

COUNCIL ASSESSMENT PANEL

Meeting to be held on 19th October 2017 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. DEVELOPMENT APPLICATION: 381/0216/2017 – To demolish existing garages and to construct a new garage and carport – 12 Hart Street, Mount Gambier
- **2. DEVELOPMENT APPLICATION: 381/0257/2017 – To change the use of an existing vacant building and site to be used for the storage of timber logging machinery and vehicles with associated workshop, office, parking and signage – 5 Pollard Close, Mount Gambier

**Indicates invitation to meeting

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AGENDA

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

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

COUNCIL OFFICERS: General Manager City Growth, Dr Judy Nagy
Manager Development & Regulatory, Michael Silvy
Senior Planner, Simon Wiseman
Team Leader Administration (City Infrastructure), Sally Wilson

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, 21st September 2017 be taken as read and confirmed.
seconded

INVITES: Mel Neave, the Applicant, has been invited for Item 2, DA 381/0257/2017
Tony Ianella, the Owner, has been invited for Item 2, DA 381/0257/2017
John Kyrimis, the Representor, has been invited for Item 2, DA 381/0257/2017
Tim Angus, the Representor, has been invited for Item 2, DA 381/0257/2017
Suelee Thompson, the Representor, has been invited for Item 2, DA 381/0257/2017

1 COUNCIL ASSESSMENT PANEL REPORT NO.

30/2017

DEVELOPMENT NUMBER	381/0216/2017	
APPLICANT	Thomson Bilt	
OWNER	I C & E A Ferguson	
DESCRIPTION	To demolish existing garages and to construct a new garage and carport	
ADDRESS	12 Hart Street, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 1	
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	St Andrews Historic (Conservation) Policy Area

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. 30/2017 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 and carport 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.**31/2017**

DEVELOPMENT NUMBER	381/0257/2017	
APPLICANT	Thompson Logging	
OWNER	Yahl Properties Pty Ltd	
DESCRIPTION	To change the use of an existing vacant building and site to be used for the storage of timber logging machinery and vehicles with associated workshop, office, parking and signage	
ADDRESS	5 Pollard Close, Mount Gambier	
NATURE OF DEVELOPMENT	Consent / Category 2	
ZONING	Light Industry	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. 31/2017 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 conditions:
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. Employee and customer car parking areas shall measure no less than 2.6 metres in width and 5.5 metre in length and shall be line-marked and maintained in a useable condition at all times.
 4. All of the driveway and yard areas shall be appropriately graded and surfaced at all times so as to ensure maximum dust suppression and to avoid dust and mud being carried out by vehicles onto public roads.
 5. The maintenance and repairs to all machinery must be undertaken within the existing building.
 6. Dense planting shall be established along the rear property boundary (adjacent to the Council reserve and Residential Zone) so as to provide a screen/buffer between the development and the adjacent residential area.
 7. Landscaping must be completed in the first planting season concurrent with or following commencement of the use of this development and shall be maintained in good health and condition at all times. Should any tree, shrub, ground cover or other plant die, become diseased or otherwise fail to thrive at any time, it shall be forthwith replaced.

8. All of the commercial wastes accumulated on the allotments shall be removed on a regular basis to the reasonable satisfaction of Council.
 9. The hours of operation of the business and use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 10. The operating hours of the use of the land shall not exceed the following:
Monday to Friday – 7:30am to 5:30pm;
Saturday – 8:00am to 1:00pm;
Sunday and Public Holidays – no operation.
 11. The advertising sign shall be maintained in a state of good repair and tidy condition at all times.
 12. The building and surrounds 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 Council's Condition of Consent are:
1. To ensure orderly and proper development.
 2. To ensure that the approved land use and hours of operation do not detrimentally affect the adjoining residential area through the emission of noise.
 3. It is not at serious variance with Council's Development Plan.

Moved:

Seconded:

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.