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I hereby give notice that a Council Assessment Panel will be held on:

Date: Thursday, 15 July 2021
Time: 5.45 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Council Assessment Panel 15 July 2021

A handwritten signature in black ink, appearing to read 'Tracy Tzioutziouklaris', with a horizontal line above it.

**Tracy Tzioutziouklaris
Assessment Manager
9 July 2021**

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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)

That the apology(ies) from Cr Paul Jenner be received.

3 CONFIRMATION OF MINUTES

Council Assessment Panel - 1 July 2021

RECOMMENDATION

That the minutes of the Council Assessment Panel meeting held on 1 July 2021 be confirmed as an accurate record of the proceedings of the meeting.

4 QUESTIONS WITHOUT NOTICE

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 6.1 DA 21001495 - 9 Wattle Street, Mount Gambier

The Applicant - Limestone Coast Training



6 REPORTS

6.1 EDUCATIONAL/TRAINING FACILITY - 9 WATTLE STREET – REPORT NO. AR21/43060

Development No:	21001495
Applicant:	Limestone Coast Training
Property Address:	9 Wattle Street, Mount Gambier
Property Owner:	4 Blok Pty Ltd
Report No:	AR21/43060
CM9 Reference:	AF20/387
Author:	Tracy Tzioutziouklaris, Manager Development Services
Authoriser:	Tim Coote, General Manager City Growth
Nature of Development:	Performance Assessed/Public Notification
Description:	To change the use of a two storey warehouse and showroom with associated offices to an educational/training facility
Zoning:	Employment Zone/Overlays – Hazards (Flooding), Native Vegetation, Prescribed Wells Area, Water Protection Area
Policy Area:	
Heritage:	

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR21/43060 titled 'Educational/Training Facility - 9 Wattle Street' as presented on 15 July 2021 be noted.
2. Having had regard to the provisions of the Planning and Design Code, the Application and all supporting documentation, the development is not seriously at variance to the provisions of the Planning and Design Code and Planning Consent be granted 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 waste and refuse shall be contained within the building of a screened holding place for waste materials and refuse bins and be removed on a regular basis.
 - (c) The hours of operation shall be:
 - (i) Monday to Friday 8.30 a.m. to 5.00 p.m.



BACKGROUND

The Council Assessment Panel previously considered this application at the meeting held on Thursday 1st July, 2021 and determined:

- “1. That Council Assessment Panel Report No. AR21/39036 titled ‘Educational/Training Facility - 9 Wattle Street’ as presented on 01 July 2021 be noted.*
- “2. That the Applicant be advised the Council Assessment Panel has concerns regarding the number of students and staff using the facility at any one time and the demand this will place on the amount of carparking available within the area. The Panel requests consideration into the maximum number of people onsite at any one time to minimise the demand for carparking within the subject location.”*

The Application to construct the building was considered by the Council Assessment Panel (CAP) at its meeting held in August 2012 (DA381/047/2012). At this time the CAP resolved to approve the development subject to 15 conditions of consent. One of the reasons the application was considered by the CAP was because the proposed development was deficient in carparking. As part of the report it was identified:

“The proposed has 6 car parks within the proposed carparking area. The proposed development requires 16 car parks. A reduction of carparks will not be detrimental to the subject site or the locality because the proposal also has access to the rear of the subject site, adjacent the Oak Street frontage. The space is wide enough for loading and unloading areas and extra carparking, if required. Councils Engineering Manager has not expressed any issues with the design of the proposed carpark.”

PROPOSED DEVELOPMENT

In response to the Council Assessment Panel’s concerns Limestone Coast Training have reviewed their application and have confirmed the following:

- Staff employed on site will be 3 full time employees
- Class size is to be up to 15, three to four days per week from 9.15 a.m. – 4 p.m. (Aged Care and Disability)
- Additional classes will be held of up to 10 students for First Aid and CPR.
- It is anticipated the maximum number of people on site at any one time will be 28 people.

The existing workshop area is to be used for long term storage.

The building has 6 carparks onsite accessed from Wattle Street and 6 carparks onsite accessed from Oak Street, being 12 car parking spaces in total.

DEVELOPMENT PLAN PROVISIONS

The relevant provisions from the Planning and Design Code for this Development Application is attached to this report for Members perusal and information.

PLANNING ASSESSMENT

This application is again referred to the Council Assessment Panel for the consideration of car parking as part of this development application only and as such this report only addresses this issue.

The Applicant has confirmed the use of the building for the CAP and provided specific numbers to be associated with the training facility.



The Planning and Design Code specifies the number of carparks required for this type of development as:

Office	4 spaces per 100 square metres of gross leasable floor area
Educational	0.4 spaces per student based on the maximum number of students (tertiary)

Based on a floor area of 136 square metres for the office use, 5 carparking spaces would be required to be provided for the office space within the building and 10 carparking spaces would be required to be provided for the training facility, based on maximum student numbers of 25. On this criteria the proposed development has a deficiency of 3 car parking spaces.

The existing building, as originally approved, has a deficiency of 4 car parking spaces.

Council has not received complaints or issues regarding the parking of cars within the subject locality.

The proposed development provides for an adaptive reuse of an existing building which has been vacant for a lengthy period of time and will also help to contribute to an improvement in the character and amenity of the subject locality.

CONCLUSION

The development as proposed generally complies with the provisions of the Planning and Design Code and provides opportunity for the adaptive reuse of an existing facility, which should be encouraged.







As identified within the Planning and Design Code the development is deficient in carparking by 3 car parking spaces. There are opportunities for additional carparking in nearby streets which are a short walk from the subject site.

The development is not considered to be seriously at variance to the provisions of the Planning and Design Code and warrants the granting of Planning Consent subject to appropriate Conditions and Advice.

INVITES

Limestone Coast Training

ATTACHMENTS

1. Development application 21001495 - Amended application - 9 Wattle Street 
2. Development application 21001495 Amended application - Confirmation of class numbers 
3. Additional Information - DA 21001495 - 9 Wattle Street, Mount Gambier 
4. DA 21001495 - Application Summary - 9 Wattle Street, Mount Gambier 
5. DA 21001495 - Floor Plans - 9 Wattle Street, Mount Gambier 
6. Code Rules - DA 21001495 - 9 Wattle Street, Mount Gambier 



7 URGENT MOTIONS WITHOUT NOTICE

8 MEETING CLOSE

