

## COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 19<sup>th</sup> June 2014 at 5.45 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

### MINUTES

PRESENT: Mrs E Travers (Presiding Member)  
Cr D Mutton, Cr M White, Cr I Von Stanke, Mr B Beumer and Mr P Seeborn

APOLOGY/IES: Mr Beumer moved the apology received from Ms E Finnigan be accepted.  
Cr Von Stanke seconded Carried

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton  
Senior Planner, Simon Wiseman  
Planning Officer, Jessica Porter  
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, 15<sup>th</sup> May 2014 be taken as read and confirmed.  
Cr White seconded Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Owner 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 judgment 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: 381/0156/2014

- Ms M E Gilgen (Owner), spoke in relation to her application at 5.47 p.m.

1. Development Number: 381/0156/2014  
Applicant: Thomson Bilt  
Owner: M E Gilgen  
Description: To construct a carport in association with an existing dwelling  
Address: 7 Kingsley Court, Mount Gambier

Nature of Development:	Consent / Category 1
Zoning:	Residential
Report:	Council Development Assessment Panel Report No. 17 / 2014
Correspondence:	Correspondence from Applicant, L.28

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 17 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, whilst the proposed development is considered not to be at serious variance with Council's Development Plan, the application be refused Development Plan Consent for the following reasons:
  - 1. The proposed development will visually dominant the dwelling and will diminish the attractiveness of the streetscape.
  - 2. The setback of the proposed development from the front property boundary is considered to be unacceptable as it will result in the carport being located closer to Kingsley Court than the dwelling with which it is associated.

Carried

- 2. Development Number: 381/0121/2014  
 Applicant: University of South Australia  
 Owner: Minister for Employment Higher Education & Skills  
 Description: To construct a single storey building to be used as an educational facility (and associated use of a Community Centre) on the site of an existing educational facility with associated car parking, landscaping and signage  
 Address: 170-174 Wireless Road West, Suttontown  
 Nature of Development: Consent / Category 3  
 Zoning: Deferred Urban  
 Report: Council Development Assessment Panel Report No. 18 / 2014  
 Correspondence: Correspondence from Applicant, L.29, Response to Representation, L.30, Statement of Representation from M Robinson, L.31, Planning Report from URPS, L.32, Traffic Assessment Report, L.33, Resonate Acoustics Report, L.34, ESD Report for Technical Reference Group Review, L.35, Preliminary Civil Works Assessment, L.36

Pursuant to Section 56A (7) and (8) of the Development Act 1993, Cr Mutton disclosed a non pecuniary interest in Item 2 (*due to his wife being a lecturer at the University of South Australia*).

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 18 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that 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 Council (ASK-001, dated May 2014; ASK-002, dated 12 February 2014; ASK-003, dated 12 February 2014; ASK-004, dated 3 February 2014; ASK-005, dated 3 February 2014; ASK-006, dated 3 February 2014; ASK-007, dated 3 February 2014; ASK-008, dated 3 February 2014; ASK-009, dated 3 February 2014; ASK-010, dated 3 February 2014; ASK-011, dated 3 February 2014; ASK-012, dated 3 February 2014; ASK-013, dated 3 February 2014; ASK-014, dated 3 February 2014; Landscape Concept Plan,

13.032.CP100, revision E, dated 21 March 2014; Planning Report prepared by URPS, dated 19 March 2014; Preliminary Civil Works Assessment report, prepared by Wallbridge and Gilbert, dated 24 February 2014; Traffic Assessment report, prepared by Wallbridge and Gilbert, dated March 2014; Acoustic Design Report, prepared by Resonate Acoustics, dated 14 February 2014; ESD Report, prepared D Squared Consulting, received by Council 3 April 2014; correspondence from URPS, dated 4 June 2014) and with the conditions of approval.

2. The car parking and driveway areas, as shown on the Plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and line-marked and maintained in a useable condition at all times.
  3. The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length.
  4. Car parking spaces for people with a disability shall be provided in accordance with the Plan/s approved by Council.
  5. Driveways, parking and maneuvering areas and footpaths must be lit in accordance with the Australian Standards Association Code AS1158 during the hours of darkness that they are in use. Such lights must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
  6. Stormwater shall be managed and disposed of in accordance with the Preliminary Civil Works Assessment Rev C report, prepared by Wallbridge and Gilbert, dated 24 February 2014 and correspondence from URPS, dated 4 June 2014.
  7. Landscaping shall be undertaken and maintained at all times, in accordance with the Plan/s approved by Council, and shall incorporate the use of established trees and shrubs.
  8. Landscaping must be completed in the first planting season concurrent or following commencement of the use of the development and shall be maintained in good heart and condition at all times. Should any tree, shrub, ground cover or other plant die, become diseased or otherwise fail to thrive at any time, it shall be forthwith replaced.
  9. All waste materials and refuse shall be contained within the building/screened holding place as shown on the Plan/s approved by Council.
  10. The University of South Australia sign shall be maintained in a state of good repair and tidy condition at all times.
  11. The University of South Australia sign, herein approved, must not flash, blink or rotate in any manner.
  12. The SA Water Corporation sewer shall be connected to the building.
  13. The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
  14. The building shall not be used/occupied for the purposes approved by Council until conditions 2, 5, 6 and 12 are met.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:
1. To ensure that the proposed development is used for purposes associated with the existing residential land use of the subject site

2. To ensure orderly and proper development
3. The proposed development is not at serious variance to Councils Development Plan.

Carried

The meeting closed at 6.05 p.m.

20 June 2014  
AF13/399  
SM

CONFIRMED THIS

DAY OF

2014.

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PRESIDING MEMBER