

MINUTES OF COUNCIL ASSESSMENT PANEL MEETING

Meeting held in the Conference Room, Civic Centre, 10 Watson Terrace, Mount Gambier on Thursday, 19 July 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 Planner - Mr S Wiseman
Planning Officer - Mrs E Ruffin

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 21 June 2018.

That the minutes of the Council Assessment Panel meeting held on 21 June 2018 as previously circulated be confirmed as an accurate record of the proceedings of that meeting.

Moved: Cr Von Stanke

Seconded: Mr Seebohm

Carried

3. INVITES

The Presiding Member read the following statement to the Applicant/Owner/Representor 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. 381/0156/2018 - (Item 4.1)

- Mr Christopher Neave, the Owner, spoke in relation to this matter at 5.53 p.m.

4. COUNCIL ASSESSMENT PANEL REPORTS

4.1. Council Assessment Panel Report No. AR18/23934

DEVELOPMENT NUMBER	DA 381/0156/2018	
APPLICANT	Parham Constructions	
OWNER	Christopher and Maree Neave	
DESCRIPTION	To construct a garage in association with an existing residential dwelling	
ADDRESS	69 Pinehall Avenue, Suttontown, SA, 5291	
NATURE OF DEVELOPMENT	Consent	/ Category 1
ZONING	Residential	
POLICY AREA	Suttontown Road Policy Area 8	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/23934 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation the proposed development is not considered to be at serious variance with Council's Development Plan provisions and Development Plan Consent be granted subject to the following conditions:
 - (1) The development shall be carried out in accordance with the Plan/s as approved by Council and the Conditions of Approval.
 - (2) The garage shall be used for purposes associated with the residential land use of the subject site.
 - (3) Provision shall be made for the on site disposal of stormwater and surface drainage generated from the garage.
- (c) The Applicant and Owner be advised the reasons for Council's Conditions of Consent are:
 - (1) To promote orderly and proper development.
 - (2) To ensure the garage as constructed does not detract from the amenity and character of the area.

The Council Assessment Panel moved:

Carried



4.2. Council Assessment Panel Report No. AR18/24310

DEVELOPMENT NUMBER	DA 381/031/2018	
APPLICANT	St Martins Lutheran Church	
OWNER	Henk Bruins – on behalf of St Martins Lutheran Church Mount Gambier	
DESCRIPTION	Installation of a rooftop PV Solar system	
ADDRESS	13-15 Edward Street, MOUNT GAMBIER 5291	
NATURE OF DEVELOPMENT	Consent	/ Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	On the site of a Local Heritage Place	Wehl Street North Historic (Conservation) Policy Area

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/24310 be noted.
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered to be at serious variance with Council's Development Plan, the application be refused Development Plan Consent for the following reasons:
 - (1) The proposed Solar panels will adversely impact the context within the Local Heritage Place is situated
 - (2) The proposed Solar Panels will not complement the historic significance of the area.

The Council Assessment Panel moved:

Carried



4.3. Council Assessment Panel Report No. AR18/26487

DEVELOPMENT NUMBER	381/0142/2018	
APPLICANT	Mario Cassar	
OWNER	Ian Atiwill	
DESCRIPTION	To construct a gym with associated office, car parking and signage	
ADDRESS	108 & 110 Penola Road, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	/ Category 3
ZONING	Commerce / Industry	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION

- (a) That Council Assessment Panel Report No. AR18/26487 be noted.
- (b) The Applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is not considered to be at serious variance with Council's Development Plan and 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) The building and land shall not be used for purposes other than those approved by Council.
 - (3) 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, linemarked and maintained in a useable condition at all times.
 - (4) The existing angled carparking spaces located directly adjoining the southern side of office building are to be removed.
 - (5) Provision shall be made for all loading and unloading of goods on the subject land.
 - (6) Provision shall be made for the onsite disposal of storm water and surface drainage.
 - (7) All the commercial wastes accumulated on the allotment shall be removed on a regular basis.
 - (8) The use of the property shall not create a nuisance and/or disturbance for any person/s and property in the immediate area
 - (9) All parcels of land comprised in the particular Certificate/s of Title on which this development is proposed shall be amalgamated to form the one allotment as defined for the purposes of the Development Act 1993. A copy of the Deposited Plan of Amalgamation and a copy of the new Certificate of Title shall be forwarded to Council when the amalgamation is completed.



(c)	The Applicant and the owner be advised the reasons for the Conditions of Approval are:
(1)	To ensure the development promotes orderly and proper development.
(2)	To ensure the development improves and enhances the character and amenity of the area.
(3)	To ensure appropriate and adequate on site traffic management within the car parking area.

The Council Assessment Panel moved.

Carried

4.4. Council Assessment Panel Report No. AR18/25424

DEVELOPMENT NUMBER	DA 381/0178/2018	
APPLICANT	Blackbird Industries	
OWNER	R & J Pool	
DESCRIPTION	To construct a carport attached to an existing garage in association with an existing residential dwelling	
ADDRESS	21 Glenmont Crescent, Mount Gambier	
NATURE OF DEVELOPMENT	Consent	/ Category 1
ZONING	Residential	
POLICY AREA	N/A	
HERITAGE	N/A	N/A

REPORT RECOMMENDATION	
(a)	That Council Assessment Panel Report No. AR18/25424 be noted.
(b)	The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation the proposed development is considered to be seriously at variance with Council's Development Plan and Development Plan Consent be refused for the following reasons:
(1)	The proposed carport is located closer to the public road than the dwelling with which is it associated.
(2)	The proposed carport will not contribute to the desired character of the area and will dominate the streetscape.
(3)	The proposed carport will visually dominate the dwelling with which it is associated, and does not complement the associated dwelling.

The Council Assessment Panel moved:

Carried



5. MOTION(S) - With Notice

Nil Submitted.

6. MOTION(S) - Without Notice

Nil Submitted.

Meeting closed at 6.37 p.m.

19 July, 2018
AF17/507
AR18/27891

CONFIRMED THIS DAY OF 2018.

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PRESIDING MEMBER

