

**MINUTES OF CITY OF MOUNT GAMBIER  
COUNCIL ASSESSMENT PANEL  
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT  
GAMBIER  
ON THURSDAY, 21 OCTOBER 2021 AT 5.45 P.M.**

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

**OFFICERS IN ATTENDANCE:** General Manager City Growth - Mr T Coote  
Assessment Manager - Mrs T Tzioutziouklaris  
Executive Administrator City Infrastructure - Ms S Wilson  
Executive Administrator City Growth - Ms T Chant

**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)**

**COMMITTEE RESOLUTION**

Moved: Cr Paul Jenner

Seconded: Mark Teakle

That the apology(ies) from Mr Peter Seebohm be received.

**CARRIED**

**3 CONFIRMATION OF MINUTES**

**COMMITTEE RESOLUTION**

Moved: Mark Teakle

Seconded: Cr Paul Jenner

That the minutes of the Council Assessment Panel meeting held on 19 August 2021 be confirmed as an accurate record of the proceedings of the meeting.

**CARRIED**

**4 QUESTIONS WITHOUT NOTICE**

Nil

**5 INVITEES**

- As from 1 October 2017, every Council is required to establish an Assessment Panel under provisions within the Planning, Development and Infrastructure Act 2016 to determine and make decisions on development applications as delegated to the Panel.



- When the Panel is considering an application, it must assess the proposal against the Planning and Design Code.
- 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.
- Council Officers will advise you of the decision as soon as practical after the meeting.

**Invitees for Item 6.2 DA 21021673 - 20-22 Avey Road, Mount Gambier**

The Applicants – Brian McEwen and Mandy Jolley, and Consultant – Jon Wilson, spoke in relation to this item at 6.00pm

**Invitees for Item 6.3 DA 21022970 - 27 Powell Street, Mount Gambier**

Helen Costanzo spoke in relation to this item at 6.24pm

## 6 REPORTS

### 6.1 DA 21021480 - TO CONSTRUCT A MOTOR REPAIR STATION - 23 CALULA DRIVE, SUTTONTOWN

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR21/62509 titled 'DA 21021480 - To construct a motor repair station - 23 Calula Drive, Suttontown' as presented on 21 October 2021 be noted.
2. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code and warrants the granting of Planning Consent subject to the following conditions:
  - (a) The development shall be carried out in accordance with the Plan/s as approved by Council and with the Conditions of Approval.
  - (b) All servicing, repair and maintenance of vehicles shall be conducted within the proposed building.
  - (c) The carparking 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 materials and linemarked and maintained in a useable condition at all times.
  - (d) The remainder of the yard area shall be graded and surface to ensure maximum dust suppression at all times.
  - (e) A stormwater treatment device shall be installed to ensure that all roof and surface run off stormwater, or other liquid, discharging from the site, must be free of contaminants. These contaminants include, but are not limited to oils, grease, fuels, rubbish, litter, or silt.
  - (f) Any areas used for the washing, cleaning, or degreasing of vehicles shall be paved and graded to an appropriately designed grease trap connected to the sewer carriage



system. (Note: SA Water should be consulted in relation to the Departments Requirements.)

- (g) (i) Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established and evergreen trees and shrubs.
- (g) (ii) Landscaping shall be planted adjacent to the western property boundary to the northern corner of the stage 1 building.
- (h) The northern boundary fence shall be constructed to a height of not less than 1800mm of colour coated metal or similar material.
- (i) All other fences shall be constructed in accordance with the approved plans and maintained in a useable condition at all times.
- (j) All waste materials and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials and refuse containers shall be provided and maintained on the site of the development at all times, with the waste and refuse being removed on a regular basis.
- (k) Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided.
- (l) The advertising signs shall be maintained in a state of good repair and tidy condition at all times.
- (m) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
- (n) The subject land and all improvements thereon shall always be maintained in a state of good, tidy, and attractive repair and condition at all times.

**CARRIED**

## **6.2 DA 21021673 - LIGHT INDUSTRIAL WORKSHOP FOR THE PROCESSING OF FIREWOOD - 20-22 AVEY ROAD**

### **COMMITTEE RESOLUTION**

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR21/62697 titled 'DA 21021673 - Light Industrial Workshop for the processing of firewood - 20-22 Avey Road' as presented on 21 October 2021 be noted.
2. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code and warrants the granting of Planning Consent subject to the following conditions:
  - (a) The development shall be carried out in accordance with the Plan/s as approved by Council and with the Conditions of Approval.
  - (b) All the processing of the timber for firewood shall be conducted within the building.
  - (c) The carparking 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 materials and linemarked and maintained in a useable condition at all times.



- (d) The remainder of the yard area shall be graded and surface to ensure maximum dust suppression at all times.
- (e) All of the stormwater shall be directed to the onsite stormwater retention basins.
- (f)
  - (i) Landscaping shall be undertaken and maintained at all times and shall incorporate the use of established and evergreen trees and shrubs.
  - (ii) The earth mound and dense landscaping located adjacent to the western property boundary shall be established to provide a screen/buffer between the development and the adjoining residential properties. In accordance with the requirements of the Environment Protection Authority guidelines.
- (g) All waste materials and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials and refuse containers shall be provided and maintained on the site of the development at all times, with the waste and refuse being removed on a regular basis.
- (h) Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided.
- (i) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
- (j) The subject land and all improvements thereon shall always be maintained in a state of good, tidy, and attractive repair and condition at all times.

**CARRIED**

**6.3 DA 21022970 - 27 POWELL STREET, MOUNT GAMBIER - TO DEMOLISH THE DWELLING**

**COMMITTEE RESOLUTION**

The Council Assessment Panel moved:

1. That Council Assessment Panel Report No. AR21/64325 titled 'DA 21022970 - 27 Powell Street, Mount Gambier - To demolish the dwelling' as presented on 21 October 2021 be noted.
2. Having had regard to the provisions of the Planning and Design Code, the Application and all associated documentation, the development is not considered to be seriously at variance to the provisions of the Planning and Design Code and Planning Consent be granted.

**CARRIED**

**7 MOTIONS WITHOUT NOTICE**

Nil



**8 MEETING CLOSE**

**The Meeting closed at 6:30pm.**

**The minutes of this meeting were confirmed at the Council Assessment Panel held on 18 November 2021.**

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**PRESIDING MEMBER**

