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

Date: Thursday, 21 November 2019
Time: 5.45 p.m.
Location: Committee Room, Level 1
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 21 November 2019

Andrew Meddle
Chief Executive Officer

15 November 2019

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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 - 17 October 2019

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 17 October 2019 be confirmed as an accurate record of the proceedings of the meeting.

4 INVITEES

The Presiding Member read the following statement to the Applicant/Owner/Representor that attended the meeting:

- As from 1 October 2017, every Council is required to establish an Assessment Panel under provisions within the new Planning, Development and Infrastructure Act 2016 to determine and make decisions on development applications as delegated to the Panel.
 - The Assessment Panel continues to operate under the Development Act, until such time as the new Planning, Development and Infrastructure Act 2016 is fully functional.
 - When the Panel is considering an application, it must assess the proposal against Council's Development Plan.
 - 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.
 - Once the Panel has heard all representations, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decision in confidence.
 - Council Officer's will advise you of the decision as soon as practical after the meeting.
-
- Mr Frank Brennan and Mr Harrison Maddern the Applicant and Ms Anne Bierwirth the Representor has been invited for Item 5.1, DA 381/0220/2019
 - Mr Frank Brennan and Mr Rowan Williamson the Applicant has been invited for Item 5.2, DA381/0246/2019



5 REPORTS

5.1 8 WEHL STREET NORTH, MOUNT GAMBIER – REPORT NO. AR19/59030

Development No:	381/0220/2019
Applicant:	Harrison Maddern
Property Address:	8 Wehl Street North, Mount Gambier
Property Owner:	Harrison Maddern
Report No:	AR19/59030
CM9 Reference:	AF18/470
Author:	Simon Wiseman, Senior Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Non-Complying/ Category 3
Description:	To change the use from an existing dwelling to Consulting Rooms with associated signage
Zoning:	Residential
Policy Area:	St Andrews Historic (Conservation) Policy Area
Heritage:	Contributory Place

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/59030 titled '8 Wehl Street North, Mount Gambier' as presented on 21 November 2019 be noted.
2. 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. Provision shall be made for all loading and unloading of goods on the subject land.
 3. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 4. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
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



5.2 29 FERRERS STREET, MOUNT GAMBIER – REPORT NO. AR19/59211

Development No: 381/0246/2019
Applicant: Rowan Williamson
Property Address: 29 Ferrers Street, Mount Gambier
Property Owner: William Kent Pty Ltd
Report No: AR19/59211
CM9 Reference: AF18/470
Author: Simon Wiseman, Senior Planning Officer
Authoriser: Tracy Tzioutziouklaris, Manager Development Services
Nature of Development: Non-Complying/ Category 3
Description: To change the use from offices to consulting rooms with associated car parking and signage.
Zoning: Residential
Policy Area: Bay Road Historic (Conservation) Area
Heritage: Local Heritage Place

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/59211 titled '29 Ferrers Street, Mount Gambier' as presented on 21 November 2019 be noted.
2. 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. Provision shall be made for all loading and unloading of goods on the subject land.
 3. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 4. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 6. The car parking 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 material and maintained in a useable condition at all times.
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



5.3 11 BLACKWOOD STREET, MOUNT GAMBIER – REPORT NO. AR19/59827

Development No: DA 381/0268/2019
Applicant: Frank Brennan Consulting Services
Property Address: 11 Blackwood Street, Mount Gambier
Property Owner: Ashlenite Pty Ltd
Report No: AR19/59827
CM9 Reference: AF18/470
Author: Emily Ruffin, Planning Officer
Authoriser: Tracy Tzioutziouklaris, Manager Development Services
Nature of Development: Non-Complying/Category 3
Description: To change the use of the property to an office/showroom and warehouse, including the construction of a new office/showroom and warehouse in addition to the existing storage shed.
Zoning: Industry (Enterprise)
Policy Area: n/a
Heritage: n/a

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/59827 titled '11 Blackwood Street, Mount Gambier' as presented on 21 November 2019 be noted.
 - (a) 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 is granted Development Plan Consent (subject to the concurrence of the State Commission Assessment Panel (SCAP) along with any additional condition/s applied), with the following conditions;
 - (i) The development shall be carried out in accordance with the Plan/s as approved by Council and maintained thereafter.
 - (ii) The building and surrounds shall not be used for purposes other than those approved by Council
 - (iii) The car parking and driveway areas and footpath crossover, forward of the proposed office and warehouse building, as shown on the plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and line-marked and maintained in usable conditions at all times. The rear yard shall be satisfactorily graded and surfaced so as to ensure maximum dust suppression at all times.
 - (iv) The footpath crossover area/s shall be construed in accordance with Council Policy F175 – Footways & Crossovers
 - (v) Direction signs for traffic shall be placed on the site of the proposed development
 - (vi) Provision shall be made for the onsite disposal of storm water and surface drainage.
 - (vii) Landscaping shall be established in accordance with the Plan approved by



Council, shall incorporate the use of established plants and shrubs, and shall be maintained in good health and condition at all times.

- (viii) 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.

2. 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 maintain the amenity of the locality
 3. The approved development is considered not to be at serious variance with the Council's Development Plan



5.4 37 JOHN POWELL DRIVE, MOUNT GAMBIER – REPORT NO. AR19/60399

Development No: DA 381/0310/2019
Applicant: Michael and Teresa Cain
Property Address: 27 John Powell Drive MOUNT GAMBIER
Property Owner: Michael and Teresa Cain
Report No: AR19/60399
CM9 Reference: AF18/470
Author: Emily Ruffin, Planning Officer
Authoriser: Tracy Tzioutziouklaris, Manager Development Services
Nature of Development: Consent/Category 1
Description: To construct a single storey detached dwelling with garage, portico and pergola under main roofline and a detached residential outbuilding (garage)
Zoning: Residential
Policy Area: N/A
Heritage: N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/60399 titled '37 John Powell Drive, Mount Gambier' as presented on 21 November 2019 be noted.
2. The Applicant and Owner be advised that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and the applicant be granted Development Plan Consent subject to the following conditions;
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained thereafter.
 - (b) The garage shall only be used for purposes associated with the residential land use of the subject property
3. The applicant and owner be advised of the following reasons for Council's conditions of approval;
 - (a) The development is not seriously at variance with the provisions of the Council Development Plan.
 - (b) To promote orderly and proper development.
 - (c) To maintain the amenity of the location in which the subject land is situated.



6 URGENT MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

