

**MINUTES OF CITY OF MOUNT GAMBIER  
COUNCIL ASSESSMENT PANEL  
HELD AT THE COUNCIL CHAMBER, LEVEL 4, CIVIC CENTRE, 10 WATSON TERRACE,  
MOUNT GAMBIER ON THURSDAY, 23 JULY 2020 AT 5.45 P.M.**

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

**OFFICERS IN ATTENDANCE:** Manager Development Services - Mrs T Tzioutziouklaris  
Planning Officer - Mrs E Ruffin  
Team Leader General Inspectorate - Mr Derek Ferguson

**PUBLIC GALLERY:** Dr Ian Gordon Hanson

**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 18 June 2020 be confirmed as an accurate record of the proceedings of the meeting.

**CARRIED**

**4 INVITEES**

Mr Peter and Mrs Michelle Henningsen the Applicant spoke in relation to Item 5.3, DA 381/0212/2020 at 5.46 p.m.



## 5 REPORTS

### 5.1 35 JUBILEE HIGHWAY EAST, MOUNT GAMBIER

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/41473 titled '35 Jubilee Highway East, Mount Gambier' as presented on 23 July 2020 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.
3. The Council Assessment Panel request the Applicant consider enabling the Visual Display Moveable Units signs to be located on site a maximum of 14 days prior to an event.
4. The Council Assessment Panel requests an investigation be undertaken to confirm if the Council Assessment Panel can issue Development Approval for a limited period of time, for example 3 years.

**CARRIED**

### 5.2 48 PENOLA ROAD, MOUNT GAMBIER

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/41474 titled '48 Penola Road, Mount Gambier' as presented on 23 July 2020 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.
3. The Council Assessment Panel request the Applicant consider enabling the Visual Display Moveable Units signs to be located on site a maximum of 14 days prior to an event.
4. The Council Assessment Panel requests an investigation be undertaken to confirm if the Council Assessment Panel can issue Development Approval for a limited period of time, for example 3 years.

**CARRIED**

### 5.3 1 SAXON COURT, MOUNT GAMBIER

#### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/42472 titled '1 Saxon Court, Mount Gambier' as presented on 23 July 2020 be noted.
2. Having had regard to the provisions of the Development Plan and all supporting documentation, the proposed development is not considered to be at serious variance with the Council's Development Plan and Development Plan Consent be granted subject to the following condition:
  - (a) The development shall be carried out in accordance with the Plan/s as approved by Council, and maintained in good condition thereafter.

3. The applicant and owner be advised of the following reasons for Councils conditions of approval:
  - (a) The development is not seriously at variance with the provisions of the Council Development Plan.
  - (b) To promote orderly and proper development.

**CARRIED**

Cr Paul Robert Jenner advised the Council Assessment Panel that for Item 5.4 being AR20/4520 on the agenda to be considered tonight of the following:

*"I have been phoned twice by Dr Ian Gordon Hansen about this development application and have advised him clearly that I can not give him any advice or make any comment as I am the City of Mount Gambier Council Member representative on the Council Assessment Panel. I advised Dr Hansen to ring other City Councillors or ring the Manager Development Services for the City - Mrs Tracy Tzioutziouklaris."*

The Council Assessment Panel accepted the advice of Cr Paul Robert Jenner to be recorded within the Minutes of the meeting of the Council Assessment Panel held on Thursday 23<sup>rd</sup> July, 2020.

#### **5.4 62 WEHL STREET SOUTH, MOUNT GAMBIER**

##### **COMMITTEE RESOLUTION**

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/42520 titled '62 Wehl Street South, Mount Gambier' as presented on 23 July 2020 be noted.
2. The Applicant be advised that the Council Assessment Panel has deferred making a decision of the application and requests:
  - (a) An on site inspection be organised to enable the Council Assessment Panel to view the subject site immediately prior to the next meeting of the Council Assessment Panel scheduled to be held on Thursday 20<sup>th</sup> August, 2020.
  - (b) The provision of a streetscape elevation of the proposed development illustrating the bulk, scale and size of the proposed dwelling in context with the existing building at the front of the subject property when viewing the subject property from the street.

**CARRIED**

#### **5.5 186 LAKE TERRACE, MOUNT GAMBIER**

##### **COMMITTEE RESOLUTION**

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/44427 titled '186 Lake Terrace, Mount Gambier' as presented on 23 July 2020 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.

**CARRIED**



## 5.6 1 STABLEFORD COURT, MOUNT GAMBIER

### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/44539 titled '1 Stableford Court, Mount Gambier' as presented on 23 July 2020 be noted.
2. The Council Assessment Panel resolve to proceed with the assessment of the application.

**CARRIED**

## 5.7 23 CALULA DRIVE, SUTTONTOWN

### COMMITTEE RESOLUTION

The Council Assessment Panel moved

1. That Council Assessment Panel Report No. AR20/42198 titled '23 Calula Drive, Suttontown' as presented on 23 July 2020 be noted.
2. The development shall be carried out in accordance with the Plan/s as approved by Council, except where varied by the following conditions of approval, and maintained thereafter.
  - (a) Before the occupation of the subject site occurs the:
    - (i) Landscaping shall be established in accordance with the Plan approved by Council and shall incorporate the use of established trees and shrubs, and shall be maintained in good health and condition at all times.
    - (ii) The trees and shrubs planted along the northern property boundary adjacent to the building shall include trees and shrubs that will grow to the height of the building so as to provide a screen/buffer between the development and the adjacent residential properties, and shall be maintained in good health and condition at all times.
    - (iii) The car and truck parking area, driveway areas, manoeuvring areas and footpath crossover shall be graded, paved and sealed with bitumen or other similar material and line-marked and maintained in a useable condition at all times.
    - (iv) The footpath crossover area/s shall be constructed in accordance with Council Policy F175 - Footways & Crossovers.
    - (v) A 2.1 metre high colorbond fence shall be constructed along the northern property boundary and be maintained in good condition so as to provide a screen/buffer between the development and the adjacent residential properties.
  - (b) The hours of operation of the business and use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
  - (c) The operation of the site shall occur within the provisions of the Environmental Protection (Noise) Policy.
  - (d) The use of the site will be for truck parking in accordance with the approved plans, no loading or unloading of goods shall occur on the site of the development.
  - (e) No washing of vehicles, plant or machinery is to occur onsite.



- (f) Onsite lighting shall operate in accordance with Australian Standard 4282-1997: Control of the Obtrusive effects of outdoor lighting.
- (g) Oils, chemicals and the like shall be stored in bunded areas appropriately designed so as to prevent entry to stormwater and to contain any spill materials.
- (h) 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.
- (i) Onsite waste management, including garbage collections points shall be carried out on the site of the development.

3. The Applicant be advised the reasons for the conditions of approval are:

- (i) To ensure the development does not detract from the amenity and character of the subject locality.
- (ii) To ensure the development does not detract from the amenity and character of the adjacent residential properties.
- (iii) To ensure orderly and proper development.

**CARRIED**

## **6 MOTIONS WITHOUT NOTICE**

Nil

## **7 MEETING CLOSE**

**The Meeting closed at 6.41 p.m.**

**The minutes of this meeting were confirmed at the Council Assessment Panel held on 20 August 2020.**

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**PRESIDING MEMBER**

