

14 September 2018

COUNCIL ASSESSMENT PANEL MEMBERS

NOTICE is given that the Council Assessment Panel will meet in the following Meeting Room on the day, date and time as follows:

Council Assessment Panel
(Conference Room - Level 1):

Thursday, 20 September 2018 at 5:45 p.m.

An agenda for the meeting is enclosed.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

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AGENDA OF COUNCIL ASSESSMENT PANEL MEETING

Meeting to be held in the Conference Room, Civic Centre, 10 Watson Terrace, Mount Gambier on
Thursday, 20 September 2018 at 5:45 p.m.

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

COUNCIL OFFICERS Manager Development Services - Mrs T Tzioutziouklaris
Senior Planner - Mr S Wiseman

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.

1. APOLOGY(IES)

Apology(ies) received from

That the apology from be received.

Moved: Seconded:

2. CONFIRMATION OF COUNCIL ASSESSMENT PANEL MINUTES

Meeting held on 19 July 2018

That the minutes of the Council Assessment Panel meeting held on 19 July 2018 as previously circulated be confirmed as an accurate record of the proceedings of that meeting.

Moved: Seconded:

3. INVITES

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.
- This will involve a judgement based on whether or not the proposed development meets and satisfies planning principles.
- The Council Assessment Panel consists of four Independent Members and one Elected Council Member.
- 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 your representation, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decision in confidence.
- You may ring the Council tomorrow afternoon to find out the result of tonight's meeting.

3.1. Development Application No. 381/0229/2018 - (Item 4.1)

- Gillian McGinty – Boandik Lodge Inc., the Owner, has been invited for Item 4.1, DA 381/0229/2018
- T L Philips, the Representor, has been invited for Item 4.1, DA 381/0229/2018

3.2. Development Application No. 381/0370/2017 - (Item 4.2)

- Mr Andrew Janeway and Mrs Kirsty Janeway, the Applicant & Owner, have been invited for Item 4.2, DA 381/0370/2017
- Mr Frank Brennan, Planning Consultant on behalf of Mr & Mrs Janeway, has been invited for Item 4.2, DA 381/0370/2017

3.3. Development Application No. 381/0281/2018 - (Item 4.3)

- Mr Martin Stephenson – Concept Design Group, the Applicant, has been invited for Item 4.3, DA 381/0281/2018

4. COUNCIL ASSESSMENT PANEL REPORTS

Council Assessment Panel Reports commence on the following page.



4.1. Council Assessment Panel Report No. AR18/36780

DEVELOPMENT NUMBER	381/0229/2018	
APPLICANT	Thomson Adsett	
OWNER	Boandik Lodge Inc	
DESCRIPTION	To construct an indoor hydro therapy pool on the site of an existing aged care facility to be used in the practise of a medical profession or curative science. To construct administrative offices as an extension to an existing aged care facility	
ADDRESS	101 Lake Terrace East, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	Category 3
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/36780 be noted.
- (b) The Applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is not considered to be at serious variance with Council's Development Plan and other relevant documentation 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) 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 line-marked and maintained in a usable condition at all times.
 - (4) Directional signs for traffic shall be placed on the site of the proposed development.
 - (5) Provision shall be made for all loading and unloading of goods on the subject land.



- (6) Provision shall be made for the onsite disposal of stormwater and surface drainage.
- (7) Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established evergreen trees and shrubs.
- (8) All the commercial wastes accumulated on the allotment shall be removed on a regular basis.
- (9) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area

Moved:

Seconded:



4.2. Council Assessment Panel Report No. AR18/25010

DEVELOPMENT NUMBER	DA 381/0370/2017	
APPLICANT	A & K Janeway	
OWNER	A & K Janeway	
DESCRIPTION	To create one additional residential (Torrens Titled) allotment	
ADDRESS	139-145 Pinehall Avenue, Suttontown	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	Residential	
POLICY AREA	Suttontown Road Policy Area 8	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/25010 be noted
- (b) That the Applicant and Owner be advised that having regard to the Development Plan and all the supporting documentation, the proposal is considered to be at serious variance with Council's Development Plan. The application be refused Development Plan Consent and Land Division Approval for the following reasons:
 - (1) The proposed land division does not contribute to the desired character of the area
 - (2) The proposed land division does not provide a cohesive and comprehensive progression of land development
 - (3) The proposed land division does not encourage an orderly and sustainable pattern of development

Moved:

Seconded:



4.3. Council Assessment Panel Report No. AR18/37749

DEVELOPMENT NUMBER	381/0281/2018	
APPLICANT	Concept Design Group	
OWNER	Peter Lamond	
DESCRIPTION	To construct maintenance and repair of existing hotel balcony	
ADDRESS	72-76 Commercial Street West	
NATURE OF DEVELOPMENT	Consent	Category 1
ZONING	City Centre	
POLICY AREA	N/A	
HERITAGE	Local Heritage Place	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/37749 be noted.
- (b) That the Applicant and owner be advised that having regard to the Development Plan and the advice from Council's Heritage advisor, the proposed development is not considered 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/s and surroundings shall be maintained in a state of good repair and tidy condition at all times

Moved:

Seconded:



5. MOTION(S) - With Notice

Nil submitted.

6. MOTION(S) - Without Notice

Meeting closed at p.m.

AR18/36859

