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

Date: Thursday, 17 October 2019
Time: 5.45 p.m.
Location: Committee Room, Level 4
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 17 October 2019

Andrew Meddle
Chief Executive Officer

11 October 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 - 19 September 2019

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 19 September 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 Nick Serle, the Owner has been invited for Item 5.1, DA 381/0231/2019
 - Mr Albey Feil Representor and Ms Carol Downing the Applicant has been invited for Item 5.4, DA 381/0211/2019



5 REPORTS

5.1 1 & 2/46 PENOLA ROAD, MOUNT GAMBIER – REPORT NO. AR19/49762

Development No:	381/0231/2019
Applicant:	City of Mount Gambier
Property Address:	1 & 2/46 Penola Road, Mount Gambier
Property Owner:	City of Mount Gambier
Report No:	AR19/49762
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 place a shipping container (40 foot) as a freestanding sign on the site of an existing recreational reserve (Frew Park).
Zoning:	Residential
Policy Area:	N/A
Heritage:	Local Heritage Place

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/49762 titled '1 & 2/46 Penola Road, Mount Gambier' as presented on 17 October 2019 be noted.
2. Refuse the application pursuant to Section 39(4)(d) of the Development Act and notify the Applicant accordingly
3. The Applicant and Owner be advised that the reason for refusal is;
 - (a) The development is seriously at variance with the provisions of Council's Development Plan and not consistent with the desired character of the Residential Zone.



5.2 6 WILSON STREET, MOUNT GAMBIER – REPORT NO. AR19/50371

Development No: 381/0261/2019
Applicant: Claire & James Buckley
Property Address: 6 Wilson Street, Mount Gambier
Property Owner: Claire & James Buckley
Report No: AR19/50371
CM9 Reference: AF18/470
Author: Simon Wiseman, Senior Planning Officer
Authoriser: Tracy Tzioutziouklaris, Manager Development Services
Nature of Development: Non-Complying/ Cat 3
Description: To change the use from an existing dwelling to Consulting Rooms and associated signage and car parking
Zoning: Residential Zone
Policy Area: N/A
Heritage: N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/50371 titled '6 Wilson Street, Mount Gambier' as presented on 17 October 2019 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.



5.3 71 SUTTONTOWN ROAD, MOUNT GAMBIER – REPORT NO. AR19/52454

Committee: Council Assessment Panel
Meeting Date: 17 October 2019
Report No.: AR19/52454
CM9 Reference: AF18/470
Author: Emily Ruffin, Planning Officer
Authoriser: Tracy Tzioutziouklaris, Manager Development Services
Summary: Development Application : DA 381/0108/2019

Nature of Development: Non-Complying/Category 3

Description: To change the use of the existing former school building to that of a Shop and Community Welfare Centre

Zoning: Residential

Policy Area: N/A

Heritage: N/A

Community Plan Reference: Goal 1: Our People
Goal 2: Our Location
Goal 3: Our Diverse Economy

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/52454 titled '71 Suttontown Road, Mount Gambier' as presented on 17 October 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 Development Assessment Commission along with any additional condition 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 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.
 - (iv) The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length
 - (v) A car parking space for people with a disability shall be appropriately identified, line marked and maintained in a serviceable conditions at all times.
 - (vi) 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.

(vii) No signs are to be erected or displayed on the land or on any building, structure, gate or fence. Further permission is required from Council for the erection or display of any sign.

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 residential locality



5.4 25 STURT STREET, MOUNT GAMBIER – REPORT NO. AR19/53894

Development No:	381/0211/2019
Applicant:	Carol Downing
Property Address:	25 Sturt Street, Mount Gambier
Property Owner:	Carol Downing
Report No:	AR19/53894
CM9 Reference:	AF18/470
Author:	Simon Wiseman, Senior Planning Officer
Authoriser:	Tracy Tzioutziouklaris, Manager Development Services
Nature of Development:	Category 2/ Consent
Description:	To construct two short term accommodation units
Zoning:	City Centre
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/53894 titled '25 Sturt Street, Mount Gambier' as presented on 17 October 2019 be noted.
2. 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
 - (a) 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;
 - (i) The development shall be carried out in accordance with the Plan/s as approved by the Council and with the Conditions of Approval
 - (ii) At all times whomsoever may be occupying the property, shall take all measures to ensure that the amenity of the immediate area is not affected by nuisance or disturbance associated with the operation of the short term accommodation.
 - (iii) All waste materials and refuse accumulated on the property shall be removed on a regular basis to ensure that the property is maintained in a clean and sanitary condition.
 - (iv) The building and land shall be maintained in a state of good repair and tidy condition at all times.
3. The Applicant be advised the reasons for the Conditions of Approval are:
 - (i) To ensure the development does not detract from the character and amenity of the subject locality.
 - (ii) To ensure the development promotes proper and orderly development.



5.5 11 BLACKWOOD STREET, MOUNT GAMBIER – REPORT NO. AR19/54711

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: AR19/54711
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 of 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) Zone
Policy Area: N/A
Heritage: N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR19/54711 titled '11 Blackwood Street, Mount Gambier' as presented on 17 October 2019 be noted.
2. The Council Assessment Panel resolves to proceed with an assessment of the application



6 URGENT MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

