

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

Date: Thursday, 15 April 2021
Time: 5.45 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 15 April 2021



**Tracy Tzioutziouklaris
Assessment Manager**

8 April 2021

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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 - 18 March 2021

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 18 March 2021 be confirmed as an accurate record of the proceedings of the meeting.

4 QUESTIONS WITHOUT NOTICE

5 INVITEES

Nil



6 REPORTS

6.1 22-36 ALLISON STREET, MOUNT GAMBIER – REPORT NO. AR21/19356

Development No:	381/0475/2020
Applicant:	Gambier Vets
Property Address:	22-36 Allison Street, Mount Gambier
Property Owner:	Elizabeth Lorraine Doman
Report No:	AR21/19356
CM9 Reference:	AF20/387
Author:	Tracy Tzioutziouklaris, Manager Development Services
Authoriser:	Tim Coote, General Manager City Growth
Nature of Development:	Non Complying/Category 3
Description:	To demolish the existing dwelling and outbuilding and to construct a Consulting Room (Veterinary Practice) with associated carparking, landscaping, fencing, retaining walls and signage
Zoning:	Residential
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR21/19356 titled '22-36 Allison Street, Mount Gambier' as presented on 15 April 2021 be noted.
2. Having had regard to the provisions of the Development Plan and the documentation provided as part of the Development Application, the proposed development is not seriously at variance to the provisions of the Development Plan and Development Plan Consent be granted subject to the following conditions:
 - a) The development shall be carried out in accordance with the Plan/s as approved by Council and with the Conditions of Approval.
 - b) The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 - c) 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 maintained in a useable condition at all times.
 - d) The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be linemarked.
 - e) The car parking spaces for people with a disability shall be appropriately identified and linemarked.
 - f) Driveways, parking and manoeuvring areas and footpaths must be lit in accordance with the Australian Standards Association Code AS1158 during the hours of darkness



- that they are in use. Such lights must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
- g) The Applicant shall submit a Works and Service application to establish the new invert and crossover between the subject land and road carriageway, and close the existing invert and crossover in accordance with the plan approved by Council and reinstate the footpath at the Applicant's expense.
 - h) Provision shall be made for the onsite disposal of stormwater and surface drainage unless otherwise agreed to with Council.
 - i) Landscaping shall be undertaken in accordance with the plans as approved and maintained at all times
 - j) All fences shall be constructed in accordance with the approved plans and be maintained in a useable condition at all times.
 - k) All of the waste materials generated and accumulated on site shall be located within the screened holding place and removed on a regular basis.
 - l) The hours of operation and use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - m) Any lights on the subject land must be directed and screened so that overspill of light into the adjoining properties is avoided and drivers are not distracted.
 - n) The subject land shall not be used/occupied for the purposes approved by Council until conditions (c), (d), (e) and (g) are completed.
3. The applicant be advised the reasons for the conditions of Development Plan Consent are:
- a) To ensure the development does not detract from the amenity and character of the subject locality.
 - b) To ensure orderly and proper development.
 - c) To ensure any potential impacts of the development are minimised.
4. The Applicant be advised Council has noted there is a proposed pylon sign to be constructed at the front of the subject property. This Development Plan Consent does not include any consent for the pylon sign as no details were provided for the pylon sign as part of the documentation submitted as part of the Development Application.



BACKGROUND

This application was first considered by the Council Assessment Panel (CAP) at its meeting held on 17 December, 2020 as the Development Application was for a non-complying form of development. At this meeting the CAP resolved to proceed with the assessment of the application.

The subject site is an irregular shaped allotment, with a street frontage to Allison Street of 102.41 metres, and a secondary street frontage to Vivienne Avenue of 52.69 metres, with a total area of approximately 7,730 square metres.

The subject property is located within the Residential Zone.

An existing dwelling and outbuilding are currently located on the subject property.

A church and rectory building is located to the north and east of the subject site. Located to the west is the Mount Gambier Hospital, to the south a reserve and residential development.

Allison Street provides vehicular access from Jubilee Highway to the Mount Gambier Hospital, and has a higher traffic flow than a general residential street.

PROPOSED DEVELOPMENT

The proposed development involves the demolition of the existing house and outbuilding and the construction of a consulting room (Veterinary Practice) with a total floor area of approximately 863 square metres. The consulting rooms will be comprised of:

- 7 consulting rooms
- 2 operating rooms
- Imaging room
- Waiting room and reception
- Pharmacy
- Staff office spaces and meeting room/kitchenette
- Treatment rooms
- Dental room
- Associated spaces including indoor dog and cat runs, isolation rooms and recovery room
- Living quarters for after hours works accommodation for staff
- Separate staff and Client amenity areas
- Onsite carparking, comprising 27 car parks, with a future expansion area comprising up to 40 overall car parks
- Landscaping
- Retaining walls
- Boundary Fencing; and
- Signage including a pylon sign installed to the Allison Street frontage of which details of size are yet to be provided.

The proposed hours of operation include:

- Monday to Friday 8am to 6pm, with Thursday evening extending until 8pm
- Saturday 9 am to 11.30 am
- Emergency care services 24 hours a day, 7 days a week



The total height of the building will be 6.92 metres, with a wall height of 3.49 metres. The external finishes will include corten steel plate, wall cladding panels, sandstone with metal roof cladding. The building is to have a setback of approximately 38 metres to Allison Street, 72 metre setback to Vivienne Avenue, 13 metre setback to the rear (northern) boundary and 5.5 metre setback to the side (eastern) property boundary.

A carpark with 33 carparking spaces is located to the front of the building with access via a driveway from Allison Street. This driveway also provides access to a carpark with 15 car parking spaces located at the rear of the building.

A copy of the site plan and elevations and a statement of support are attached for the Members information and perusal.

DEVELOPMENT PLAN PROVISIONS

The objectives and principles relevant to this proposal are contained within the Mount Gambier (City) Development Plan – Consolidated 21 April 2016 and include the following:

Residential Zone

Objectives 2

Principles of Development Control 1, 2, 3, 4, 5, 8, 18, 19

Mount Gambier (City)

Design and Appearance

Objectives 1, 2

Principles of Development Control 1, 2, 3, 4, 5, 7, 8, 9, 11, 12, 14, 15, 17, 18, 19, 20

Form of Development

Objectives 4

Principles of Development Control 5, 10

Industrial and Commercial Development

Objectives 1, 6, 7

Principles of Development Control 7, 11, 12, 13, 14, 15, 17, 19, 20, 31, 32, 35, 38, 39, 40, 41, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61

Interface Between Land Uses

Objectives 1, 2

Principles of Development Control 1, 2, 3, 6

Orderly and Sustainable Development

Objectives 1, 3, 4

Principles of Development Control 1, 8

Outdoor Advertisements

Objectives 1, 3

Principles of Development Control 1, 2, 3, 5, 6, 9

PLANNING ASSESSMENT

This application is referred to the Council Assessment Panel for a decision as the proposed development is for a non-complying form of development.



As the development is a non-complying form of development the application was required to be publicly notified as a category 3 development. This included the direct notification of the adjoining property owners as well as the public generally. At the conclusion of the public notification period no statement of representations were received.

The proposed development is not an envisaged form of development within the Residential Zone and a consulting room with a floor area greater than 100 square metres and without frontage to an arterial road is identified as a non complying form of development.

The development as proposed is not considered to prejudice the future development of the Residential Zone as it is located within an established area which contains a number of non residential developments including the Mount Gambier Hospital facility, the Flinders University Medical School and a church on a large allotment. The main residential growth areas of the City are located within the north west and north east corners of the City away from the subject locality.

Within the subject locality there are a limited number of residential dwellings which have frontage to Alison Street.

The Council Wide provisions of the Development Plan provide more guidance for the assessment of this development application and in particular the development proposed:

- Is of a high architectural standard that contributes positively to the character and amenity of the subject locality;
- Is well designed and provides a built form that is easy to understand and navigate (The front entrance and driveway is clearly identified);
- The building has been designed to reduce it's visual bulk and provides visual interest through articulation, colour and detailing, design and placement of windows and variations to the façade;
- Is well setback and sited on the subject allotment and will not impact on the adjoining properties;
- Is unlikely to cause interference with surrounding activities;
- The nature, scale and nature of the development will not cause land, water or air contamination with the appropriate management of waste;
- The carparking area is to be formalised through sealing and linemarking;
- The nature of the development will not detract from the amenity of the subject locality through the emission of noise and hours of operation;

The Development Plan identifies carparking is required at a rate of 10 per 100 square metres. On this basis the development would be required to provide approximately 86 car parking spaces. 48 car parking spaces have been provided as part of the proposed development. The number of car parking spaces provided on site is considered appropriate for a veterinary consulting room when considering the nature and type of uses occurring within the building is focused upon the care for animals rather than a consulting room for the care of people. A small portion of the building will be available to be used for consulting rooms which will involve clients attending the premises.

Whilst identified as a non-complying form of development when considering the nature of the proposed development, it is considered appropriate on the subject site. It is unlikely to detract from the character and amenity of the subject locality not cause undue interference to the residential properties located within the vicinity of the development.

The proposed development is considered to be in accordance with the provisions of the Development Plan and will not detrimentally impact upon the character and amenity of the subject locality.



CONCLUSION

The development as proposed is not seriously at variance to the provisions of the Development Plan and warrants the granting of Development Plan Consent subject to appropriate conditions and advice.

INVITES

Nil

ATTACHMENTS

1. Map - 22-36 Allison Street, Mount Gambier
2. Working Copy - DA 381/0475/2020 - 22-36 Allison Street, Mount Gambier - Gambier Vets
3. Lodgement - DA 381/0475/2020 - 22-36 Allison Street, Mount Gambier - Gambier Vets



7 URGENT MOTIONS WITHOUT NOTICE

8 MEETING CLOSE

