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**Meeting postponed until further notice due to Covid-19 Pandemic**

**Date:** Thursday, 19 November 2020  
**Time:** 5.45 p.m.  
**Location:** Council Chamber  
Civic Centre  
10 Watson Terrace  
Mount Gambier

# AGENDA

## Supplementary Items Agenda Council Assessment Panel 19 November 2020

A handwritten signature in black ink, appearing to read 'Tracy Tzioutziouklaris', with a horizontal line above it.

**Tracy Tzioutziouklaris**  
**Assessment Manager**

**18 November 2020**

## Order Of Business

|          |  |          |
|----------|--|----------|
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## 5 REPORTS

### 5.9 2-10 BISHOP ROAD, MOUNT GAMBIER – REPORT NO. AR20/75652

|                               |   |
|-------------------------------|---|
| <b>Development No:</b>        | <b>DA 381/0505/2020</b>   |
| <b>Applicant:</b>             | <b>City of Mount Gambier</b>  |
| <b>Property Address:</b>      | <b>Road Reserve adjacent 2-10 Bishop Road, Mount Gambier</b>  |
| <b>Property Owner:</b>        | <b>Department for Infrastructure and Transport</b>  |
| <b>Report No:</b>             | <b>AR20/75652</b>   |
| <b>CM9 Reference:</b>         | <b>AF19/488</b>   |
| <b>Author:</b>                | <b>Emily Ruffin, Planning Officer</b>   |
| <b>Authoriser:</b>            | <b>Tracy Tzioutziouklaris, Manager Development Services</b>   |
| <b>Nature of Development:</b> | <b>Non Complying/Category 3</b>   |
| <b>Description:</b>           | <b>To display a Variable Message Display Unit in association with community events on the site of an existing Tourist Information Bay</b> |
| <b>Zoning:</b>                | <b>Residential</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. AR20/75652 titled '2-10 Bishop Road, Mount Gambier' as presented on 19 November 2020 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.



## **BACKGROUND**

Variable Message Display Units (VDMU) are becoming more commonly used throughout the City of Mount Gambier as advertising signage announcing local events. These types of signs are development and require Development Approval to be obtained prior to the commencement of the display of the advertisement. Whilst VMDU's are development they are generally used for a few days prior to a particular event and are usually removed the day after that particular event concludes.

It would be difficult, time consuming and impractical to require a Development Application each time someone wishes to use a Variable Message Display Unit to announce a local community event. Especially when considering the information needed to be lodged with a Development Application, the time frame within which it takes to assess an application and the issuing of an approval. To assist in this process the City of Mount Gambier is obtaining Development Approval for a number of locations throughout the City of Mount Gambier where the Variable Message Display Units can be located.

The subject land where this sign has been identified as being located is owned by the State Government under the care and control of the Minister for Transport. On behalf of the land owner, the Department of Planning, Transport and Infrastructure have advised:

“DPTI supports Council’s initiative regarding the use of Variable Message Display Units (VMDU) for temporary signage associated with community events and the use of pre-approved locations. The use of VDMU for third party advertising is not supported.”

A copy of the full response from DPTI is attached to this report for Members information and perusal.

This application is one of the subject localities Council has identified as being suitable for a VDMU.

The subject site is part of the road reserve, which is located adjacent the Kalganyi Caravan Park, located to the south eastern corner of the intersection of Penola Road and Bishop Road, as identified on the attached plans.

Penola Road is a primary arterial road.

A Tourist Information Bay and carparking/vehicle turn around area is located on the subject site.

To the east of the subject site is a Caravan and Tourist Park Zone, a Commercial and Business Zone and Rural Living Zone to the north and the Residential Zone to the west.

Land uses with the immediate area include a seed processing plant, a caravan park and residential and rural living properties.

## **PROPOSED DEVELOPMENT**

The proposed development is to display a Variable Message Display Unit in association with community events. The criteria under which the displays will operate is detailed within the attached documentation.

The use of Variable Message Displays Boards for advertising community events have been identified as development and are a form of Advertising. Within the Residential Zone ‘advertisement and/or advertising hoarding’ is identified as a non-complying form of development.

The Variable Message Display Board will be located on the site of the existing Tourist Information Bay located to the south eastern corner of the intersection of Penola Road and Bishop Road, as identified on the attached plans.



The site is used as a tourist information bay, and the Variable Message Display Unit will be used for advertising local community events. The proposed advertising display is associated with the existing Tourist Information Bay use of the land.

A copy of the site plan and elevations are attached for the Members information and perusal.

## **DEVELOPMENT PLAN PROVISIONS**

Mount Gambier (City)  
Outdoor Advertisements  
Objectives 1 and 3  
Principles 1, 2, 3, 5, 6, 9

Residential Zone  
Objective: 3  
Desired Character Statement  
Principles of

## **DISCUSSION**

The proposed development, being an advertising display, is a non-complying form of development within the Residential Zone.

The advertising display is related to the existing tourist information bay use of the subject site, is temporary in nature, and is proposed to operate within prescribed criteria.

The location of the proposed Variable Message Board is to be on the Penola Road frontage, which whilst zoned Residential, is characterised by a mixture of uses including Commercial and Industrial Land. The proposed display is appropriately scaled and temporary in nature, and appropriately addresses the Penola Road.

As the development is a non-complying form of development, the Council Assessment Panel as the relevant planning authority must resolve to:

1. Refuse the application pursuant to Section 39(4)(d) of the Development Act and notify the Applicant accordingly; or
2. Resolve to proceed with an assessment of the application.

## **CONCLUSION**

Whilst an 'advertisement and/or advertising hoarding' is identified as a non-complying form of development within the Residential Zone, the proposed display of a Variable Message Display Unit warrants the Council Assessment Panel resolving to proceed with an assessment of the application.

## **INVITES**

Nil

## **ATTACHMENTS**

1. Plans and Proposed Operating Criteria
2. Statement of Effect



3. Department of Planning, Transport and Infrastructure - Land Owner Consent - Variable Display Message Board - Corner of Penola Road and Bishop Road, Mount Gambier - DA 381/0505/2020
4. Planning Only Lodgement - DA 381/0505/2020 - 2-10 Bishop Road, Mount Gambier

