development Number: 381/0393/2016

Applicant: J.F. Wilson Building Designs

Owner: Catholic Church Endowment Society

Description: To construct additions (offices, storage and staff facilities) to an existing building, to construct a verandah and to modify an existing stone fence located on a State Heritage Listed Place – St Paul's Roman Catholic Church Complex

Address: 1/20 Penola Road, Mount Gambier

Nature of Development: Non-complying / Category 1

Zoning: Residential / State Heritage Place

Report: Council Development Assessment Panel Report No. 2 / 2017

Correspondence: Letter from Applicant, Correspondence from Department of Environment, Water and Natural Resources State Heritage Unit

The Council Development Assessment Panel moved it be recommended:

- Council Development Assessment Panel Report No. 2 / 2017 be received;
- 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):
  - The development shall be carried out in accordance with the plan/s as approved by the Council and with the Conditions of Approval.
  - The building and land shall not be used for purposes other than those approved by Council.
  - Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
  - Existing landscaping located on the subject site shall be retained and maintained at all times.

5. The hours of operation of the office and the use of the office shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
  6. Any lights on the office building must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
  7. The building and surrounds 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 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

Mr Wilson returned to the meeting at 5:57 p.m.

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|------------------------|--|
| 2. Development Number: | 381/026/2017   |
| Applicant:             | Thomson Bilt   |
| Owner:                 | G S Mattiske   |
| Description:           | To construct a garage 104 square metres in area          |
| Address:               | 1A Keegan Street, Mount Gambier                          |
| Nature of Development: | Consent / Category 1                                     |
| Zoning:                | Residential Zone   |
| Report:                | Council Development Assessment Panel Report No. 3 / 2017 |
| Correspondence:        | Letter from Applicant                                    |

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 3 / 2017 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

Pursuant to Division 4, Part 4, Section 56A (7) of the Development Act, 1993, Ms Emily Finnigan disclosed a non pecuniary interest in Item 3 (*the Applicant is a work colleague of hers*) 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 close vicinity of, the room in which or other place at which the matter is being discussed; or
- (d) Vote in relation to that matter.

Ms Finnigan vacated the meeting at 5:55 p.m.

3. Development Number: 381/022/2017  
 Applicant: Thomson Bilt  
 Owner: J A & G L Watson  
 Description: To construct a carport in front of an existing dwelling  
 Address: 22 Ramsay Avenue, Mount Gambier  
 Nature of Development: Consent / Category 1  
 Zoning: Residential Zone  
 Report: Council Development Assessment Panel Report No. 4 / 2017  
 Correspondence: Correspondence from Applicant

Due to the absent of Ms E Finnigan for this Item, this resulted in a lack of quorum. The Item was not able to be discussed and was differed to the next Council Development Assessment Panel meeting.

Ms Finnigan returned to the meeting at 5:56 p.m.

4. Development Number: 381/025/2017  
 Applicant / 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 Zone  
 Report: Council Development Assessment Panel Report No. 5 / 2017  
 Correspondence: Correspondence from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) The Council Development Assessment Panel defer consideration pending further information regarding the extent of demolition and how the buildings are physically connected.

Carried

5. Development Number: 381/0436/2016  
 Applicant / Owner: E Sakkers  
 Description: Change of use from a Storage Building to a Retail Showroom within a Local Centre Zone, adjacent to a Residential Zone  
 Address: 68 Jubilee Highway West, Mount Gambier  
 Nature of Development: Consent/Category 2 (Development Regulations, Schedule 9 (Part 2 – 19)  
 Zoning: Local Centre  
 Report: Council Development Assessment Panel Report No. 6 / 2017

Correspondence: Statement of Representation from H Ramsden, Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) The Council Development Assessment Panel does not support the application in its current form;
- (b) The Council Development Assessment Panel adjourn the discussion pending further conversation with the Applicant in regards to carparking and traffic management.

Carried

**MOTIONS WITHOUT NOTICE** - Nil

The meeting closed at 6:40 p.m.

24<sup>th</sup> February, 2017  
AF16/445  
SM

CONFIRMED THIS DAY OF 2017.

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PRESIDING MEMBER