

**MINUTES OF CITY OF MOUNT GAMBIER
COUNCIL ASSESSMENT PANEL
HELD AT THE CIVIC CENTRE, 10 WATSON TERRACE, MOUNT GAMBIER
ON WEDNESDAY, 22 MAY 2019 AT 5.45 P.M.**

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

IN ATTENDANCE: Manager - Development Services - Mrs T Tzioutziouklaris
Senior Planning Officer - Mr S Wiseman
Planning Officer - Mrs E Ruffin

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)

Moved: Cr P Jenner
Seconded: P Seebohm

That the apology from Mark Teakle be received

CARRIED

3 CONFIRMATION OF MINUTES

COUNCIL ASSESSMENT PANEL RESOLUTION

That the minutes of the Council Assessment Panel meeting held on 1 May 2019 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 INVITEES

Development Application 381/026/2019 – (Item 5.2)

- Mr Frank Brennan on behalf of Mr Jamie Pohlner, the Applicant spoke to the meeting at 5.52 p.m.

Development Application 381/041/2019 – (Item 5.3)

- Mr Frank Brennan on behalf of Mr. Ian Duryea, the Applicant, spoke at the meeting at 5.55 p.m.

Development Application 381/084/2019 – (Item 5.4)

- Mr Steven Perryman, R4E Pty Ltd - the Applicant, spoke at the meeting at 6.00 p.m.



Development Application 381/035/2019 – (Item 5.6)

- David Pike, on behalf of the Applicant spoke at the meeting at 6.10 p.m.

5 REPORTS

5.1 2 MEGAN PLACE, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL MOVED

1. That Council Assessment Panel Report No. AR19/20462 titled '2 Megan Place, Mount Gambier' as presented on 22 May 2019 be noted.
 - (a) 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;
 1. The short term accommodation unit shall be used in accordance with the plan and use description as approved by Council, and maintained thereafter.
 2. At all times whomsoever may be occupying the property, shall take all measures to ensure the residential amenity of the immediate area is not affected by nuisance, noise or disturbance associated with the operation of the short term accommodation
 3. All waste materials and refuse accumulated on the property shall be removed on regular basis so that the property is maintained in a clean and sanitary condition.
 4. The building and land shall be maintained in a state of good repair and tidy condition at all times
 5. The hours of 'check in' to the short term accommodation shall be limited to before 10 pm on any given evening, to minimise disturbance in the immediate area
 6. Any lights on the subject land must be directed and screened so that the overspill of light into nearby premises is avoided.
 - (b) The Applicant be advised the reasons for the Conditions of Consent are:
 1. The development is not seriously at variance with the provisions of the Development Plan.
 2. To promote orderly and proper development.
 3. To minimise any potential for impact on the adjoining property owners and/or occupiers.

CARRIED



5.2 4 TURNBULL DRIVE, WORROLONG

COUNCIL ASSESSMENT PANEL MOVED

1. That Council Assessment Panel Report No. AR19/20461 titled '4 Turnbull Drive, Worrolong' as presented on 22 May 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 is granted Development Plan Consent (subject to the concurrence of the Development Assessment Commission along with any additional condition 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, and maintained thereafter.
 2. The building and land shall not be used for purposes other than those approved by Council.
 3. All of the building, including the roof, shall be constructed of a colour coated metal material that is of an unobtrusive, non-reflective colour.
 4. The car parking and driveway areas and footpath crossover as shown on the Plan/s as approved by Council, shall be graded, paved and sealed with bitumen or other similar material and be maintained in a useable condition at all times.
 5. Car parking spaces shall be appropriately identified, line-marked and maintained in a useable condition at all times.
 6. The car park shall be sealed and line-marked prior to the occupation of the building.
 7. All loading and unloading of goods must be carried out on the subject land.
 8. No loading or unloading of goods is to occur on the adjacent public roadways.
 9. Vehicular access to the subject land shall not be permitted from Turnbull Drive.
 10. Provision shall be made for the disposal of stormwater and surface drainage in accordance with the Plan/s approved by Council, all pipes shall have suitable end treatments to prevent scour and adequately terminate the pipe ends.
 11. Landscaping shall be established in accordance with the Plans as approved by the Council and shall incorporate the use of established trees and shrubs. Should any tree, shrub, ground cover or other plant die, become diseased or otherwise fail to thrive at any time, it shall be forthwith replaced.
 12. All waste materials and refuse accumulated on the subject land shall be removed on a regular basis.
 13. The hours of operation of the storage facility and the use of the property shall not create nuisance, noise and/or disturbance for any person/s and/or property in the immediate area.
 14. The storage facility shall only be accessible during the following times:
6:00am to 10:00pm, seven (7) days per week
 15. Any lighting on the subject land must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
 16. The building/s and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 17. The subject land shall not be used/occupied for the purposes as approved by Council, until conditions 3, 4, 6, 10 and 11 are completed.
3. The Applicant and Owner be advised that the reasons for the Conditions of Consent are:
 1. To ensure orderly and proper development.
 2. The development is not at serious variance with the provisions of the Development Plan.



3. To minimise any potential for detrimental impacts on the adjoining property owners and/or occupiers.
4. To minimise any potential for the development to detract and/or impact on the adjoining residential properties and the character and amenity of the subject locality.

CARRIED

5.3 210 COMMERCIAL STREET WEST, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL MOVED

1. That Council Assessment Panel Report No. AR19/21249 titled '210 Commercial Street West, Mount Gambier' as presented on 22 May 2019 be noted.
2. Having regard to the provisions of the relevant Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Conditions:
 1. The development shall be carried out in accordance with the plan/s as approved by 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 be advised the reasons for the Conditions of Consent are:
 1. To maintain and enhance the amenity of the subject locality.
 2. To minimise any detrimental impacts on the adjoining property owners and/or occupiers.

CARRIED



5.4 1-3/37 BERTHA STREET, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL MOVED

1. That Council Assessment Panel Report No. AR19/22575 titled '1-3/37 Bertha Street, Mount Gambier' as presented on 22 May 2019 be noted.
 - (a) 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;
 1. The short term accommodation units shall be used in accordance with the plan and use description as approved by Council, and maintained thereafter.
 2. At all times whomsoever may be occupying the property, shall take all measures to ensure the residential amenity of the immediate area is not affected by nuisance, noise or disturbance associated with the operation of the short term accommodation.
 3. All waste materials and refuse accumulated on the property shall be removed on regular basis so that the property is maintained in a clean and sanitary condition.
 4. The building and land shall be maintained in a state of good repair and tidy condition at all times.
 5. The hours of 'check in' to the short term accommodation shall be limited to before 10 pm on any given evening, to minimise disturbance in the immediate area.
 6. Any lights on the subject land must be directed and screened so that the overspill of light into nearby premises is avoided.
2. The Applicant be advised the reasons for the Conditions of Consent are:
 1. To promote orderly and proper development.
 2. The development is not seriously at variance to the provisions of the Development Plan.
 3. To minimise any potential detrimental impact on the adjoining property owners and/or occupiers.

CARRIED



5.5 1/6 LANSELL STREET, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL MOVED

1. That Council Assessment Panel Report No. AR19/23890 titled '1/6 Lansell Street, Mount Gambier' as presented on 22 May 2019 be noted.
 - (a) 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;
 1. The short term accommodation unit shall be used in accordance with the plan and use description as approved by Council, and maintained thereafter.
 2. At all times whomsoever may be occupying the property, shall take all measures to ensure the residential amenity of the immediate area is not affected by nuisance, noise or disturbance associated with the operation of the short term accommodation
 3. All waste materials and refuse accumulated on the property shall be removed on regular basis so that the property is maintained in a clean and sanitary condition.
 4. The building and land shall be maintained in a state of good repair and tidy condition at all times
 5. The hours of 'check in' to the short term accommodation shall be limited to before 10 pm on any given evening, to minimise disturbance in the immediate area
 6. Any lights on the subject land must be directed and screened so that the overspill of light into nearby premises is avoided.
2. The Applicant be advised the reasons for the Conditions of Consent are:
 1. To promote orderly and proper development.
 2. The development is not seriously at variance to the provisions of the Development Plan.
 3. To minimise any potential detrimental impact on the adjoining property owners and/or occupiers.

CARRIED



5.6 8 LAKE TERRACE EAST, MOUNT GAMBIER

COUNCIL ASSESSMENT PANEL MOVED

1. That Council Assessment Panel Report No. AR19/24105 titled '8 Lake Terrace East, Mount Gambier' as presented on 22 May 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 not considered to be at serious variance with Council's Development Plan and other relevant documentation 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. Provision shall be made for the disposal of stormwater and surface drainage.
3. The Applicant be advised the reasons for the Conditions of Consent are:
 1. To maintain and enhance the visual amenity of the locality in which the subject land is situated.
 2. To provide adequate protection against the possibility of stormwater inundation to neighbouring properties.

CARRIED

6 MOTIONS WITHOUT NOTICE

7 MEETING CLOSE

The Meeting closed at 6.50 p.m.

The minutes of this meeting were confirmed at the Council Assessment Panel held on 20 June 2019.

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PRESIDING MEMBER

