

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

Date: Thursday, 19 March 2020
Time: 5.45 p.m.
Location: Committee Room, Level 1
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 19 March 2020



Andrew Meddle
Chief Executive Officer

13 March 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 - 20 February 2020

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 20 February 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.
 - Mount Gambier A & H Society the Applicant and Mr Frank Brennan the Planning Consultant have been invited for Item 5.5, DA 381/0376/2019.
 - Mr Tim Rowett, Ms Julie Cowely, Mr Nathan Seal and Ms Joy Bowd the Representors have been invited for Item 5.5, DA 381/0376/2019.
 - Mr Michael Fox the Applicant has been invited for Item 5.6, DA 381/015/2020.



5 REPORTS

5.1 23 FERRERS STREET, MOUNT GAMBIER – REPORT NO. AR20/7643

Development No:	381/0369/2019
Applicant:	Empak Homes
Property Address:	23 Ferrers Street, Mount Gambier
Property Owner:	Hong Yu Cao
Report No:	AR20/7643
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 car park and to construct consulting rooms with associated residential dwelling, outbuilding and garage
Zoning:	City Centre
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/7643 titled '23 Ferrers Street, Mount Gambier' as presented on 19 March 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 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 the Council and with the Conditions of Approval.
 2. Provision shall be made for all loading and unloading of goods on the subject land.
 3. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 4. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 6. The car parking and driveway areas and footpath crossover as shown on the plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and constructed prior to any occupation of the approved buildings and maintained in a useable condition at all times.



7. The carparking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be linemarked prior to the occupation of the approved development.
 8. Landscaping shall be undertaken and maintained at all times.
 9. A boundary fence shall be constructed to a height of not less than 1800mm of a colour coated metal or similar finish along the southern, eastern and northern property boundaries to provide a private yard area for the dwelling.
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 the character of the area



5.2 13-17 LAKE TERRACE WEST, MOUNT GAMBIER – REPORT NO. AR20/12114

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:	AR20/12114
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 an existing Motel
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/12114 titled '13-17 Lake Terrace West, Mount Gambier' as presented on 19 March 2020 be noted.
2. As the development is a non-complying form of development, the Council Assessment Panel determine the proposal is significantly at variance to the provisions of the Mount Gambier (City) Development Plan and resolve to;
 - (a) Refuse the application pursuant to Section 39(4)(d) of the Development Act



5.3 5/165 COMMERCIAL STREET EAST, MOUNT GAMBIER – REPORT NO. AR20/15634

Development No:	381/0367/2019
Applicant:	Lumidin Holdings P/L & LMC Holdings P/L
Property Address:	5/165 Commercial Street East, Mount Gambier
Property Owner:	Lumidin Holdings P/L & LMC Holdings P/L
Report No:	AR20/15634
CM9 Reference:	AF19/488
Author:	Simon Wiseman, Senior Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Non-Complying/ Category 3
Description:	Change of use from a laundromat to a hairdresser (shop) – Variation to Development Application 381/0353/2012
Zoning:	Commercial
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/15634 titled '5/165 Commercial Street East, Mount Gambier' as presented on 19 March 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. Provision shall be made for all loading and unloading of goods on the subject land.
 3. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 4. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
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) It is not at serious variance with Council's Development Plan



5.4 4 COOLUM CLOSE, WORROLONG – REPORT NO. AR20/15691

Development No:	381/031/2020
Applicant:	Thomson Bilt
Property Address:	4 Coolum Close, Worrolong
Property Owner:	David Cutting
Report No:	AR20/15691
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 and verandah (BBQ Area) in association with an existing dwelling
Zoning:	Residential
Policy Area:	Attamurra Golf Course Policy Area 8
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/15691 titled '4 Coolum Close, Worrolong' as presented on 19 March 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.



5.5 1 PICK AVENUE, MOUNT GAMBIER – REPORT NO. AR20/15701

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:	AR20/15701
CM9 Reference:	AF19/488
Author:	Andrew Meddle, Chief Executive Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/ Category 3
Description:	To establish an additional twenty two (22) camping sites for Motorhome, Campervans, Caravans and Tents 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:	Local Heritage (Showgrounds Grandstand)

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/15701 titled '1 Pick Avenue, Mount Gambier' as presented on 19 March 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 The fence being constructed along the southern property boundary shall be constructed to a height of not less than 1800 mm of colour coated metal or similar material and be maintained in a good condition 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.

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.



5.6 11 WYATT STREET, MOUNT GAMBIER – REPORT NO. AR20/16354

Development No:	381/015/2020
Applicant:	Michael Fox
Property Address:	11 Wyatt Street, Mount Gambier
Property Owner:	Michael Fox
Report No:	AR20/16354
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 one (1) two storey detached dwelling
Zoning:	Residential Zone
Policy Area:	St Andrews Historic (Conservation) Policy Area
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/16354 titled '11 Wyatt Street, Mount Gambier' as presented on 19 March 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 application 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 the Council and with the Conditions of Approval.
 - (b) Provision shall be made for the onsite disposal of storm water and surface drainage.
 - (c) Landscaping shall be undertaken and maintained 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 the character of the area



5.7 12 LAKES PARK DRIVE, OB FLAT – REPORT NO. AR20/16662

Development No:	DA 381/036/2020
Applicant:	Thompson Bilt
Property Address:	12 Lakes Park Drive, OB Flat
Property Owner:	Andrew and Dianne Cameron
Report No:	AR20/16662
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 residential outbuilding (garage) in association with the existing residential dwelling
Zoning:	Residential
Policy Area:	McCormick Road Policy Area 6
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/16662 titled '12 Lakes Park Drive, OB Flat' as presented on 19 March 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 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 of the following reasons for Council's conditions of approval;
 - (a) To promote orderly and proper development.
 - (b) To maintain the amenity of the location in which the subject land is situated.



5.8 18 ELDER STREET, MOUNT GAMBIER – REPORT NO. AR20/16680

Development No:	DA 381/062/2020
Applicant:	Doreece Burton
Property Address:	18 Elder Street, Mount Gambier
Property Owner:	Doreece Burton
Report No:	AR20/16680
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 residential outbuilding (garage) in association with the existing residential use of the property
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/16680 titled '18 Elder Street, Mount Gambier' as presented on 19 March 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 garage shall only be used for purposes associated with the existing residential land use of the subject property
 - (c) The footpath crossover area shall be established in accordance with Council Policy F175 – Footways and 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 maintain the amenity of the location in which the subject land is situated.



6 URGENT MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

