

MINUTES OF COUNCIL ASSESSMENT PANEL MEETING

Meeting held in the Conference Room, Civic Centre, 10 Watson Terrace, Mount Gambier on
Thursday, 15 November 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 Planning Officer - 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)

Nil

2. CONFIRMATION OF COUNCIL ASSESSMENT PANEL MINUTES

Meeting held on 18 October 2018

That the minutes of the Council Assessment Panel meeting held on 18 October 2018 as previously circulated be confirmed as an accurate record of the proceedings of that meeting.

Moved: Mrs M Trotter

Seconded: Mr P Seebohm

Carried

3. INVITES

The Presiding Member read the following statement to the Applicant 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. 381/0161/2018 (Item 4.1)

- Mr Phillip Moir on behalf of the Applicant, spoke in relation to this matter at 5.47 p.m.

4. COUNCIL ASSESSMENT PANEL REPORT

4.1 Council Assessment Panel Report No. AR18/44526

DEVELOPMENT NUMBER	381/0161/2018	
APPLICANT	PCI Infrastructure Pty Ltd	
OWNER	W. J. and S. M. Barrows	
DESCRIPTION	To construct a shop with associated Petrol filling station, fuel depot (fuel tanks and warehouse), car parking and signage.	
ADDRESS	1-3 Ramsay Avenue	
NATURE OF DEVELOPMENT	Non-Complying / Category 3	
ZONING	Light Industry	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

COMMITTEE RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/44526 be noted.
- (b) 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. The building and land shall not be used for purposes other than those approved by Council.



3. All stormwater generated from the site needs to be contained and disposed of onsite as per EPA guidelines for stormwater management in Mount Gambier.
4. Direction 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. Landscaping shall be undertaken and maintained at all times.
7. All commercial wastes accumulated on the allotment shall be removed on a regular basis.
8. The advertising sign/s shall be maintained in a state of good repair and tidy condition at all times.
9. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
10. The Applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway, and close the existing invert/s and crossover/s in accordance with the plans approved
11. Prior to operation, all fuel storage tanks (apart from diesel and LPG) must be fitted with a Stage 1 vapour recovery system, which includes underground storage tank vent pipes being fitted with a pressure vacuum relief valve that directs the displaced vapours back into the tank during filling.
12. All runoff (including spillages) from all hardstand areas including the refuelling and fuel delivery areas (under the canopy) must be diverted to the Class 1 full retention oil-water separator (no bypass) with a minimum 10,000 litre capacity.
13. Any sludge or residues collected within the Class 1 Full Retention Separator is considered waste and must be removed by an EPA licensed waste transporter.
14. All underground fuel storage tanks must be double-walled fibreglass and fitted with an automatic tank gauging (ATG) system to monitor tank levels and detect leaks.
15. Prior to use, all fill lines between the underground storage tanks and fuel dispensers must be double-contained and fitted with a leak detection system.
16. The Jubilee Highway East/Ramsay Avenue corner shall be altered in general accordance with GTA Consultants Plan Drawing Number S1177726-AT47 dated October 2018, issue P4.
17. The entry point from Ramsay Avenue shall be located a minimum of 6 metres from the modified Jubilee Highway East/Ramsay Avenue tangent point in accordance with AS/NZS 2890.1:2004. The width of the access shall be narrowed as far as practicable to maximize separation from the adjacent junction, to minimize the potential for anti-directional movements and to



maximize pedestrian safety. The access shall be clearly linemarked and signed to delineate the one-way flow through the access. This shall include the use of a 'No Entry' sign facing internal traffic. The final design of the access shall be to the satisfaction of DPTI and Council.

18. All road works shall be designed and constructed to comply with Austroads Guides and Australian Standards, and to the satisfaction of DPTI, with all costs (including design, construction, project management and any changes to road drainage, lighting etc.) to be borne by the Applicant. Prior to undertaking any detailed design, the applicant shall contact DPTI Senior Asset Enhancement Officer, Mr Jeff Overall on telephone (08) 7223 6071 or via email Jeff.Overall@sa.gov.au to discuss any technical issues regarding the required works. All road works shall be completed prior to the operation of the development.
19. All vehicles shall enter and exit the site in a forward direction.
20. All off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.8:2009. All commercial vehicle facilities shall be designed in accordance with AS 2890.2-2002.
21. A traffic management plan for the construction phase of the development and initial operational phase shall be developed in consultation with and be provided to DPTI and Council prior to Development Approval being granted.
22. Signage shall not flash, scroll, move or change, with the exception of the LED fuel price signs, which may change on an as needs basis.
23. Signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Accordingly, all illuminated signs visible from the adjacent roads shall be limited to a low level of illumination (i.e. $<150\text{Cd/m}^2$), except in the case of electronic signage, which shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign illuminance Vertical Component (Lux)	Sign Luminance (Cd/m^2) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<40	150

24. Signage shall, in the case of electronic signage, incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction.
25. Stormwater run-off shall be collected on site and discharged without jeopardizing the integrity and safety of the arterial road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:



1. The proposed development is not at serious variance to the relevant Development Plan.
 2. The proposed development improves and enhances the amenity and character of the subject site and the area.
 3. To ensure orderly and proper development.
- (d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent and therefore Development Approval of the development application.

The Council Assessment Panel moved:

Carried

4. MOTION(S) - With Notice

Nil Submitted

5. MOTION(S) - Without Notice

Nil Submitted

Meeting closed at 6.14 p.m.
15th November, 2018

AF17/507
AR18/47819

CONFIRMED THIS

DAY OF

2018

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PRESIDING MEMBER

