

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting to be held on Thursday 16th April 2015 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

- **1. DEVELOPMENT APPLICATION: 381/0345/2014 - To change the use of an existing warehouse with associated shop, offices, car parking and signage to include a fuel depot and the installation of four (4) above ground fuel tanks on the site of an existing warehouse with associated shop, offices, car parking and signage - 389 Commercial Street West, Mount Gambier
2. DEVELOPMENT APPLICATION: 381/065/2015 - To construct a garage in association with a detached dwelling - 12 Lumidin Boulevard, Mount Gambier

**Indicates invitation to meeting

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AGENDA

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

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

COUNCIL OFFICERS: Director – Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
Planning Officer, Jessica Porter
Administrational Officer - Operational Services, 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, 19th
March 2015 be taken as read and confirmed.
seconded

1. Development Number: 381/0345/2014
Applicant: Hazkem Pty Ltd
Owner: Peter Whitehead Properties Pty Ltd
Description: To change the use of an existing warehouse with associated
shop, offices, car parking and signage to include a fuel depot
and the installation of four (4) above ground fuel tanks on the
site of an existing warehouse with associated shop, offices, car
parking and signage
Address: 389 Commercial Street West, Mount Gambier
Nature of Development: Consent / Category 3
Zoning: General Industry
Report: Council Development Assessment Panel Report No. 8 / 2015
Correspondence: Letter from EPA L.14, Correspondence from Applicant L.15,
Correspondence from Applicant L.16, Statement of
Representation from I & M Tollner L.17, Correspondence from
Applicant L.18

****Alana Craven, the Applicant (Hazkem Pty Ltd), has been invited to attend the meeting at 5.50 p.m. to discuss this matter.**

****Ian & Maura Tollner, the Representors, have been invited to attend the meeting at 5.50 p.m. to discuss this matter.**

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 8 / 2015 be received;

- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious variance with the relevant Development Plan and is granted Development Plan consent, subject to the following conditions:

CONDITIONS OF THE CITY OF MOUNT GAMBIER

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. The use of the property and hours of operation shall not create a nuisance and/ disturbance for any person/s and/or property in the immediate area.
4. All of the driveway area 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. All of the commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of the Council.
6. A landscaping buffer of not less than 2.5 metres wide, shall be established along the length of the western boundary of the leased area, as detailed on the overall site layout plan – drawing HAZ-1895-A01, and shall incorporate the use of established trees and landscaping that will achieve a minimum height of 3.0 metres.
7. Landscaping must be completed within the first planting season concurrent with or following the commencement of the use of this development and shall be maintained in good heart 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. The buildings and surroundings shall be maintained in a state of good repair and tidy condition at all times.

CONDITIONS OF THE ENVIRONMENT PROTECTION AUTHORITY

1. All trafficked areas must be hard surfaced using either bitumen, concrete or other impervious material.
2. All above ground fuel storage tanks must be self bunded.
3. All stormwater runoff from the site must be directed to the SPEL Purceptor Class 1 Full Retention Separator (with alarm) prior to discharge to the Council stormwater system.
4. Any sludge and oily residue collected within the SPEL Purceptor Class 1 Full Retention Separator is considered waste and must be removed by an EPA licensed waste transporter to a licensed waste depot authorised to receive such waste.
5. All above ground pipework must be contained within or directed to the spill collection area.
6. All new fuel storage tanks (apart from diesel) must be fitted with a Stage 1 vapour recovery system that directs the displaced vapours back into the tanker during filling.

7. Above ground storage tank vent pipes must be fitted with a pressure vacuum relief valve.

NOTES OF THE ENVIRONMENT PROTECTION AUTHORITY

1. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993* to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
 2. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>.
 3. For further information regarding vapour recovery systems, please refer to the NSW Department of Environment Climate Change and Water document entitled 'Standards and best practice guidelines for vapour recovery at petrol service stations', which can be found at: www.environment.nsw.gov.au/resources/air/vapourecov09758.pdf.
- (c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:
1. To ensure that the proposed development is used for purposes associated with the existing industrial land use of the subject site.
 2. To ensure orderly and proper development.
 3. The proposed development is not at serious variance to Council's Development Plan.

seconded

2. Development Number: 381/065/2015
 Applicant: Thomson Bilt
 Owner: B R & J L Creek
 Description: to construct a garage in association with a detached dwelling
 Address: 12 Lumidin Boulevard, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 9 / 2015
 Correspondence: Correspondence from Applicant L.19

moved it be recommended:

- (a) Council Development Assessment Panel Report No. 9 / 2015 be received;
- (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 seriously at variance with Councils 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 and with the Conditions of Approval.
 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 Councils approval are:
1. It is not at serious variance with Councils Development Plan.
 2. It is to be used for residential use/ storage and by no means Commercial use/ storage.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

9 April 2015
 AF14/354
 SM