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

**Date:** Thursday, 21 October 2021  
**Time:** 5.45 p.m.  
**Location:** Council Chamber  
Civic Centre  
10 Watson Terrace  
Mount Gambier

# **AGENDA**

## **Council Assessment Panel 21 October 2021**

A handwritten signature in black ink, appearing to read 'Tracy Tzioutziouklaris', with a horizontal line above it.

**Tracy Tzioutziouklaris  
Assessment Manager  
15 October 2021**

## Order Of Business

<b>1</b>	<b>Acknowledgement of Country .....</b>	<b>3</b>
<b>2</b>	<b>Apology(ies).....</b>	<b>3</b>
<b>3</b>	<b>Confirmation of Minutes.....</b>	<b>3</b>
<b>4</b>	<b>Questions Without Notice .....</b>	<b>3</b>
<b>5</b>	<b>Invitees .....</b>	<b>3</b>
<b>6</b>	<b>Reports.....</b>	<b>4</b>
6.1	DA 21021480 - To construct a motor repair station - 23 Calula Drive, Suttontown – Report No. AR21/62509 .....	4
6.2	DA 21021673 - Light Industrial Workshop for the processing of firewood - 20- 22 Avey Road – Report No. AR21/62697 .....	9
6.3	DA 21022970 - 27 Powell Street, Mount Gambier - To demolish the dwelling – Report No. AR21/64325 .....	14
<b>7</b>	<b>Urgent Motions without Notice .....</b>	<b>17</b>
<b>8</b>	<b>Meeting Close .....</b>	<b>17</b>



**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 - 19 August 2021

**RECOMMENDATION**

That the minutes of the Council Assessment Panel meeting held on 19 August 2021 be confirmed as an accurate record of the proceedings of the meeting.

**4 QUESTIONS WITHOUT NOTICE**

**5 INVITEES**

- As from 1 October 2017, every Council is required to establish an Assessment Panel under provisions within the Planning, Development and Infrastructure Act 2016 to determine and make decisions on development applications as delegated to the Panel.
- When the Panel is considering an application, it must assess the proposal against the Planning and Design Code.
- 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.
- Council Officers will advise you of the decision as soon as practical after the meeting.

**Invitees for Item 6.2 DA 21021673 – 20-22 Avey Road, Mount Gambier**

The Applicant – Mr Pat McEwen and Mandy Jolley  
Third Party Representor - Mr Mathew Johnson



## 6 REPORTS

### 6.1 DA 21021480 - TO CONSTRUCT A MOTOR REPAIR STATION - 23 CALULA DRIVE, SUTTONTOWN – REPORT NO. AR21/62509

<b>Development No:</b>	<b>DA 21021480</b>
<b>Applicant:</b>	<b>Blackbird Industries on behalf of M &amp; J Northcott</b>
<b>Property Address:</b>	<b>23 Calula Drive, Suttontown</b>
<b>Property Owner:</b>	<b>M &amp; J Northcott</b>
<b>Report No:</b>	<b>AR21/62509</b>
<b>CM9 Reference:</b>	<b>AF20/387</b>
<b>Author:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Authoriser:</b>	<b>Tim Coote, General Manager City Growth</b>
<b>Nature of Development:</b>	<b>Performance Assessed/Notification</b>
<b>Description:</b>	<b>To construct a motor repair station for the maintenance and repair of heavy vehicles and machinery</b>
<b>Zoning:</b>	<b>Employment Zone, Overlays – Hazards (Bushfire Urban Interface) (Flooding – Evidence required), Native Vegetation, Prescribed Wells Area, Water Protection Area</b>
<b>Policy Area:</b>	<b>-</b>
<b>Heritage:</b>	<b>-</b>

#### REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR21/62509 titled 'DA 21021480 - To construct a motor repair station - 23 Calula Drive, Suttontown' as presented on 21 October 2021 be noted.
2. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code and warrants the granting of Planning Consent 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) All servicing, repair and maintenance of vehicles shall be conducted within the proposed building.
  - (c) The carparking 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 materials and linemarked and maintained in a useable condition at all times.
  - (d) The remainder of the yard area shall be graded and surface to ensure maximum dust suppression at all times.



- (e) A stormwater treatment device shall be installed to ensure that all roof and surface run off stormwater, or other liquid, discharging from the site, must be free of contaminants. These contaminants include, but are not limited to oils, grease, fuels, rubbish, litter, or silt.
- (f) Any areas used for the washing, cleaning, or degreasing of vehicles shall be paved and graded to an appropriately designed grease trap connected to the sewer carriage system. (Note: SA Water should be consulted in relation to the Departments Requirements.)
- (g) Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established and evergreen trees and shrubs.
- (h) The northern boundary fence shall be constructed to a height of not less than 1800mm of colour coated metal or similar material.
- (i) All other fences shall be constructed in accordance with the approved plans and maintained in a useable condition at all times.
- (j) All waste materials and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials and refuse containers shall be provided and maintained on the site of the development at all times, with the waste and refuse being removed on a regular basis.
- (k) Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided.
- (l) The advertising signs shall be maintained in a state of good repair and tidy condition at all times.
- (m) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
- (n) The subject land and all improvements thereon shall always be maintained in a state of good, tidy, and attractive repair and condition at all times.



## **BACKGROUND**

The subject site is irregular in shape as it is located at the end of the cul de sac, has a street frontage of 26.14 metres to Calula Drive and a total area of 5125 square metres. The northern boundary of the allotment is directly adjacent to a 12 metre buffer that separates the Employment Zone from the Suburban Neighbourhood Zone. Residential development is located to the north of the subject site.

The subject site is vacant although it has been used for the storage of numerous items.

## **PROPOSED DEVELOPMENT**

The proposed development involves the use of the subject land for truck and machinery maintenance, storage, and associated office.

The proposed opening hours of the site are from 6a.m. to 6p.m. Monday to Friday with a total of 2-4 staff located on site.

The proposed development involves the following:

- Scalps and bitumen to cover 95% of the open areas for truck egress and to reduce dust
- Chain mesh fencing to the side and rear boundaries to match existing fencing within the subject locality
- Dense screening plants are to be planted along the northern property boundary
- The front of the property is to be landscaped
- The building is to be constructed using colour coated metal, in different shades of grey
- Signage is to be located on the front of the buildings with the company logo
- The front of the property is to be secured with chain mesh gates
- Stormwater from the wash bay is to be filtered through a silt trap and disposed of to a bore

The proposed development involves the construction of two buildings.

The first building:

- Will have a setback of 3 metres to the western property boundary
- A setback of 13.93 metres to the northern property boundary
- Is to be 32 metres by 20 metres, having a total area of 640 square metres
- Will have a wall height of 6.045 metres from the finished floor level to the eave
- Is to be constructed using colour coated metal for walls and a Zinalume roof
- Have a total height of approximately 7.5 metres to the top of the apex
- Is to be an open floor plan with a lunchroom and a bathroom facility within the norther western corner of the building

The second building:

- Is located with a 4.15 metre setback to the southern property boundary
- Have a 12.54 metre setback to the western boundary
- Have a 5 metre setback to the front property boundary
- Is to be 16 metres by 30 metres, having a floor area of 480 square metres
- Is to contain the office, which is to be 8 metres by 14 metres, having a floor area of 112 square metres
- Will have a wall height of 6 metres from the finished floor level to the eave





- Motor Repair Station           3 spaces per service bay
- Store                               .5 spaces per 100 square metres of floor area

On this basis, 15 on site carparking spaces are required to be provided. Six carparking spaces have been identified to be provided on site. When considering the workshop is for repairs on heavy vehicles which require more space than cars, the carparking provided on site is considered acceptable. There is additional space on the subject site which could be developed for additional car parking if required.

### **CONCLUSION**

Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code and warrants the granting of Planning Consent.

### **INVITES**

Nil

### **ATTACHMENTS**

1. 23 Calula - Application Snapshot
2. 23 Calula - Certificate of Title
3. 23 Calula - Statement of use
4. 23 Calula - Site Plans and Elevations
5. 23 Calula - Representations
6. 23 Calula - Planning and Design Code Extract
7. 23 Calula - Applicant response to representations





**6.2 DA 21021673 - LIGHT INDUSTRIAL WORKSHOP FOR THE PROCESSING OF FIREWOOD - 20-22 AVEY ROAD – REPORT NO. AR21/62697**

<b>Development No:</b>	<b>21021673</b>
<b>Applicant:</b>	<b>Mr Jonathon Wilson</b>
<b>Property Address:</b>	<b>20-22 Avey Road</b>
<b>Property Owner:</b>	<b>McEwen Forestry Pty Ltd</b>
<b>Report No:</b>	<b>AR21/62697</b>
<b>CM9 Reference:</b>	<b>AF20/387</b>
<b>Author:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Authoriser:</b>	<b>Tim Coote, General Manager City Growth</b>
<b>Nature of Development:</b>	<b>Performance Assessed/public notification</b>
<b>Description:</b>	<b>To construct a light industrial workshop for the processing of firewood and to change the use of an existing residence into an associated office and amenities</b>
<b>Zoning:</b>	<b>Strategic Employment Zone/Overlays – Hazards (Bushfire – Urban Interface) (Flooding – Evidence Required), Native Vegetation, Prescribed Wells Area, Water Protection Area</b>
<b>Policy Area:</b>	<b>-</b>
<b>Heritage:</b>	<b>-</b>

**REPORT RECOMMENDATION**

1. That Council Assessment Panel Report No. AR21/62697 titled 'DA 21021673 - Light Industrial Workshop for the processing of firewood - 20-22 Avey Road' as presented on 21 October 2021 be noted.
2. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code and warrants the granting of Planning Consent 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) All the processing of the timber for firewood shall be conducted within the building.
  - (c) The carparking 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 materials and linemarked and maintained in a useable condition at all times.
  - (d) The remainder of the yard area shall be graded and surface to ensure maximum dust suppression at all times.
  - (e) All of the stormwater shall be directed to the onsite stormwater retention basins.
  - (f) (i) Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established and evergreen trees and shrubs.



- (ii) The earth mound and dense landscaping located adjacent to the western property boundary shall be established to provide a screen/buffer between the development and the adjoining residential properties.
- (g) All waste materials and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials and refuse containers shall be provided and maintained on the site of the development at all times, with the waste and refuse being removed on a regular basis.
- (h) Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided.
- (i) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
- (j) The subject land and all improvements thereon shall always be maintained in a state of good, tidy, and attractive repair and condition at all times.



## **BACKGROUND**

The subject site is regular in shape and has a street frontage of 42.4 metres to Avey Road, is 323.2 metres deep, having a total site area of approximately 13,566 square metres.

A detached dwelling and associated outbuilding currently exist on the subject land. Various items have been stored on the land including truck trailers, machinery, cars, and various items.

To the north of the subject site is the ETSA Depot, to the west is Country Living, to the south are properties within the Strategic Employment Zone but used as Residential development and to the west is Gambier Earthmovers site.

Planning Consent was granted to construct a light industrial workshop for the processing of firewood and to change the use of the existing residence into an associated office and amenities by notice dated 10 June, 2021. This application was not publicly notified as the development was to be greater than 100 metres away from the adjoining properties zoned for residential use.

## **PROPOSED DEVELOPMENT**

The proposed development involves the change of use of the residential dwelling located at the front of the property to an office with the construction of a carpark containing 10 car parking spaces. Another carpark comprised of 6 additional carparking spaces is to be constructed towards the middle of the allotment.

Access to the property is to be via a new driveway to be constructed along the southern property boundary and will contain a turning circle for semi-trailers at the rear of the property. An earth screening mound is to be located along the rear western property boundary. Screening trees 3.5 metres high are proposed to be planted along the rear portion of the northern boundary, the western property boundary, and the rear portion of the southern property boundary.

Timber logs to be cut for firewood are to be stored along the northern property boundary. The timber is to be processed into firewood within the existing building, which is located approximately within the middle of the allotment with a 6 metre setback from the southern property boundary. A proposed new storage shed with a canopy is to be constructed to the eastern wall of the existing building.

The proposed new storage shed is to be 15 metres wide, 30 metres long, having a total area of 450 square metres. A canopy will be constructed 7 metres wide, 30 metres long, 210 square metres in area to the eastern wall of the building. The building is to be clad using colour coated metal.

A small amenities building is to be constructed with a 1500mm setback to the northern property boundary. This building is to be 9.7 metres long, by 3.6 metres wide, with a total floor area of 52.3 square metres. This building is to contain a lunchroom, office and toilet and will be connected to a septic tank. This building will be 3.2 metres in height and constructed using white Colourbond wall cladding.

Stormwater is to be disposed of on site and be directed to a stormwater retention pond.

The hours of operation are to be Monday to Friday 7am to 5pm during which it is anticipated 1 semi-trailer load of logs will be received per day and 1 semi-trailer load of finished product is to be dispatched during the months of April to September.

The use of the site is to be for the processing of timber for firewood and will have an annual turnover of approximately 3400 cubic metres of wood. The splitting of the timber will involve a feed deck and docker and a splitter. Further details regarding the firewood processing which was included as part of the original application is attached to this report for Members information and perusal to assist in the determination of this application.

## **DEVELOPMENT PLAN PROVISIONS**

The subject site is located within the Strategic Employment Zone. The extract from the Planning and Design Code is attached for Members information and perusal.



## PLANNING ASSESSMENT

The elements of this Development Application which are to be considered by the Council Assessment Panel are:

- The mound and landscaping located adjacent to the western property boundary
- The access road for heavy vehicles which provides for the turning of heavy vehicles which ends adjacent to the western property boundary
- The proposed building to be constructed to the east of the existing building used for timber processing

The use of the existing building for the processing of timber for firewood and the change of use of the dwelling to an office has already been granted Planning Consent.

This application was notified as the development involves the construction of a road for the movement of heavy vehicles to the rear of the allotment (Western property boundary) which is directly adjacent to residential development. At the conclusion to the public notification period four representations were received. A summary of the concerns raised include:

- The potential impact of dust during construction and thereafter on sensitive electrical equipment located within the SA Power networks depot
- Formal notice and agreement required by SA Power Networks in relation to the common boundary
- Will have a substantial impact on the health and wellbeing of persons in the surrounding residential areas through noise, vibrations, dust, airborne sawdust
- Existing fill does not enable an earth mound to be developed as proposed
- Inadequate stormwater management from the recently constructed road to prevent stormwater from entering the adjoining property
- Recent earthworks is not identified on the plan
- Introduction of snakes to the locality
- An excavator and frontend loader are already operating on the subject land.
- The site is being used over the weekends

The Applicant's response to the representations is as follows:

- Work commenced on site includes moving all existing items and debris of the previous property owner
- Semi-trailers will be able to unload without requiring additional equipment
- A dust suppressant will be used on the proposed road.
- Earthworks undertaken have been to remove vegetation and the mound has been to manage stormwater until the stormwater retention pond is developed.
- Is located within an Industrial area
- Snakes are not envisaged to be transported to the site

The volume of timber being processed annually is 3400 cubic metres.

The development is a type of development envisaged to occur within the Strategic Employment Zone and meets the provisions of the Planning and Design Code.

There are more sensitive land uses nearby, being residential dwellings, some of these are located within the same zone, others are located within an adjacent Rural Living Zone, with land directly adjacent to this allotment not yet developed.



Other immediate land uses within the subject locality include a works depot for SA Power Networks, and a workshop and storage.

The threshold for a referral to the Environment Protection Authority is 4000 cubic metres/year of timber to be processed. This development, at 3400 cubic metres is below that threshold, therefore no referral to the EPA is required and the site is not required to be licenced.

Due to the size of the subject allotment and the distance of the wood processing plant to the more sensitive land uses, the development is not anticipated to adversely impact on the adjoining properties through adverse impacts such as noise, dust or odours.

There may be some impact from the internal road/driveway involving the movement of heavy vehicles, however the proposed times of deliveries, the speeds at which vehicles will be travelling and the number of anticipated vehicles using the proposed driveway, it is not anticipated to detrimentally impact upon the amenity or the adjoining properties. The sighting of the proposed mound and proposed landscaping will also help to reduce any potential impact from traffic using the driveway.

Due to the location of the shed within which the timber will be processed, the development will not be visually out of character with the character and amenity of the subject location.

The subject site is directly adjacent to the Rural Living Zone at the rear of the allotment. The closest part of the development that will occur within close proximity to the Rural Living Zone is the movement of the semi-trailers. This area is to be screened through the development of a mound and associated landscaping. It is noted a heavy vehicle transport depot and fertiliser production plant currently exists within the subject locality and is located directly to the north of the rural living allotments.

## **CONCLUSION**

Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code and warrants the granting of Planning Consent.

## **INVITES**

The Applicant: Mr Pat McEwen and Mandy Jolley

Third Party representor: Mr Mathew Johnson

## **ATTACHMENTS**

1. 20-22 Avey Road - Application snapshot
2. 20-22 Avey Road - Plans
3. 20-22 Avey Road - Letter of support
4. 20-22 Avey Road - Background Description
5. 20-22 Avey Road - Confirmation of truck movements
6. 20-22 Avey Road - Representations
7. 20-22 Avey Road - Response to Representations - letter
8. 20-22 Avey Road - Planning and Design Code



**6.3 DA 21022970 - 27 POWELL STREET, MOUNT GAMBIER - TO DEMOLISH THE DWELLING – REPORT NO. AR21/64325**

<b>Development No:</b>	<b>21022970</b>
<b>Applicant:</b>	<b>Mrs Helen Costanzo</b>
<b>Property Address:</b>	<b>27 Powell Street</b>
<b>Property Owner:</b>	<b>Mrs Helen Costanzo</b>
<b>Report No:</b>	<b>AR21/64325</b>
<b>CM9 Reference:</b>	<b>AF20/387</b>
<b>Author:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Authoriser:</b>	<b>Tim Coote, General Manager City Growth</b>
<b>Nature of Development:</b>	<b>Performance Assessed/Public Notification</b>
<b>Description:</b>	<b>To demolish the dwelling</b>
<b>Zoning:</b>	<b>Established Neighbourhood Zone / Overlays – Affordable Housing, Historic Area, Hazards, Hazards (Flooding), Native Vegetation, Prescribed Wells Area and Water Protection Area</b>
<b>Policy Area:</b>	<b>-</b>
<b>Heritage:</b>	<b>-</b>

**REPORT RECOMMENDATION**

1. That Council Assessment Panel Report No. AR21/64325 titled 'DA 21022970 - 27 Powell Street, Mount Gambier - To demolish the dwelling' as presented on 21 October 2021 be noted.
2. Having had regard to the provisions of the Planning and Design Code, the Application and all associated documentation, the development is considered to be seriously at variance to the provisions of the Planning and Design Code and Planning Consent be refused.
3. The Applicant be advised:
  - (a) On balance, the that demolition of the original two room cottage and verandah is not justified by the fire damage and does not meet the performance outcomes of the Planning and Design Code. Full demolition of the detached dwelling is not supported.
  - (b) Partial demolition of portion of the dwelling, namely the lean to, which is substantially damaged by the fire would be supported. The demolition of the lean to is encouraged, with fire damage to the original part of the dwelling repaired and made safe and watertight.
  - (c) While restoration and adaptive reuse of the original cottage might not be undertaken by the current owner, it remains a viable option for future owners provided the dwelling is made safe and watertight.



## BACKGROUND

The subject site is regular in shape and has a street frontage of approximately 18.6 metres, a depth of 54.5 metres, having an area of approximately 1013.7 square metres.

A detached dwelling and associated outbuildings are currently located on the subject site.

Whilst not identified as a place of Local Heritage, the subject property is located within the Historic Area Overlay.

The detached dwelling is a 19<sup>th</sup> Century weatherboard workers cottage of four rooms and a lean to at the rear. The was previously listed in the Development Plan as a Contributory Place.

There is an intact streetscape of historic dwellings on the western side of Powell Street, extending south from Queens Avenue. The historic single storey dwellings are modest in scale, on large allotments with consistent front setbacks. They range in date and style from modest weatherboard workers cottages lower down the slope, to small and medium dolomite fronted villas towards the crest of the hill. Many were identified as Contributory Places. There is a Local Heritage Place on the eastern side of Powell Street, within this locality.

Low front fences enclose established front gardens that include large trees, all of which reinforce the historic streetscape and setting of the historic buildings

## PROPOSED DEVELOPMENT

The proposed development is seeking approval to demolish the detached dwelling.

## DEVELOPMENT PLAN PROVISIONS

The subject site is located within the Established Neighbourhood Zone and the following Overlays - Affordable Housing, Historic Area, Hazards, Hazards (Flooding), Native Vegetation, Prescribed Wells Area and Water Protection Area.

The extract from the Planning and Design Code is attached for Members Information and Perusal.

## PLANNING ASSESSMENT

This application is forwarded to the Council Assessment Panel as the application was required to be publicly notified. At the conclusion of the public notification process one representation was received which has now been withdrawn.

The subject property was previously listed in Council's Development Plan as a Contributory Place. On 19 March, 2021 the Development Plan was replaced by the Planning and Design Code. Performance Outcome 7.1 within the Historic Area Overlay of the Planning and Design Code identifies:

*"Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style; or*
- (b) the structural integrity or safe condition of the original building is beyond reasonable repair."*

Within the Doughty Street Historic Area Statement (MtG2) of the Planning and Design Code it is identified that timber clad workman's cottages are an architectural style and built form recognised within this Historic Area. The dwelling which is proposed to be demolished is a small timber clad workman's cottage and is provided with additional protection from demolition.

The front elevation of the building has not been substantially altered.

To assist in the assessment of the application a Forensic Engineering Report identifying the structural integrity of the existing building and demonstrating the building is beyond reasonable repair



has been provided by the Applicant and is attached to this report for Members information and perusal.

The Local Heritage Advisor, a Conservation Architect has provided Council with an independent professional opinion as to whether the dwelling is structurally unsound or beyond reasonable economic repair. The original two room cottage was somewhat run down prior to the fire but was occupied. There is localised decay and paintwork is peeling. The building appears to be structurally sound. The chimneys are plumb and the stonework is in good condition for its age.

The lean to was in poor condition, has been substantially damaged by fire and is beyond repair. Broken asbestos cement sheet linings were observed. No fire damage to the front verandah, façade, floor framing or chimneys was observed.

The rear lean to does not make any contribution to the character of the Heritage Area and is fire damaged beyond economic repair. Demolition of the lean to is supported.

The original two room weatherboard cottage makes an important contribution to the streetscape and character of the Heritage Area. Its underlying condition prior to the fire was serviceable. The fire has caused localised structural damage to a small proportion of the building fabric. Repair / replacement of the fire damaged parts and installation of new electrical services is a practical and feasible option.

The Planning and Design Code encourages adaptive re-use of existing buildings. Other weatherboard cottages of similar age in Powell Street have been maintained and /or repaired and are in excellent condition. Typically, these retain the original front verandah and front rooms, and have modern extensions at the rear that provide desirable services and amenity that meet community and building code expectations.

A copy of this advice and associated inspection photos are attached to this report for Members information and perusal.

While restoration and adaptive reuse of the original cottage might not be undertaken by the current owner, it remains a viable option for future owners provided the dwelling is made safe and watertight.

## **CONCLUSION**

On balance, it is considered that demolition of the original two room cottage and verandah is not justified by the fire damage and does not meet the performance outcomes of the Planning and Design Code. Full demolition of the detached dwelling is not supported.

Partial demolition of portion of the dwelling, namely the lean to, which is substantially damaged by the fire would be supported. The demolition of the lean to is encouraged, with fire damage to the original part of the dwelling repaired and made safe and watertight.

## **INVITES**

Nil

## **ATTACHMENTS**

1. 27 Powell Street - Application Summary
2. 27 Powell Street - Site Plan
3. 27 Powell Street - Forensic Engineering Report
4. 27 Powell Street - Heritage Inspection Report
5. 27 Powell Street - Planning and Design Code Extract





**7 URGENT MOTIONS WITHOUT NOTICE**

**8 MEETING CLOSE**

