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Date: Thursday, 16 January 2020
Time: 5.45 p.m.
Location: Level 1 Conference Room
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Supplementary Items Agenda Council Assessment Panel 16 January 2020

**Andrew Meddle
Chief Executive Officer**

15 January 2020

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5 REPORTS

5.6 180 COMMERCIAL STREET EAST, MOUNT GAMBIER – REPORT NO. AR20/2442

Development No:	DA 381/06/2020
Applicant:	Daniel and Jennifer Wakefield
Property Address:	180 Commercial Street East, Mount Gambier
Property Owner:	Daniel and Jennifer Wakefield
Report No:	AR20/2442
CM9 Reference:	AF19/488
Author:	Emily Ruffin, Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Consent/Category 1
Description:	To change the use of the existing residential dwelling to that of a consulting room
Zoning:	Mixed Uses
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/2442 titled '180 Commercial Street East, Mount Gambier' as presented on 16 January 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:
 - (i) The development shall be carried out in accordance with the plan/s as approved by Council, or as varied by the conditions herewith, and maintained thereafter.
Reason: To ensure orderly and proper development
 - (ii) A single crossover only should be established to the southern access point into the property from Henty Street, with a width not exceeding 3.5 metres. The access point shall be in accordance established in accordance with Council Policy F175 – Footways and Crossovers.
Reason: To maintain the character of the residential locality, maximise on street car parking and ensure safe access and egress of vehicles
 - (iii) A single freestanding sign only to be erected to the Commercial Street frontage, with a height not exceeding 1.8 metres and a total area of signage not exceeding 2 sqm.
Reason: To ensure the proposal delivers on the desired character of the zone, and maintains the residential character of the locality



- (iv) The car parking and driveway access areas and footpath area as show on plan (except where varied by condition (ii)) as approved by Council shall be graded, paved and sealed with bitumen of other like material and line marked and maintained is a usable condition at all times.

Reason: To ensure orderly and proper development

- (v) Landscaping shall be undertaken in accordance with the plan as approved by Council, and maintained at all times.

Reason: To ensure orderly and proper development

- (vi) The hours of operation of the business and use of the property shall not create nuisance and/or disturbance for any person/s in the immediate area.

Reason: To maintain the character of the residential locality

