

COUNCIL ASSESSMENT PANEL

Meeting to be held on Thursday, 18 January 2018 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

- **1. DEVELOPMENT APPLICATION: 381/0180/2017 – To demolish four (4) existing outbuildings and to construct an outbuilding (15.27m x 9.0m x 3.4m) in association with an existing shop and dwelling – 62 Wehl Street South, Mount Gambier
- **1. DEVELOPMENT APPLICATION: 381/0400/2017 – To construct a two storey dwelling – 40 Ash Court, Mount Gambier
- **1. DEVELOPMENT APPLICATION: 381/0297/2017 – To construct a restaurant (shop) with drive through facility, associated car parking, road works, signage and landscaping – 38 Attamurra Road, Worrolong

**Indicates invitation to meeting

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

APOLOGY/IES: moved the apology received from be accepted.
seconded

COUNCIL OFFICERS: General Manager City Growth, Dr Judy Nagy
Planning Officer, Jessica Porter
Planning Officer, Emily Ruffin
Administration Officer - City Infrastructure, 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: moved that the minutes of the Meeting held on Thursday,
21 December 2017 be taken as read and confirmed.
seconded

INVITES: Mr Aaron Heemskerk, the Owner, has been invited for Item 1,
DA 381/0401/2017
Mr Frank Brennan, the Planning Consultant, has been invited for Item 1,
DA 381/0401/2017

Mr Ron Howe, the Owner, has been invited for item 2, DA 381/0400/2017

Mr David Hutchison, the Contact Person, has been invited for item 3,
DA 381/0297/2017
Mr John Merrett, the Representor, has been invited to speak for item 3,
DA 381/0297/2017
Mr David Connell, the Representor, has been invited to speak for item 3,
DA 381/0297/2017

1 COUNCIL ASSESSMENT PANEL REPORT NO.

AR17/51137

DEVELOPMENT NUMBER	381/0180/2017
APPLICANT	Blackbird Industries
OWNER	A Heemskerk
DESCRIPTION	To demolish four (4) existing outbuildings and to construct an outbuilding (15.27m x 9.0m x 3.4m) in association with an existing shop and dwelling
ADDRESS	62 Wehl Street South, Mount Gambier
NATURE OF DEVELOPMENT	Consent / Category 1
ZONING	Residential
POLICY AREA	N/A

HERITAGE	N/A	Wehl Street South Historic (Conservation) Policy Area
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REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR17/51137 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 outbuilding 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.

Moved:

Seconded:

2 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/383**

DEVELOPMENT NUMBER	381/0400/2017	
APPLICANT	R D Howe	
OWNER	R D Howe & J M Brown	
DESCRIPTION	To construct a two storey dwelling	
ADDRESS	40 Ash Court, 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. AR18/383 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, although the proposed development is at variance with Council's Development plan in part, it is considered not to be at serious variance and will 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.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development.

Moved:

Seconded:

3 COUNCIL ASSESSMENT PANEL REPORT NO.**AR18/455**

DEVELOPMENT NUMBER	381/0297/2017	
APPLICANT	McDonald's Australia Ltd	
OWNER	Bedford Industries Inc	
DESCRIPTION	To construct a restaurant (shop) with drive through facility, associated car parking, road works, signage and landscaping	
ADDRESS	38 Attamurra Road (part of Lot 601 Jubilee Highway), Worrolong	
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. AR18/455 be noted.
- (b) Having regard to the provisions of the relevant Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Conditions (and including any DAC conditions that may be applicable):
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. The building and land shall not be used for purposes other than those approved by Council.
 3. All stormwater generated from the site needs to be contained and disposed of onsite as per EPA guidelines for stormwater management in Mount Gambier.
 4. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
 5. The Applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway, and close the existing invert/s and crossover/s in accordance with the plans approved by Council and reinstate to footpath at the Applicant's expense and to the satisfaction of Council.
 6. Direction signs for traffic shall be placed on the site of the proposed development.
 7. Provision shall be made for all loading and unloading of goods on the subject land.
 8. Landscaping shall be undertaken and maintained at all times.
 9. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 10. The kerb and channel be continued from Attamurra road corner to the proposed crossover (entrance/exit) to the east on Jubilee Highway East. Parking shall be prohibited in this

area.

11. The advertising sign/s shall be maintained in a state of good repair and tidy condition at all times.
12. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.

(c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:

1. The proposed development is not at serious variance to the relevant Development Plan.
2. The proposed development improves and enhances the amenity and character of the subject site and the area.
3. To ensure orderly and proper development.

(d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent and therefore Development Approval of the development application.

Moved:

Seconded:

MOTIONS WITHOUT NOTICE -

The meeting closed at p.m.

9 January, 2018
AF17/507
SM