

COUNCIL ASSESSMENT PANEL

Meeting held on Thursday, 19 April 2018 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Mrs E Travers (Presiding Member)
Cr I Von Stanke, and Mr P Seebohm

APOLOGY/IES: Cr Von Stanke moved the apology received from Mrs Trotter be accepted.
Mr Seebohm seconded Carried

COUNCIL OFFICERS: Manager Development Services, Tracy Tzioutziouklaris
Senior Planner, Simon Wiseman
Planning Officer, Emily Ruffin
Customer Service Officer, Sarah Moretti

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF 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 THE LAND.

MINUTES: Cr Von Stanke moved that the minutes of the Meeting held on Thursday, 15 February 2018 be taken as read and confirmed.
Mr Seebohm seconded Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Applicant 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.
- This will involve a judgement based on whether or not the proposed development meets and satisfies planning principles.
- The Council Assessment Panel consists of four Independent Members and one Elected Council Member.
- 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.
- The Applicant may be given up to 10 minutes if necessary to speak about their application and answer any issues raised by the representors. Panel Members may ask questions to clarify any issues, and again, there will be no debate entered into.
- Once the Panel has heard your representation, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decision in confidence.
- You may ring the Council tomorrow afternoon to find out the result of tonight's meeting.

Development Application No: 381/079/2018 (Item 8)

- Lisa Bakker, the Applicant/ Owner, spoke in relation to this matter at 5:47 p.m.

1 COUNCIL ASSESSMENT PANEL REPORT NO.**PR18/10359**

DEVELOPMENT NUMBER	381/056/2018	
APPLICANT	P T K Building Pty Ltd	
OWNER	J W Lawson	
DESCRIPTION	To construct a freestanding garage in association with an existing residential dwelling	
ADDRESS	11 Oakmont Court, Worrolong	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	Attamurra Golf Course Policy Area 3	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/10359
- (b) 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 serious variance with the Council's Development Plan and 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.
 2. The Garage shall only be used for purposes associated with the existing residential land use of the subject property.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development
 2. It is not at serious variance with Council's Development Plan

The Council Assessment Panel moved:

Carried**2 COUNCIL ASSESSMENT PANEL REPORT NO.****AR18/12835**

DEVELOPMENT NUMBER	DA 381/046/2018	
APPLICANT	Thomson Bilt	
OWNER	R D & T A McBride	
DESCRIPTION	To construct an additional garage in association with an existing residential dwelling and associated outbuildings	

ADDRESS	302 Wehl Street North, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION		
<p>(a) That Council Assessment Panel Report No. AR18/12835 be noted.</p> <p>(b) 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 serious variance with the Council's Development Plan and be granted Development Plan Consent subject to the following conditions;</p> <ol style="list-style-type: none"> 1. The development shall be carried out in accordance with the Plan/s as approved by Council. 2. The Garage shall only be used for purposes associated with the existing residential land use of the subject property. 3. Dense planting incorporating trees and shrubs shall be established along the northern and southern property boundaries of the site so as to provide a screen/buffer between the development and the adjacent properties. <p>(c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:</p> <ol style="list-style-type: none"> 1. To ensure orderly and proper development 2. It is not at serious variance with Council's Development Plan 		

The Council Assessment Panel moved:

Carried

3 COUNCIL ASSESSMENT PANEL REPORT NO.

AR18/8662

DEVELOPMENT NUMBER	381/015/2018	
APPLICANT	E Rigopoulos	
OWNER	E Rigopoulos	
DESCRIPTION	To change the use of the property from 'office' to 'dwelling'	
ADDRESS	6/8 Helen Street, Mount Gambier	
NATURE OF DEVELOPMENT	Non-Complying	Category 3
ZONING	City Centre	

POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
(a) That Council Assessment Panel Report No. AR18/8662 be noted.
(b) The Council Assessment Panel resolve to proceed with the assessment of the application.

The Council Assessment Panel moved:

Carried

4 COUNCIL ASSESSMENT PANEL REPORT NO.

AR18/12838

DEVELOPMENT NUMBER	DA 381/036/2018	
APPLICANT	Thomson Built	
OWNER	P J & L W Mahoney	
DESCRIPTION	To construct a storage shed in association with the existing Motor Vehicle Repair Workshop	
ADDRESS	26 Wilson Street, Mount Gambier	
NATURE OF DEVELOPMENT	Non-Complying Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION
(a) That Council Assessment Panel Report No. AR18/12838 be noted.
(b) The Council Assessment Panel resolve to proceed with the assessment of the application.

The Council Assessment Panel moved:

Carried

5 COUNCIL ASSESSMENT PANEL REPORT NO.

AR18/13192

DEVELOPMENT NUMBER	DA 381/043/2018	
APPLICANT	Steeline	
OWNER	J L Konings-Hill	
DESCRIPTION	To construct a garage in association with an existing dwelling	

ADDRESS	8 Calvary Road, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION		
<p>(a) That Council Assessment Panel Report No. AR18/13192 be noted.</p> <p>(b) 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:</p> <ol style="list-style-type: none"> 1. The development shall be carried out in accordance with the Plan/s as approved by Council. 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property. <p>(c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:</p> <ol style="list-style-type: none"> 1. To ensure orderly and proper development. 2. It is not at serious variance with Council's Development Plan 		

The Council Assessment Panel moved:

Carried

6 COUNCIL ASSESSMENT PANEL REPORT NO.

AR18/13193

DEVELOPMENT NUMBER	DA 381/051/2018	
APPLICANT	Mates Rates Mt Gambier	
OWNER	G J & R E Vivian	
DESCRIPTION	To construct a garage with a 3.7 metre wall height in association with an existing dwelling	
ADDRESS	12 Skyline Place, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/13193 be noted.
- (b) 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:
1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development.

The Council Assessment Panel moved:

Carried

7 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13194**

DEVELOPMENT NUMBER	DA 381/039/2018	
APPLICANT	Lou Fantasia Planning	
OWNER	HMA Property Enterprises Pty Ltd	
DESCRIPTION	To change the use from a service trade premise (for the display of cars) to that of a shop and associated offices, car parking and landscaping	
ADDRESS	166-168 Jubilee Highway West, Mount Gambier	
NATURE OF DEVELOPMENT	Non-Complying	Category 3
ZONING	Commercial	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/13194 be noted.
- (b) The Council Assessment Panel resolve to proceed with the assessment of the application.

The Council Assessment Panel moved:

Carried

8 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/13196**

DEVELOPMENT NUMBER	DA 381/079/2018	
APPLICANT	L J Bakker	
OWNER	L J Bakker	
DESCRIPTION	To demolish an existing carport and to construct a new carport in association with an existing dwelling	
ADDRESS	5 Burdikin Avenue, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/13196 be noted.
- (b) The application be left to lie on the table pending further discussion and clarification with the Applicant in relation to the location of the proposed carport.
- (c) The Applicant be advised the Council Assessment Panel would be more willing to accept the height of the carport if it was setback further behind the main fence of the dwelling.
- (d) Council Officer's be delegated authority to grant Development Plan Consent should the proposed carport be relocated directly in front of the existing garage at the rear of the property.

The Council Assessment Panel moved:

Carried**9 COUNCIL ASSESSMENT PANEL REPORT NO.****AR18/13441**

DEVELOPMENT NUMBER	DA 381/061/2018	
APPLICANT	A Lamond	
OWNER	Estate of Robert Charles	
DESCRIPTION	To construct a garage (already constructed) in association with an existing dwelling	
ADDRESS	4 Case Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	

POLICY AREA	N/A	
HERITAGE	N/A	Wehl Street North Historic (Conservation) Policy Area

REPORT RECOMMENDATION	
(a)	That Council Assessment Panel Report No. AR18/13441 be noted.
(b)	<p>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:</p> <ol style="list-style-type: none"> 1. The development shall be carried out in accordance with the Plan/s as approved by Council. 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
(c)	<p>The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:</p> <ol style="list-style-type: none"> 1. To ensure orderly and proper development. 2. It is not at serious variance with Council's Development Plan

The Council Assessment Panel moved:

Carried

10	REPORT TITLE	Planning Development and Infrastructure Act 2016 – Accredited Professional Scheme – Discussion Paper
	COMMITTEE	Council Assessment Panel
	MEETING DATE	19 April 2018
	REPORT NO.	AR18/13580
	RM8 REFERENCE	AF13/248
	AUTHOR	Tracy Tzioutziouklaris
	SUMMARY	The new PDI Act enables the Minister for Planning to establish an accreditation scheme for planners, building certifiers and other industry professionals involved in making development decisions to improve confidence in the decision making process.
	COMMUNITY PLAN REFERENCE	Goal 1: Our People
		Goal 3: Our Diverse Economy

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/13020 titled '*Planning Development and Infrastructure Act 2016 – Accredited Professional Scheme – Discussion Paper*' as presented to the Council Assessment Panel on 19 April 2018 be noted.

The Council Assessment Panel moved:

Carried

MOTIONS WITHOUT NOTICE - Nil

The meeting closed at 7:00 p.m.

20 April, 2018
AF17/507
LM

CONFIRMED THIS

DAY OF

2018.

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PRESIDING MEMBER