

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

Date: Thursday, 16 April 2020
Time: 5.45 p.m.
Location: Council Chamber, Level 4
Civic Centre
10 Watson Terrace Mount
Gambier

AGENDA

Council Assessment Panel 16 April 2020



Andrew Meddle
Chief Executive Officer

9 April 2020

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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 - 19 March 2020

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 19 March 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.

Nil Representations



5 REPORTS

5.1 2 SHEPHERDSON ROAD, MOUNT GAMBIER – REPORT NO. AR20/18427

Development No:	DA 381/066/2020
Applicant:	Stephen Maddern
Property Address:	2 Shepherdson Road, Mount Gambier
Property Owner:	Stephen & Carolyn Maddern
Report No:	AR20/18427
CM9 Reference:	AF19/488
Author:	Emily Ruffin, Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/Category 1
Description:	To demolish two existing outbuildings and to construct garage additions to the existing residential dwelling (Contributory Place) in the Wehl Street South (Historic) Conservation Policy Area
Zoning:	Residential
Policy Area:	Wehl Street South (Historic) Conservation Policy Area
Heritage:	Contributory Place

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/18427 titled '2 Shepherdson Road, Mount Gambier' as presented on 16 April 2020 be noted.
2. The Applicant and Owner be advised that the Council Assessment Panel does not support the proposed garage as proposed as it creates a substantial amount of solid walling along the western property boundary. The Council Assessment Panel requests that the proposed development be reconsidered so as to reduce the length and height of the wall being constructed on the western property boundary.



5.2 14 CHEROKEE COURT, MOUNT GAMBIER – REPORT NO. AR20/20556

Development No: DA 381/078/2020
Applicant: Thompson Bilt
Property Address: 14 Cherokee Court, Mount Gambier
Property Owner: Troy & Melanie Norman
Report No: AR20/20556
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 freestanding carport in association with the existing residential dwelling
Zoning: Residential
Policy Area: N/A
Heritage: N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/20556 titled '14 Cherokee Court, Mount Gambier' as presented on 16 April 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 thereafter.
 - (b) The carport is to remain open to all sides, with no infill of any side walls, or installation of gates or garage doors or the like to occur.
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 the carport has an acceptable streetscape impact, and does not dominate the dwelling or the streetscape character of the locality.



5.3 1 PICK AVENUE, MOUNT GAMBIER – REPORT NO. AR20/21512

Development No:	381/0376/2019
Applicant:	Mount Gambier A & H Society Inc.
Property Address:	1 Pick Avenue, Mount Gambier
Property Owner:	Mount Gambier A & H Society Inc
Report No:	AR20/21512
CM9 Reference:	AF19/488
Author:	Tracy Tzioutziouklaris, Manager Development Services
Authoriser:	Andrew Meddle, Chief Executive Officer
Nature of Development:	Consent/Category 3
Description:	To trial an additional twenty two (22) camping sites for motorhome, campervans and caravans on the site of the existing showgrounds in addition to the eight (8) existing camping sites for a temporary period of twelve (12) months.
Zoning:	Public Purposes (Show Grounds)
Policy Area:	N/A
Heritage:	Place of Local Heritage significance (Showgrounds Grandstand)

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/21512 titled '1 Pick Avenue, Mount Gambier' as presented on 16 April 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 not considered to be at serious variance with the Council's Development Plan, the application 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 The maximum number of camping sites being used at any one time is to 30 camping sites and does not include the site for the Campground Manager.
 - 3 Landscaping comprised of established and evergreen trees and shrubs shall be planted along the southern property boundary so as to provide a screen/buffer between the development and the adjacent properties and be maintained at all times.
 - 4 All waste materials and refuse accumulated as part of the operation of the camp sites shall be contained within a screened holding place and shall be removed on a regular basis.
 - 5 The hours of operation of the campsites and the use of the property shall not cause a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - 6 No floodlighting shall be installed on the subject site associated with the campsites.
 - 7 All wastewater (including black and/or grey water) shall be managed and contained so as to ensure no wastewater is disposed of onto the ground at all times.



- 8 The buildings and surroundings shall be maintained in a state of good repair and tidy condition at all times.
- 9 No camping in tents or similar is permitted.
3. The Applicant be advised the reasons for the conditions of consent are:
 - (1) To ensure the development does not detract from the amenity of the area.
 - (2) To promote orderly and proper development
 - (3) To provide an appropriate area for the location of campsites within the Mount Gambier Agricultural and Horticultural showgrounds.
4. The Applicant be further advised that the Council Assessment Panel does not support the construction of a 65 metre long 1800mm high colourbond fence along the southern property boundary as this will detract from the visual amenity of the area. As this application is on a temporary trial basis, the Council Assessment Panel requires landscaping to be planted along the southern property boundary in lieu of the fence so as to improve the visual impact of the proposed development within the subject locality.

6 URGENT MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

