

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

Date: Thursday, 18 June 2020
Time: 5.45 p.m.
Location: Council Chamber, Level 4
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 18 June 2020



Tracy Tzioutziouklaris
Assessment Manager

12 June 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 - 21 May 2020

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 21 May 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.
 - Council Officers will advise you of the decision as soon as practical after the meeting.
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- Jason and Sara Lucas the owners have been invited for Item 5.3, DA 381/0173/2020.
 - Mr Frank Brennan the Planning Consultant has been invited for Item 5.5, DA 381/048/2020.



5 REPORTS

5.1 31 ST ANDREWS DRIVE, WORROLONG – REPORT NO. AR20/35254

Development No:	DA 381/0160/2020
Applicant:	Empak Homes
Property Address:	31 St Andrews Drive, Mount Gambier
Property Owner:	Ehomes Pty Ltd
Report No:	AR20/35254
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 detached outbuilding (garage) in association with the existing residential dwelling
Zoning:	Residential
Policy Area:	Attamurra Golf Course Policy Area 3
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/35254 titled '31 St Andrews Drive, Worrolong' as presented on 18 June 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) No access to the outbuilding (garage) shall occur from Kennedy Avenue
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 outbuilding has an acceptable streetscape impact



5.2 L/201 JARDINE STREET, MOUNT GAMBIER – REPORT NO. AR20/35259

Development No:	DA 381/0171/2020
Applicant:	DeBruin Nominees Pty Ltd
Property Address:	L/201 Jardine Street, Mount Gambier
Property Owner:	DeBruin Nominees Pty Ltd
Report No:	AR20/35259
CM9 Reference:	AF19/488
Author:	Emily Ruffin, Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/Category 1
Description:	To vary condition four (4) of DA 381/0280/2018
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/35259 titled 'L/201 Jardine Street, Mount Gambier' as presented on 18 June 2020 be noted.
2. The Applicant and Owner be advised that having regard to the Development Plan provisions and all supporting documentation, the proposed variation to condition of approval is not considered to be at serious variance with the Council's Development Plan, and the applicant be granted Development Plan Consent and Development Approval subject to the following conditions;
 - (a) Condition four (4) of DA 381/0280/2018 be varied to reflect;
Fencing shall be established along the Mitchell Street frontage in consultation with Council. A final detailed plan will be provided and approved by Council before construction. .
3. The applicant and owner be advised of the following reasons for Councils conditions of approval;
 - (a) To ensure that the proposed development improves and enhances the established amenity and character of the area



5.3 10 GEMSTONE COURT, MOUNT GAMBIER – REPORT NO. AR20/35494

Development No:	381/0173/2020
Applicant:	Jason and Sara Lucas
Property Address:	10 Gemstone Court, Mount Gambier
Property Owner:	Jason and Sara Lucas
Report No:	AR20/35494
CM9 Reference:	AF19/488
Author:	Simon Wiseman, Senior Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/ Category 1
Description:	To construct a garage in association with an existing dwelling
Zoning:	Residential Zone
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/35494 titled '10 Gemstone Court, Mount Gambier' as presented on 18 June 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 garage 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.



5.4 48 BAY ROAD, MOUNT GAMBIER – REPORT NO. AR20/35608

Development No:	381/0149/2020
Applicant:	Neville Johns
Property Address:	48 Bay Road, Mount Gambier
Property Owner:	Neville Johns
Report No:	AR20/35608
CM9 Reference:	AF19/488
Author:	Simon Wiseman, Senior Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/ Category 3
Description:	To change the use from a dwelling to short term accommodation
Zoning:	Residential Zone
Policy Area:	Bay Road Historic (Conservation) Policy Area
Heritage:	Contributory Place

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/35608 titled '48 Bay Road, Mount Gambier' as presented on 18 June 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 Council's Development Plan and other relevant documentation and be granted Development Plan Consent subject to the following conditions;
 1. The short term accommodation shall be undertaken in accordance with the approved plan/s as submitted to Council on 28/04/2020; and maintained herewith and with the Conditions of Approval
 2. At all times whomsoever may be occupying the property, shall take all measures to ensure that the residential amenity of the immediate area is not affected by nuisance or disturbance associated with the operation of the short term accommodation.
 3. All the commercial wastes accumulated on the allotment shall be removed on a regular basis.
 4. The building and land shall be maintained in a state of good repair and tidy condition at all times.
3. The applicant and owner be advised of the following reasons for Councils 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.



5.5 13-17 LAKE TERRACE WEST, MOUNT GAMBIER – REPORT NO. AR20/35662

Development No:	DA 381/048/2020
Applicant:	Frank Brennan
Property Address:	13-17 Lake Terrace West, Mount Gambier
Property Owner:	Mountmark Pty Ptd, Valmpire Pty Ltd
Report No:	AR20/35662
CM9 Reference:	AF19/488
Author:	Emily Ruffin, Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Non-Complying, Category 3
Description:	To install advertising signage in association with the existing motel use of the subject property
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/35662 titled '13-17 Lake Terrace West, Mount Gambier' as presented on 18 June 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 to be at serious variance with Council's Development Plan and Development Plan Consent be refused for the following reasons:
 1. The scale, siting and character of the advertising sign is not consistent with the desired character of the zone
 2. The advertising sign does not contribute to the residential character and amenity of the location
 3. The advertising sign will be visually dominate in the Residential Location



6 URGENT MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

