

**MINUTES OF LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL
HELD AT THE LEVEL 1 LARGE MEETING ROOM, CIVIC CENTRE, 10 WATSON TERRACE,
MOUNT GAMBIER
ON TUESDAY, 20 JUNE 2023 AT 5.00 P.M.**

PRESENT: Mr Mark Teakle (Presiding Member), Mr Ian Von Stanke, Ms Meg Redman, Ms Lamorna Alexander, Ms Cheryle Pedler (virtual)

OFFICERS Assessment Manager - Mrs T Tzioutziouklaris

IN ATTENDANCE: Executive Administration - Ms T Chant

**OFFICERS AS
OBSERVERS:** Nil

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 FIRST NATIONS PEOPLES HAVE WITH THE LAND.

2 APOLOGY(IES)

Nil

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Ian Von Stanke

Seconded: Lamorna Alexander

That the minutes of the Limestone Coast Southern Regional Assessment Panel meeting held on 16 May 2023 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 QUESTIONS WITHOUT NOTICE

Nil

5 INVITEES

Nil

6 REPORTS

6.1 DA:23005162: 5 BURONGA AVENUE, MOUNT GAMBIER - DEVELOPMENT OF THE SUBJECT LAND FOR THE USE AS CONSULTING ROOMS

COMMITTEE RESOLUTION

The Limestone Coast Southern Regional Assessment Panel Moved:

1. That Limestone Coast Southern Regional Assessment Panel Report No. AR23/35520 titled 'DA:23005162: 5 Buronga Avenue, Mount Gambier - Development of the subject land for the use as consulting rooms' as presented on 20 June 2023 be noted.
2. Reserved Matter

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matter shall be reserved for further assessment prior to the granting of Development Approval:

 - The accessible carparking provided and identified on the subject land shall be further investigated and reconsidered to ensure the carpark meets the requirements of the National Construction Code – Volume 1 – Access and Egress and Australian Standard AS/NZS 2890.6 prior to development approval being granted.
3. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having regard to the provisions of the Planning and Design Code, the Applicant, the representation received and all supporting documentation, it is considered that the application is not at variance with the provisions of the Planning and Design Code and consent is recommended 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. The subject land and all improvements thereon shall be maintained in a state of good, tidy and attractive repair and condition at all times.
 3. The building and land shall not be used for purposes other than that approved by Council.
 4. The car parking 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 material and line-marked and maintained in a useable condition at all times.
 5. The car parking spaces shall measure not less than 2.6 metres in width and 5.5 metres in length and shall be line-marked and maintained in a useable condition at all times.
 6. The car parking space for people with a disability shall be appropriately identified, line marked and maintained within the car parking area.
 7. All vehicle car parks, driveways, vehicle entry and manoeuvring areas must be designed, constructed and maintained in accordance with Australian Standards (AS/NZ 2890.1:2004 and AS/NZS 2890.6.2009).
 8. Provisions shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 9. Landscaping shall be undertaken and maintained at all times.
 10. The hours of operation of the 'Consulting Rooms' shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.

11. The trading hours of the use of the land hereby approved shall not exceed the following/shall be limited to:
Monday to Friday 8.30am to 5.20pm
Saturday 9.00 am to 1.00pm
12. Common vehicle parking areas are provided with lighting to entry and exit point in accordance with Australian Standard (AS 4282-1997).
13. All external lighting must be designed and constructed according to conform to Australian Standard (AS 4282-1997).
14. The illumination from any lighting shall on the subject land must be directed and screened so that overspill of light into the adjacent premises is prevented and drivers on the adjoining road are not distracted.
15. 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.

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

CARRIED

7 MOTIONS WITHOUT NOTICE

Nil

8 MEETING CLOSE

The Meeting closed at 5:20pm.

The minutes of this meeting were confirmed at the Limestone Coast Southern Regional Assessment Panel.

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PRESIDING MEMBER