



City of
Mount Gambier

Civic Centre, 10 Watson Terrace
Mount Gambier SA 5290

PO Box 56
Mount Gambier SA 5290

Telephone 08 87212555
Facsimile 08 87249791
city@mountgambier.sa.gov.au

mountgambier.sa.gov.au

Date: Thursday, 27 May 2021
Time: 5:45 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Supplementary Items Agenda Council Assessment Panel 27 May 2021

Tracy Tzioutziouklaris
Assessment Manager

27 May 2021

Order Of Business

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6 REPORTS

6.3 11-17 WIRELESS ROAD EAST, MOUNT GAMBIER – REPORT NO. AR21/31791

Development No:	381/0238/2020
Applicant:	Damien Griffen on behalf of Philip Butcher
Property Address:	11-17 Wireless Road East, Mount Gambier
Property Owner:	Mr Phillip Butcher
Report No:	AR21/31791
CM9 Reference:	AF20/387
Author:	Tracy Tzioutziouklaris, Manager Development Services
Authoriser:	Tim Coote, General Manager City Growth
Nature of Development:	Consent/Category 3
Description:	To establish a service trade premises including the construction of an associated light industrial workshop
Zoning:	Commerce/Industry
Policy Area:	N/A
Heritage:	N/A

REPORT RECOMMENDATION

1. That Council Assessment Panel Report No. AR21/31791 titled '11-17 Wireless Road East, Mount Gambier' as presented on 27 May 2021 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 Planning Consent, subject to the following conditions:
 1. The development shall be carried out in accordance with the Plan/s and associated documentation as approved by Council and with the Conditions of Approval.
 2. All of the building, including the roof, shall be constructed using a non-reflective material.
 3. All of the carparking, driveway areas, footpath crossovers and vehicle manoeuvring areas shall be graded, paved and sealed with bitumen or other similar material and be maintained in a good condition at all times.
 4. The carparking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be linemarked and maintained in a useable condition at all times.
 5. The remainder of the yard areas shall be appropriately graded and surfaced at all times so as to ensure maximum dust suppression and to avoid dust and mud being carried out by vehicles onto public roads.
 6. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 - Footways & Crossovers.
 7. Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.

8. All waste generated on the site must be managed appropriately and removed on a regular basis so as to not unreasonably impact upon the adjacent properties.
 9. The subject land and all improvements thereon shall be maintained in a state of good, tidy and attractive repair and condition at all times.
 10. No signs are to be erected or displayed on the land or on any building, structure, gate or fence. Further permission is required from Council for the erection or display of any sign.
 11. Provision shall be made for the onsite disposal of stormwater and surface drainage, unless otherwise agreed to by Council.
 12. The subject land shall not be used/occupied for the purposes approved by Council until conditions 3, 4, 6 and 11 are completed.
3. The Applicant be advised the reasons for the Conditions are:
- (i) To ensure the development does not detrimentally impact upon the character and amenity of the area.
 - (ii) To ensure orderly and proper development.
 - (iii) To ensure the development minimises adverse impacts on the adjoining properties.
 - (iv) To ensure the development does not detrimentally impact upon the environment and does not degrade the water quality of the underground aquifer.



BACKGROUND

The Council Assessment Panel considered this Development Application at its meeting held on the 3rd of December, 2020 and determined:

- “1. *That Council Assessment Panel Report No. AR20/59895 titled ‘11 - 17 Wireless Road East, Mount Gambier’ as presented on 03 December 2020 be noted.*
2. *The decision of the application be deferred pending the provision of further information, including:*
 - (a) *Scaled site and elevation plan clearly illustrating the:*
 - *finish floor level of the proposed building;*
 - *natural ground levels;*
 - *site contours;*
 - *the yard area/driveways to be sealed.*
 - (b) *A stormwater management plan clearly identifying the proposed method of stormwater management and disposal.*
 - (c) *A landscaping plan clearly identifying the proposed location and type of any landscaping to be established on site.*
3. *Clarification and confirmation of total number of employees employed onsite and operating hours.*
4. *Clarification as to the anticipated noise emitted from the cutting of metal and other materials onsite, including the equipment to be used for the cutting of the materials.”*

The subject site is a regular shaped allotment with a frontage of approximately 85.4 metres to Wireless Road East; and a depth of approximately 72.36 metres. The total area of the subject site is approximately 6,179.5 square metres. The subject site forms portion of the wider 11-17 Wireless Road East allotment, which is an irregular shaped allotment with a total area of approximately 33,627 square metres. The subject site is located within the Commerce/Industry Zone. The immediate locality includes a mix of commercial and light industrial land uses. The Residential Zone adjoins the wider allotment and is located approximate 90 metres to the north of the proposed development/subject site.

The subject site is currently used for the display of machinery associated with an existing service trade premises.

PROPOSED DEVELOPMENT

The proposed development is to establish a service trade premises including the construction of an associated light industrial workshop. The proposed service trade premises will sell new steel/metal products to the public (e.g. gates, cattle gear, mesh supports, reo wire supplies, tools, pipe fittings, etc). The steel/metal products will be cut to size on site and within the proposed light industrial workshop. Machinery to be used within the proposed light industrial workshop includes a bandsaw, roller table and gantry crane. A forklift will also be operational on the subject site during business hours.

The proposed light industrial workshop is to be 42.0 metres in length and 21.0 metres wide, having a total floor area of 882 square metres. The proposed light industrial workshop will have a wall height of 7.2 metres and a total building height of 9.2 metres. The proposed light industrial workshop is to be constructed from colourbond material. The Applicant has advised that there will be non-illuminated signage on the walls of the proposed light industrial workshop.



The Applicant has further advised:

- The hours of operation are from 8.00 am and 5.00pm, Monday through to Friday.
- There will be one (1) employee on site.
- There will not be any new signs other than signwriting on the building
- The bandsaw makes very little noise and is anticipated to be used for half an hour each day.
- The bandsaw is the same as what is found in a butchers shop.

A landscaping plan incorporating evergreen trees and shrubs has been provided and is attached to this report.

A contour plan has also been provided to Council which identifies the finished levels of the subject site to facilitate the construction of the building. The contour plan also identifies a future land division of the subject site. This land division has not yet been lodged.

The contour plan also provides the identification of the yard areas to form part of the driveways, the extent of cut and fill to be undertaken on the subject allotment.

The Applicant has advised that the stormwater will be disposed of to a stormwater retention basin located in the south eastern corner of the subject allotment.

A copy of the site plan, elevations and development application details are attached for the Members information and perusal.

DEVELOPMENT PLAN PROVISIONS

The objectives and principles relevant to this proposal are contained within the Mount Gambier (City) Development Plan – Consolidated 21 April 2016 and include the following:

Council Wide

Design and Appearance

Objective: 1.

Principles of Development Control: 1, 2, 3, 7, 9, 11, 12, 14, 15, 17 & 18.

Energy Efficiency

Objective: 1.

Principles of Development Control: 1, 2 & 3.

Form of Development

Objective: 1.

Principles of Development Control: 1, 2, 3, 5, 6, 7, 8 & 10.

Industrial and Commercial Development

Objectives: 1, 2, 3, 4, 5 & 7.

Principles of Development Control: 1, 2, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 19, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 43, 45, 46, 49, 52, 53, 55, 56, 57, 58 & 61.

Infrastructure

Objectives: 1 & 5.

Principles of Development Control: 1, 5 & 7.

Orderly and sustainable development



Objectives: 1, 2, 3, 4 and 6.

Principles of Development Control: 1, 4, 6 & 8.

Transportation and access

Objective: 2.

Principles of Development Control: 2, 8, 10, 11, 12, 13, 22, 23, 27, 2, 30, 32, 33, 34, 35, 38, 39 and 40.

Commerce/Industry

Objective: 1.

Principles of Development Control: 1, 2, 3, 4, 5 & 6.

PLANNING ASSESSMENT

When considering the length of time this application was first considered the information is again presented to the Council Assessment Panel to assist the CAP in it's consideration of this application.

The development application was publicly notified as a Category 3 form of development where the adjoining property owners and/or occupiers as well as the general public were notified of the development. As a result of the public notification process, two (2) representations were received. One (1) representation voiced no concerns regarding the proposed development. The second representation did not provide any valid planning argument for supporting or not supporting the proposal, rather it posed several questions regarding the use of the site and the potential to improve the visual amenity of the subject site.

The following section provides an assessment of the proposed development against the Development Plan provisions identified above and considers to what extent the proposed development complies with or is at variance to the provisions of the Mount Gambier (City) Development Plan.

Council Wide provisions of development control relating to design and appearance:

The proposed development is setback approximately 25.0 metres from Wireless Road East. This section of Wireless Road East has varying setbacks for buildings, ranging from 0.0 metres to 84.0 metres. The proposed setback is considered to be compatible with the buildings on the adjoining properties and being setback far enough to ensure that the proposed building will not result in or contribute to a detrimental impact upon the function, appearance of character of the locality.

Council Wide provisions of development control relating to energy efficiency:

The proposed development will not cause overshadowing to the adjoining properties and is designed in such a way that solar panels and on-site power generation could occur.

Council Wide provisions of development control relating to form of development:

The proposed development is not incompatible with the features of the subject site or its immediate locality. The proposed development will have no impact on the current adjoining land uses or on any new land uses in the locality.

Council Wide provisions of development control relating to industrial and commercial development:

The proposed building generally meets the relevant industrial and commercial Principles of Development Control. There is provision on site for car parking. In accordance with the Mount Gambier (City) Development Plan, service trade premises should provide a minimum of 2 car parking spaces per 100 square metres of floor area. As the proposed building is to be 882 square metres, a



minimum of nine (9) car parking spaces should be provided on the site. The submitted site plan identifies six (6) formal car parking spaces on the site. There is sufficient room on the subject site to establish more car parking when required.

The development application information provided by the Applicant, acknowledges that stormwater disposal has been a challenge for the wider allotment and advises that it is mainly contained and is channeled into a drainage basin at the front of the site. A stormwater management plan has still not been provided, therefore no assessment can be made in relation to the disposal of stormwater and surface drainage from the site.

A landscaping plan has now been provided which identifies landscaping to be undertaken on the subject site.

Council Wide provisions of development control relating to infrastructure:

The subject site has access to adequate utilities and services and is accessible from a formed all-weather public road.

Council Wide provisions of development control relating to orderly and sustainable development:

The proposed development constitutes orderly and sustainable development, as it will not jeopardise the continuance of adjoining authorised land uses, nor will it prejudice the achievement of the provisions of the Development Plan.

Council Wide provisions of development control relating to transport and access:

The proposed development provides safe and efficient movement and access for vehicles. Off street car parking is provided and is separate to the loading/access areas to the proposed building.

Commerce/Industry Zone specific provisions:

The proposed building complies with the principles of development control pertaining to industrial development, except for those relating to landscaping. It is noted that there are existing pockets of vegetation along the rear boundary of the wider allotment.

CONCLUSION

The proposed development will not create any adverse impacts and/or conflicts between land uses. The proposed building will not detrimentally affect the amenity of the immediate locality or cause unreasonable interference to adjoining sites/land uses, including any potential future land uses considered appropriate in the locality.







The proposed development is not seriously at variance to the Mount Gambier (City) Development Plan. Given the nature of the development and as detailed throughout this report, the proposed development warrants the support of the Council Assessment Panel and the granting of Development Plan Consent.

INVITES

Nil



ATTACHMENTS

1. Planning Only Lodgement - DA 381/0238/2020 - Commercial Shed - 11-17 Wireless Road East, Mount Gambier - Damien Griffen 
2. Working Copy - DA 381/0238/2020 - Commercial Shed - 11-17 Wireless Road East, Mount Gambier - Damien Griffen 
3. Statement of Representation - DA 381/0238/2020 - 11-17 Wireless Road East, Mount Gambier - Geoff Wilson 
4. Additional information - DA 381/0238/2020 - 11-17 Wireless Road East, Mount Gambier 
5. Statement of Representation - DA 381 0238 2020 - 11-17 Wireless Road East, Mount Gambier - Andy Gooden - report copy 
6. Landscape Plan - 11-17 Wireless Road East, Mount Gambier - DA 381/0238/2020 
7. Site Contour Plan - 11 -17 Wireless Road East, Mount Gambier

