



City of
Mount Gambier

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

AGENDA

Supplementary Items Agenda Council Assessment Panel 21 May 2020

Andrew Meddle
Chief Executive Officer

18 May 2020

Order Of Business

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1.1	L/201 Jardine Street, Mount Gambier – Report No. AR20/30293	3



1 REPORTS

1.1 L/201 JARDINE STREET, MOUNT GAMBIER – REPORT NO. AR20/30293

Development No:	DA 381/0138/2020
Applicant:	Empak Homes
Property Address:	L/201 Jardine Street, Mount Gambier
Property Owner:	De Bruin Nominees Pty Ltd
Report No:	AR20/30293
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 two storey detached dwelling with portico, garage, carport and verandah under main roofline
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/30293 titled 'L/201 Jardine Street, Mount Gambier' as presented on 21 May 2020 be noted.
2. The applicant, Empak Homes be made aware that the Council Assessment Panel (CAP) is disappointed that the CAP concerns with the levels of site development submitted as part of the land division assessment and the encouragement of "consideration of smaller dwellings to improve the amenity and functionality, and to enable delivery of the development plan provisions," as per the 20 December 2018 meeting resolution, has been disregarded in this application.

The CAP does note the willingness to deliver sympathetically designed fencing to the Mitchell Street Frontage, and to articulate dwelling primary facades to the Jardine Street frontage as part of the land division approval has mitigated concerns in relation to the impact of the overall development on the established character of the locality. The CAP also notes that dwellings to be constructed within the internal bounds of the overall development, will impact on the amenity and character of the subdivision, and not on the character of existing development within the subject locality including the existing Local and Stage heritage places.
3. 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 conditions:



- (a) The development shall be carried out in accordance with the Plan/s as approved by Council, except where varied by the following conditions of approval, and maintained in a good condition thereafter.
 - (b) Stormwater from the site shall be managed in accordance with the report prepared by Tim Wright, as submitted to and approved by Council.
 - (c) Fencing detail as shown on plans submitted to and approved by Council addressing the Mitchell Street frontage does not form part of this approval.
4. 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. The Applicant be advised:
 - (a) Before final Development Approval can be issued the common access driveway as identified on plans submitted to Council shall be sealed with concrete, bitumen or other similar material, and associated stormwater infrastructure completed so as to ensure sealed all weather access is provided to the subject property and that stormwater runoff generated onsite is appropriately managed.

