

I hereby give notice that a Council Assessment Panel will be held on:

Date: Thursday, 21 May 2020
Time: 5.45 p.m.
Location: Committee Room, Level 4
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 21 May 2020



Andrew Meddle
Chief Executive Officer

15 May 2020

Order Of Business

1	Acknowledgement of Country	3
2	Apology(ies)	3
3	Confirmation of Minutes	3
4	Invitees	3
5	Reports	4
5.1	2/1A Leumeah Street, Mount Gambier – Report No. AR20/28446	4
5.2	138 Lake Terrace East, Mount Gambier – Report No. AR20/28511	5
5.3	26 Power Street, Mount Gambier – Report No. AR20/28883.....	6
5.4	4 Gwendoline Street, Mount Gambier – Report No. AR20/29044.....	7
6	Urgent Motions without Notice	8
7	Meeting Close	8



1 ACKNOWLEDGEMENT OF COUNTRY

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE 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 THIS LAND.

2 APOLOGY(IES)

Nil

3 CONFIRMATION OF MINUTES

Council Assessment Panel - 16 April 2020

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 16 April 2020 be confirmed as an accurate record of the proceedings of the meeting.

4 INVITEES

The Presiding Member read the following statement to the Applicant/Owner/Representor that attended the meeting:

- As from 1 October 2017, every Council is required to establish an Assessment Panel under provisions within the new Planning, Development and Infrastructure Act 2016 to determine and make decisions on development applications as delegated to the Panel.
- The Assessment Panel continues to operate under the Development Act, until such time as the new Planning, Development and Infrastructure Act 2016 is fully functional.
- When the Panel is considering an application, it must assess the proposal against Council's Development Plan.
- The meeting itself is informal, however, all decisions made by the Assessment Panel are formal.
- Representors will be allocated 5 minutes to make their presentation, after which, Panel Members may ask questions to clarify any issues. It is solely a question and answer session. There will be no debate entered into.
- Once the Panel has heard all representations, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decision in confidence.
- Council Officers will advise you of the decision as soon as practical after the meeting.



5 REPORTS

5.1 2/1A LEUMEAH STREET, MOUNT GAMBIER – REPORT NO. AR20/28446

Development No:	381/0133/2020
Applicant:	DE & KL Heinicke
Property Address:	2/1A Leumeah Street, Mount Gambier
Property Owner:	DE & KL Heinicke
Report No:	AR20/28446
CM9 Reference:	AF19/488
Author:	Simon Wiseman, Senior Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/ Category 1
Description:	To demolish an existing dwelling (unit) and to construct a carport in association with an existing dwelling (unit)
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/28446 titled '2/1A Leumeah Street, Mount Gambier' as presented on 21 May 2020 be noted.
2. 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:
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council.
 - (b) The carport shall only be used for purposes associated with the existing residential land use of the subject property.
3. The Applicant and Owner be advised that the reason for Council's Condition of Consent is:
 1. To ensure orderly and proper development.
 2. To ensure the development does not detract from the residential character of the area.



5.2 138 LAKE TERRACE EAST, MOUNT GAMBIER – REPORT NO. AR20/28511

Development No: 381/097/2020
Applicant: Mrs. Jennifer Matthews
Property Address: 138 Lake Terrace, Mount Gambier
Property Owner: Mount Gambier City Band Inc
Report No: AR20/28511
CM9 Reference: AF19/488
Author: Simon Wiseman, Senior Planning Officer
Authoriser: Tracy Tzioutziouklaris, Manager Development Services
Nature of Development: Non-Complying/ Category 3
Description: To paint a mural on the existing City Band Hall
Zoning: Residential Zone
Policy Area: N/A
Heritage: N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/28511 titled '138 Lake Terrace East, Mount Gambier' as presented on 21 May 2020 be noted.
2. 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 is granted Development Plan Consent (subject to the concurrence of the State Commission Assessment Panel (SCAP) along with any additional condition/s applied), with 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 mural shall be maintained in a good state of repair and tidy condition at all times
3. The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
 - (a) To ensure orderly and proper development
 - (b) To ensure that the proposed development improves and enhances the amenity and character of the area.



5.3 26 POWER STREET, MOUNT GAMBIER – REPORT NO. AR20/28883

Development No:	DA 381/0120/2020
Applicant:	Pike Design and Construction
Property Address:	26 Power Street, Mount Gambier
Property Owner:	C & T Lynch
Report No:	AR20/28883
CM9 Reference:	AF19/488
Author:	Emily Ruffin, Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/Category 1
Description:	To construct a single storey detached residential dwelling with portico, verandah and garage(s) under main roofline
Zoning:	Residential
Policy Area:	Bay Road Historic (Conservation) Policy Area
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/28883 titled '26 Power Street, Mount Gambier' as presented on 21 May 2020 be noted.
2. The subject to provision of revised plans addressing the articulation of the garaging roofing to the Southern boundary - The Applicant and Owner be advised that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and the applicant be granted Development Plan Consent subject to the following conditions;
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained in good condition thereafter.
 - (b) The garage(s) shall only be used for purposes associated with the residential land use of the subject property and be used in association with the dwelling.
3. The applicant and owner be advised of the following reasons for Council's conditions of approval:
 - (a) The development is not seriously at variance with the provisions of the Council Development Plan.
 - (b) To promote orderly and proper development.



5.4 4 GWENDOLINE STREET, MOUNT GAMBIER – REPORT NO. AR20/29044

Development No:	DA 381/0304/2019
Applicant:	Pike Design and Construction
Property Address:	4 Gwendoline Street, Mount Gambier
Property Owner:	P & V Harkness
Report No:	AR20/29044
CM9 Reference:	AF19/488
Author:	Emily Ruffin, Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/Category 1
Description:	To demolish the existing Contributory Place and to construct two dwellings including detached garaging and guest accommodation
Zoning:	Residential
Policy Area:	Bay Road Historic Conservation Policy Area
Heritage:	Contributory Place

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/29044 titled '4 Gwendoline Street, Mount Gambier' as presented on 21 May 2020 be noted.
2. The Applicant and Owner be advised that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and the applicant be granted Development Plan Consent subject to the following conditions;
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained in good condition thereafter.
 - (b) Before the dwelling(s) are occupied landscaping shall be established in accordance with the Plan as approved by Council, and shall be maintained in good health at all times.
 - (c) The footpath crossover area/s shall be constructed in accordance with Council Policy F175 - Footways & Crossovers
3. The applicant and owner be advised of the following reasons for Council's conditions of approval:
 - (a) To promote orderly and proper development.
 - (b) To ensure that the proposed development improves and enhances the amenity and the character of the area



6 URGENT MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

