

**MINUTES OF CITY OF MOUNT GAMBIER COUNCIL ASSESSMENT PANEL  
HELD AT THE COUNCIL CHAMBER, LEVEL 4, CIVIC CENTRE,  
10 WATSON TERRACE, MOUNT GAMBIER  
ON THURSDAY, 17 SEPTEMBER 2020 AT 5.45 P.M.**

**PRESENT:** Presiding Member Ian Von Stanke, Cr Paul Jenner, Mr Mark Teakle, Mr Peter Seebohm

**OFFICERS IN ATTENDANCE:** Manager Development Services - Mrs T Tzioutziouklaris  
Planning Officer - Mrs E Ruffin  
Planning Officer - Mrs J Porter

**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**

**COMMITTEE RESOLUTION**

Moved: Cr Paul Jenner  
Seconded: Mark Teakle

That the minutes of the Council Assessment Panel meeting held on 27 August 2020 be confirmed as an accurate record of the proceedings of the meeting.

**CARRIED**

**4 INVITEES**

Mr Mark Daniels, Planning and Development Manager, Borg Manufacturing, and Mr Victor Bendeovski, Environmental and Regulatory Compliance, Borg Manufacturing, spoke in relation to Item 5.1, DA 381/05/2020 at 6.25 p.m.

Ms Gail Green, Third Party Representor spoke in relation to Item 5.1, DA 381/05/2020 at 6.15 p.m.

Mr Ian Tollner, Third Party Representor spoke in relation to Item 5.1, DA 381/05/2020 at 6.20 p.m.

Mr Zac Doidge the Applicant spoke in relation to Item 5.3, DA 381/0235/2020 at 5.57 p.m.

Mrs Sue and Mr Tim Angus the Representor spoke in relation to Item 5.3, DA 381/0235/2020 at 5.50 p.m.

Mrs Joy Ireland the Applicant spoke in relation to Item 5.4, DA 381/0224/2020 at 6.05 p.m.



## 5 REPORTS

### 5.1 TO CONSTRUCT ALTERATIONS AND ADDITIONS TO AN EXISTING TIMBER PROCESSING PLANT

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/58338 titled 'To construct alterations and additions to an existing timber processing plant' as presented on 17 September 2020 be noted.
2. The Applicant be advised the Council Assessment Panel is not able to make a determination on the Development until the following additional information has been provided:
  - a) The provision of a Traffic Management Plan which clearly identifies the nature and type of vehicle movements throughout the proposed development, including the proposed treatment to the driveway providing an entry and exit points for vehicles via Commercial Street West, Mount Gambier in proximity to the 'Gatehouse'. In particular the Council Assessment Panel requests further consideration to the nature, location and direction of vehicle movements from the subject site onto Commercial Street West, Mount Gambier at this location so as to further minimise and manage the impact of the movements of vehicles in this location upon the adjacent residential properties.
  - b) The provision of a landscaping plan which illustrates the proposed landscaping for the subject site and the type, location and style of any proposed fences around the subject land.

**CARRIED**

### 5.2 1 STABLEFORD COURT, WORROLONG

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/59080 titled '1 Stableford Court, Worrolong' as presented on 17 September 2020 be noted.
2. 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, with the following conditions;
  - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained in a good condition thereafter.  
*Reason: To ensure the proposed development contributes to the amenity and character of the area*
  - (b) The store shall only be used for purposes in association with the existing residential land use of the subject property by the occupants of the subject property, and not for any commercial purposes.  
*Reason: To ensure orderly and proper development*
  - (c) Provision shall be made for the on site disposal of stormwater and surface drainage.



*Reason: To ensure stormwater does not impact upon the adjoining properties.*

**CARRIED**

### 5.3 8 RAMSAY AVENUE, MOUNT GAMBIER

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/59094 titled '8 Ramsay Avenue, Mount Gambier' as presented on 17 September 2020 be noted.
2. 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, with the following conditions;
  - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained in a good condition thereafter.
  - (b) The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
  - (c) The building and land shall not be used for purposes other than those approved by Council.
  - (d) Before the use commences onsite 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 useable condition at all times.
  - (e) Provision shall be made for the onsite disposal of storm water and surface drainage.
  - (f) All waste materials and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials.
  - (g) The operation on the Indoor Recreation Centre (Gymnasium) shall occur with the operating criteria as detailed with the Acoustic Report as provided to Council (Reference - 8 Ramsay Avenue, Mt Gambier. Noise Assessment, Rp 001 20200803 dated 3 September as prepared by Marshall Day Acoustics) so as to not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
  - (h) The illumination from any floodlighting shall not spill over into adjacent areas.
  - (i) The advertising sign/s shall be maintained in a state of good repair and tidy condition at all times.
3. The applicant and owner be advised of the following reasons for Council's conditions of approval:
  - (a) To ensure that the proposed development improves and enhances the amenity and the character of the area.
  - (b) To ensure orderly and proper development.
  - (c) The approved development is considered not to be at serious variance with Council's Development Plan.

**CARRIED**



#### 5.4 88 JUBILEE HIGHWAY WEST, MOUNT GAMBIER

##### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/59377 titled '88 Jubilee Highway West, Mount Gambier' as presented on 17 September 2020 be noted.
2. The Applicant be advised the Council Assessment Panel is not able to make a determination on the Development Application until further consideration and investigations have been undertaken in respect to the provision of car parking and the ability to provide additional off street car parking for the proposed development.

**CARRIED**

#### 5.5 11 RITANA ROAD, MOUNT GAMBIER

##### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/59643 titled '11 Ritana Road, Mount Gambier' as presented on 17 September 2020 be noted.
2. 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 be granted Development Plan Consent, with the following conditions;
  - (a) The development shall be carried out in accordance with the Plan/s as approved by the Council and with the Conditions of Approval, and maintained thereafter.
  - (b) The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
  - (c) 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 useable condition at all times.
  - (d) The operation of the site shall occur within the provisions of the Environmental Protection (Noise) Policy.
  - (e) Oils, chemicals and the like shall be stored in bunded areas appropriately designed so as to prevent entry to stormwater and to contain any spill materials.
  - (f) No loading or off-loading of motor vehicles shall be carried out on the adjacent public roads.
  - (g) All loading and off-loading of motor vehicles and goods shall be conducted on the subject land.
  - (h) Any areas used for the washing, cleaning or degreasing of vehicles shall be paved and graded to an appropriately design grease trap connected to the sewer carriage system to the reasonable satisfaction of SA Water and Council. (Note: SA Water should be consulted in relation to the Departments Requirements for the proposed wash bay, etc.).



- (i) All waste materials and refuse shall be contained within the proposed building.
  - (j) The illumination from any proposed floodlighting shall not spill over into adjacent areas.
3. The applicant and owner be advised of the following reasons for Council's conditions of approval:
- (a) To ensure that the proposed development improves and enhances the amenity and the character of the area.
  - (b) To ensure orderly and proper development.
  - (c) The approved development is considered not to be at serious variance with Council's Development Plan.
- CARRIED**

**5.6 1/20 HARRALD STREET, MOUNT GAMBIER**

- COMMITTEE RESOLUTION**
- The Council Assessment Panel moved
- 1. That Council Assessment Panel Report No. AR20/59952 titled '1/20 Harrald Street, Mount Gambier' as presented on 17 September 2020 be noted.
  - 2. The Council Assessment Panel resolve to proceed with the assessment of the application.
- CARRIED**

**6 MOTIONS WITHOUT NOTICE**

Nil

**7 MEETING CLOSE**

**The Meeting closed at 7.29 p.m.**

**The minutes of this meeting were confirmed at the Council Assessment Panel held on 15 October 2020.**

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**PRESIDING MEMBER**

