

**MINUTES OF CITY OF MOUNT GAMBIER
COUNCIL ASSESSMENT PANEL
HELD AT THE COMMITTEE ROOM, LEVEL 1, CIVIC CENTRE, 10 WATSON TERRACE,
MOUNT GAMBIER
ON THURSDAY, 18 JULY 2019 AT 5.45 P.M.**

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

OFFICERS IN ATTENDANCE: Chief Executive Officer - Mr A Meddle
Manager Development Services - Mrs T Tzioutziouklaris
Senior Planning Officer - Mr S Wiseman

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 20 June 2019 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 INVITEES

Development Application 381/0103/2019 – (Item 5.1)

- Mr Shaun McPherson, the Applicant spoke in relation to item 5.1 at 5.50 p.m.

Development Application 381/0126/2019 – (Item 5.2)

- Mr Tony Duggin, the Applicant spoke in relation to item 5.2 at 5.55 p.m.

Development Application 381/085/2019 – (Item 5.3)

- Mr Frank Brennan, Planning Consultant spoke in relation to item 5.3 at 6.00 p.m.
- Ms Lisa Barker, the Applicant spoke in relation to item 5.3 at 6.05 p.m.



Development Application 381/0159/2019 – (Item 5.4)

- Mr Frank Brennan, Planning Consultant spoke in relation to item 5.4 at 6.07 p.m.
- Mr Bill Barrows, the Applicant spoke in relation to item 5.4 at 6.11 p.m.

Development Application 381/053/2019 – (Item 5.9)

- Mr Frank Brennan, Planning Consultant spoke in relation to item 5.9 at 6.14 p.m.
- Mr Sam Ryan, Applicant spoke in relation to item 5.9 at 6.16 p.m.

5 REPORTS

5.1 17-19 ANNIEFIELD LANE, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/20723 titled '17-19 Anniefield Lane, Mount Gambier' as presented on 18 July 2019 be noted.
2. The Applicant and owner be advised that having had regard to the Development Plan and all supporting documentation, the proposed development is not considered to be at serious variance to the Development Plan and Development Plan Consent be granted subject to the following conditions and note:
 - (a) The garage shall be carried out in accordance with the plans as approved by Council, except where amended by the following conditions.
 - (b) The garage shall be constructed with a 6.0 metre setback to the eastern property boundary at the closest point.
 - (c) Dense planting shall be established along the eastern property boundary so as to provide a screen/buffer between the development and the adjacent property.
 - (d) The garage shall be used in association with the residential land use of the subject property.

Note:

The garage has been approved as an ancillary structure to a dwelling. The garage is unable to be used for human habitation (for living in), unless the necessary approvals have been obtained from Council.
3. The Applicant and owner be advised that the reasons for the Conditions of Development Plan Consent are:
 - (a) To ensure orderly and proper development.
 - (b) To ensure the development does not detract from the amenity and character of the subject locality.

CARRIED



5.2 10 SHAUGHNESSY COURT, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/23823 titled '10 Shaughnessy Court, Mount Gambier' as presented on 18 July 2019 be noted.
2. The Applicant and owner be advised that having had regard to the Development Plan and all supporting documentation, the proposed development is not considered to be at serious variance to the Development Plan and Development Plan Consent be granted subject to the following conditions:
 - (a) The carport shall be carried out in accordance with the plans as approved by Council, except where amended by the following conditions.
 - (b) Landscaping shall be planted on the eastern side of the carport so as to provide a visual screen of the development.
 - (c) The walls of the carport shall remain open at all times and not be filled in by any type of screening.
3. The Applicant and owner be advised that the reasons for the Conditions of Development Plan Consent are:
 - (a) To ensure orderly and proper development
 - (b) To ensure the development does not detract from the amenity and character of the subject locality.

CARRIED

5.3 179 PENOLA ROAD, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/28431 titled '179 Penola Road, Mount Gambier' as presented on 18 July 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 considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council.
 - (b) The building and land should not be used for purposes other than those approved by Council.
 - (c) Storm water run-off shall be collected on-site and discharged without jeopardizing the integrity and safety of Penola Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.



- (d) Dense planting shall be established along the rear property boundary of the site so as to provide a screen/buffer between the development and the adjacent properties.
- (e) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area
- (f) All vehicles shall enter and exit the site in a forward direction
- (g) The access shall be widened to a minimum of 6 metres in width, be maintained at this width for at least 6 metres prior to tapering down to the existing driveway width and be suitably flared to the kerb line. The widening shall occur within the road reserve, on the southern side of the existing access and be sealed between the kerb line and the property boundary.
- (h) All parking, pick-up and drop-off activities shall occur on-site and not on Penola Road. The off-street car parking area shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009
- (i) At all times, all measures shall be undertaken to keep within the boundaries of the subject land all noise associated with the operation of the Dance Studio or the coming and going of persons to the subject land, the sound of voices, vehicle noise, radio sets or other amplified noise so as to not intrude upon the residential character of the subject locality.

3. The applicant and Owner be advised that the reasons for Council's Condition of Consent are:

- (a) To ensure orderly and proper development
- (b) It is not at serious variance with Council's Development Plan

CARRIED

5.4 3 BETHPAGE PLACE, WORROLONG

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/32920 titled '3 Bethpage Place, Worrolong' as presented on 18 July 2019 be noted.
2. The Applicant and owner be advised that having had regard to the Development Plan and all supporting documentation, the proposed development is not considered to be at serious variance to the Development Plan and Development Plan Consent be granted subject to the following conditions:
 - (a) The garage shall be carried out in accordance with the plans as approved by Council, except where amended by the following condition.
 - (b) The garage shall be used in association with the residential land use of the subject property.
3. The Applicant and owner be advised that the reasons for the Conditions of Development Plan Consent are:



- (a) To ensure orderly and proper development
- (b) To ensure the development does not detract from the amenity and character of the subject locality.

CARRIED

5.5 88 WEHL STREET SOUTH, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/33824 titled '88 Wehl Street South, Mount Gambier' as presented on 18 July 2019 be noted.
2. The Council Assessment Panel move that that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and the Council Assessment Panel grant Development Plan Consent subject to the following conditions;
 - (a) The northern end of the pergola area shall not be infilled and shall remain openReason for conditions;
 - (a) So as to reduce the visual impact of the pergola area of the streetscape

CARRIED

5.6 294 COMMERCIAL STREET WEST, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/34115 titled '294 Commercial Street West, Mount Gambier' as presented on 18 July 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 considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council.
 - (b) The garage shall only be used for purposes associated with the existing residential land use of the subject property.
3. The applicant and Owner be advised that the reasons for Council's Condition of Consent are:
 - (a) To ensure orderly and proper development
 - (b) It is not at serious variance with Council's Development Plan

CARRIED



5.7 58-60 BAY ROAD, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/34193 titled '58-60 Bay Road, Mount Gambier' as presented on 18 July 2019 be noted.
2. The Council Assessment Panel move that that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and should be granted Development Plan Consent subject to the following conditions;
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council
 - (b) The garage shall only be used for purposes associated with the existing residential land use of the subject property.

Reasons for Condition:

- (a) The development is not seriously at variance with the provisions of the Council Development Plan.
- (b) To promote orderly and proper development.
- (c) To maintain the amenity of the location in which the subject land is situated.

CARRIED

5.8 22 TWEED CRESCENT, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/34196 titled '22 Tweed Crescent, Mount Gambier' as presented on 18 July 2019 be noted.
2. The Applicant and Owner be advised that having regard to the Development Plan provisions and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan, and the applicant be granted Development Plan Consent subject to the following conditions;
 - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained thereafter.
3. The applicant and owner be advised of the following reasons for Council's conditions of approval;
 - (a) The development is not seriously at variance with the provisions of the Council Development Plan.

CARRIED



5.9 116 JUBILEE HIGHWAY WEST, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR19/34549 titled '116 Jubilee Highway West, Mount Gambier' as presented on 18 July 2019 be noted.
2. The Applicant be advised that the Council Assessment Panel (CAP) have no concerns relating to wall height and floor area of the garage as proposed. The CAP however remains concerned in relation to the total height of the garage when considering the proposed roof pitch. The CAP requests that the roof pitch be amended to a 10 degree pitch which will reduce the overall total height of the garage.
3. The Manager Development Services be granted the power, function and/or duty to grant Development Plan Consent to the Development Application should the roof pitch of the garage be reduced to a maximum of at 10 degree pitch.

CARRIED

6 MOTIONS WITHOUT NOTICE

6.1 TRAINING - NORMAN WATERHOUSE - THE PDI ACT - ESSENTIAL DEVELOPMENT ASSESSMENT WORKSHOP - 15/08/2019

COUNCIL ASSESSMENT PANEL RESOLUTION

The Council Assessment Panel moved:

1. Norman Waterhouse - The PDI Act - Essential Development Assessment Workshop

To be held on Thursday 15th August, 2019 at the Supper Room, District Council of Wattle Range Civic Arts Building, from 11a.m. to 3 p.m.

A light lunch to be provided.

This training is essential for:

- Development assessment staff
- Assessment Managers
- Council Assessment Panel Members
- Para planners
- Lodgement officers
- Administrative staff who support development assessment

The workshop will be covering the following topics:

- Verification of applications
- The nature of development
- Assessment pathways
- New Schedule 8 minimum requirements



- Referrals
- Public notification
- Assessment against the Planning and Design Code
- Decision timeframes
- Conditions
- Variations
- Delegations and governance arrangements

Please RSVP if you are able to attend by Wednesday 7th August, 2019

2. The next meeting of the Council Assessment Panel is to be held on Wednesday 14th August, 2019.

The change in meeting date is to enable attendance at the PDI Act workshop.

CARRIED

7 MEETING CLOSE

The Meeting closed at 7.30 p.m.

The minutes of this meeting were confirmed at the Council Assessment Panel held on 14 August 2019.

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PRESIDING MEMBER

