



City of  
Mount Gambier

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**Date:** Thursday, 15 October 2020  
**Time:** 5.45 p.m.  
**Location:** Committee Room, Level 1  
Civic Centre  
10 Watson Terrace  
Mount Gambier

# AGENDA

## Supplementary Items Agenda Council Assessment Panel 15 October 2020

**Tracy Tzioutziouklaris**  
Assessment Manager

14 October 2020

## Order Of Business

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## 1 MOTIONS WITH NOTICE

### 1.1 28 AND 28A PRESSEY STREET, MOUNT GAMBIER – REPORT NO. AR20/68084

<b>Development No:</b>	<b>381/0387/2020</b>
<b>Applicant:</b>	<b>City of Mount Gambier</b>
<b>Property Address:</b>	<b>28 and 28A Pressey Street</b>
<b>Property Owner:</b>	<b>City of Mount Gambier</b>
<b>Report No:</b>	<b>AR20/68084</b>
<b>CM9 Reference:</b>	<b>AF19/488</b>
<b>Author:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Authoriser:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Nature of Development:</b>	<b>Consent/Category 3</b>
<b>Description:</b>	<b>To construct a 'Pump Track' (recreational bicycle activity) on the site of an existing recreational reserve</b>
<b>Zoning:</b>	<b>Residential Regeneration</b>
<b>Policy Area:</b>	<b>N/A</b>
<b>Heritage:</b>	<b>N/A</b>

#### REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR20/68084 titled '28 and 28A Pressey Street, Mount Gambier' as presented on 15 October 2020 be noted.
2. Having had regard to the Development Application, all supporting documents and the provisions of the Development Plan, the development is considered to not be at serious variance to 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.
  - (b) The 'pump track' and surroundings shall be maintained in a state of good repair and tidy condition as all times.
  - (c) Provision shall be made for the disposal of stormwater and surface draining.
3. The applicant and Owner be advised that the reasons for Council's Condition of Consent are:
  - (a) To ensure orderly and proper development
  - (b) It is not at serious variance with Council's Development Plan



## **BACKGROUND**

The Melaleuca Recreational Reserve is located within the Residential Regeneration Zone and has road frontage to Newton Crescent (125m), Pressey Street (81m), Douglas Street (139m) and Murdie Street (125m), Mount Gambier.

The reserve is irregular in shape and has an area of approximately 14,494 square metres (1.4 hectares).

The reserve is owned by the City of Mount Gambier and is identified as an open reserve with a playground area to provide recreational opportunities to the local neighbourhood, both passive and active (e.g. playground. Large open play area.

The playground is located on the north western corner of the reserve and the informal small scale BMX style bike track is located along the eastern side of the reserve, with the remainder of the reserve being open space land. There are established trees planted around the periphery of the reserve

## **PROPOSED DEVELOPMENT**

The proposed development is seeking to construct a pump track on the south eastern corner of the Melaleuca Recreation Reserve. The pump track is to be constructed where the informal small scale BMX style bike track is currently located. The pump track is irregular in shape and will be approximately 36.63 metres long by 25 metres wide at it's widest point and will have a total area of 919 square metres.

The track is to be comprised of an asphalt surface area of 291 square metres, 894 square metres of green area and a pump track length of 91 metres and a safety line length of 58 metres.

Five draining holes are to be constructed on the inside of the pump track facility.

At it's highest point the pump track will be 1.0 metres above natural ground level, with the track varying in height around the circuit. The whole of the track is to be constructed on a 200mm road base.

## **DEVELOPMENT PLAN PROVISIONS**

The following provisions are contained within the Mount Gambier (City) Development Plan (consolidated 21 April 2016) and are considered to be relevant to the proposed development.

Council Wide

Crime Prevention

Objective 1

Principles 1 and 10

Interface Between Land Uses

Objective 1 and 2

Principles 1, 2, 3 and 5

Open Space and Recreation

Objectives 2 and 3

Principles 11, 12, 13 and 15

Orderly and Sustainable Development

Objectives 1, 3, 4 and 6

Principle 1

Residential Regeneration Zone



Objectives 2, 5, 8 and 11

Desired Character Statement

Principles 1 and 7

## **PLANNING ASSESSMENT**

This Development Application has been referred to the Council Assessment Panel as two (2) Statement of Representations were received at the conclusion of the public notification period. Neither of the representors identified that they wished to be heard in support of their submission.

One representation received by a person located nearby to the reserve supported the proposed development as “it would give something for the children on their push bikes to do in the area”.

The other representation received congratulated the Council for investing in this area and raised some questions including:

- How much lighting will be in the area to ensure safety without creating a night time space for people to gather?
- Is the reserve a Dry Zone?
- How will Council try and ensure girls and young women also get to use the space and it does not just become a recreational space for boys and young men?

The Council have responded to the representations with the following:

- The facility is only proposed for day time use and additional lighting is not proposed as part of the development. Existing lighting will be retained on site.
- While Melaleuca Reserve and its surrounds is not currently declared as a Dry Area, Council has historically advocated for youth-focussed recreational facilities such as skate parks in other areas of the city to become Dry Area Zones. Noting that this development is aimed at providing an entry-level facility, suitable for a variety of ages, Council will monitor anti-social behaviour at the site and consider a range of responses (such as seeking designation as a Dry Zone), should this be required in the future.
- Although Council has little influence over the daily use of our public recreational facilities, every effort is made to ensure that our programming and promotion of these facilities is considerate of all potential users. As an example, the recent Red Bull Pump Track World Qualifiers staged at the Mount Gambier Pump Track incorporated strong participation of girls and young women featuring both men’s and women’s qualifying sessions. The proposed development has been informed by input from a broad range of user groups (including girls and young women residing in the surrounding neighbourhood) and as an entry-level facility, will aim to create a welcoming, family-friendly space.

The provisions of the Residential Regeneration Zone provides little guidance to assess this type of Development Application. The development as proposed will help to improve the quality of the environment within the subject locality by providing a formally developed recreation space as an upgrade to an existing reserve. This in turn will help to create some improved environmental outcomes within the subject locality by providing a facility that people can actively use. This development is an investment by Council to improve the community facilities within the subject locality. It is acknowledged by the Development Plan that this area is suffering from a lack of investment in infrastructure such as footpaths and other community facilities and in the maintenance and establishment of reserves, street landscaping and on site landscaping. This development assists in the upgrading of an existing facility through the investment of a new facility. The investment in new facilities for this community is strongly encouraged.



The pump track facility has been designed so as to allow passive community surveillance of the site to remain with the facility not having entrapment spots.

When considering the existing reserve and associated land uses and the character and amenity of the subject locality it is not anticipated that the development will have any adverse impact and conflict with the surrounding dwellings.

Emphasis is placed upon this development helping to provide a pleasant, functional and accessible facility located on an existing recreational reserve which at considerable times is largely underutilised. This development helps to provide opportunities for both passive and active recreational opportunities within the subject locality as well as contributing to a safer and more pleasant environment in which to live.

## **CONCLUSION**

The proposed development is a form of recreational development to be located upon an existing recreational reserve. This development helps to provide opportunities for both passive and active recreational opportunities within the subject locality.

The proposed development is a significant investment in the existing recreational reserve which will contribute towards improving the quality of the environment within the subject locality.

When considering the nature of the proposed, it is considered not seriously at variance to the provisions of the Mount Gambier (City) Development Plan and warrants the support of the Council Assessment Panel and the granting of Development Plan Consent.

## **INVITES**

Nil

## **ATTACHMENTS**

1. Statement of Representation - Kylie O'Connell - DA 381/0387/2020 - Pump Track - 28 and 28A Pressey Street, Mount Gambier
2. Statement of Representation - DA 381/0387/2020 - 28 & 28A Pressey Street, Mount Gambier - Kym Mulraney
3. Council response to the representations - DA 381/0387/2020 - Pump Track - 28 & 28 A Pressey Street, Mount Gambier
4. Lodgement - DA 381/0387/2020 - 28 and 28A Pressey Street, Mount Gambier - City of Mount Gambier
5. Working Copy - DA 381/0387/2020 - 28 and 28A Pressey Street, Mount Gambier - City of Mount Gambier

