

**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, 19 MARCH 2020 AT 5.45 P.M.**

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

OFFICERS IN ATTENDANCE:	General Manager City Growth	- Dr J Nagy
	Senior Planning Officer	- Mr S Wiseman
	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: Peter Seebohm

That the minutes of the Council Assessment Panel meeting held on 20 February 2020 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 INVITEES

- MR FRANK BRENNAN THE PLANNING CONSULTANT, REPRESENTED THE APPLICANTS FOR AND SPOKE IN RELATION TO THE FOLLOWING ITEMS:

5.1 – DA 381/0369/2019 AT 6:31PM

5.2 – DA 381/048/2020 AT 6:35 PM

5.5 - DA 381/0376/2019 AT 6:01 PM



- MS JULIE COWELY THE REPRESENTOR SPOKE IN RELATION TO ITEM 5.5, DA 381/0376/2019 AT 5:47 PM.
- MR NATHAN SEAL THE REPRESENTOR SPOKE IN RELATION TO ITEM 5.5, DA 381/0376/2019 AT 5:53 PM.
- MS JOY BOWD THE REPRESENTOR SPOKE IN RELATION TO ITEM 5.5, DA 381/0376/2019 AT 5:58 PM.
- MR FRANK BRENNAN THE PLANNING CONSULTANT, REPRESENTED THE APPLICANT AND SPOKE IN RELATION TO ITEM 5.6 – DA 381/015/2020 AT 6:23 PM.

5 REPORTS

5.1 23 FERRERS STREET, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/7643 titled '23 Ferrers Street, Mount Gambier' as presented on 19 March 2020 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 application be granted Development Plan Consent subject to the following conditions:
 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. Provision shall be made for all loading and unloading of goods on the subject land.
 3. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 4. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 6. 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 constructed prior to any occupation of the approved buildings and maintained in a useable condition at all times.
 7. The carparking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be linemarked prior to the occupation of the approved development.
 8. Landscaping shall be undertaken and maintained at all times.
 9. A boundary fence shall be constructed to a height of not less than 1800mm of a colour coated metal or similar finish along the southern, eastern and northern property boundaries to provide a private yard area for the dwelling.



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) To ensure that the proposed development improves and enhances the amenity and the character of the area.

CARRIED

5.2 13-17 LAKE TERRACE WEST, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/12114 titled '13-17 Lake Terrace West, Mount Gambier' as presented on 19 March 2020 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.

.CARRIED

5.3 5/165 COMMERCIAL STREET EAST, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/15634 titled '5/165 Commercial Street East, Mount Gambier' as presented on 19 March 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 (subject to the concurrence of the State Commission Assessment Panel (SCAP) along with any additional condition/s applied), with the following conditions
 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. Provision shall be made for all loading and unloading of goods on the subject land.
 3. All commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.
 4. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 5. The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
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 4 COOLUM CLOSE, WORROLONG

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/15691 titled '4 Coolum Close, Worrolong' as presented on 19 March 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 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 reason for Council's Condition of Consent is:
 1. To ensure orderly and proper development.

CARRIED

5.5 1 PICK AVENUE, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/15701 titled '1 Pick Avenue, Mount Gambier' as presented on 19 March 2020 be noted.
2. The Applicant and Owner be advised that the development application is let lie on the table, pending clarification of the following points:
 - (a) further information regarding the current amenities available to people using the camping sites. Information to include the size of all amenity facilities and the numbers of toilets and shower facilities that are available.
 - (b) clarification as to the type of camping that will be made available at the site.

CARRIED



The Council Assessment Panel also sought:

Clarification as to the roles of the Council Assessment Panel and Council in relation to the decision making on development applications. Particularly Council's ability to change/overturn the decisions of the Panel.

The Panel requests a copy of Council correspondence to the Mount Gambier A&H Society dated 12 December 2019.

The Panel requests justification and clarification as to why the application from Frank Brennan Consulting was addressed to Mr Simon Wiseman, Senior Planning Officer, however the report presented to the Panel was written by Mr Andrew Meddle, Chief Executive Officer and authorised by Mrs Tracy Tzioutziouklaris, Manager – Development Services.

5.6 11 WYATT STREET, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/16354 titled '11 Wyatt Street, Mount Gambier' as presented on 19 March 2020 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 application 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 the Council and with the Conditions of Approval.
 - (b) provision shall be made for the onsite disposal of storm water and surface drainage.
 - (c) landscaping shall be undertaken and maintained at all times
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) to ensure that the proposed development improves and enhances the amenity and the character of the area

CARRIED

5.7 12 LAKES PARK DRIVE, OB FLAT

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/16662 titled '12 Lakes Park Drive, OB Flat' as presented on 19 March 2020 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.
- (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 of the following reasons for Council's conditions of approval;

- (a) to promote orderly and proper development.
- (b) to maintain the amenity of the location in which the subject land is situated.

CARRIED

5.8 18 ELDER STREET, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/16680 titled '18 Elder Street, Mount Gambier' as presented on 19 March 2020 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 a 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.
 - (b) The garage shall only be used for purposes associated with the existing residential land use of the subject property
 - (c) The footpath crossover area shall be established in accordance with Council Policy F175 – Footways and Crossovers
3. The applicant and owner be advised of the following reasons for Council's conditions of approval;
 - (a) To promote orderly and proper development.
 - (b) To maintain the amenity of the location in which the subject land is situated.

CARRIED

5.9 138 LAKE TERRACE EAST, MOUNT GAMBIER

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/17315 titled '138 Lake Terrace East, Mount Gambier' as presented on 19 March 2020 be noted.



2. The Council Assessment Panel resolve to proceed with the assessment of the application.

CARRIED

5.10 10 CARRISON ROAD, SUTTONTOWN

COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR20/17792 titled '10 Carrison Road, Suttontown' as presented on 19 March 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 7.12 p.m.

The minutes of this meeting were confirmed at the Council Assessment Panel held on 16 April 2020.

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PRESIDING MEMBER

