

WATTLE RANGE COUNCIL
COUNCIL ASSESSMENT PANEL

Minutes of the Ordinary Meeting of Wattle Range Council Assessment Panel held in the Council Chambers, George Street, Millicent on Wednesday 6 March 2019, commencing at 9.43am

1. **PRESENT:** LM Travers (Presiding Member), ME Talanskas, MRB Teakle, ME Redman, Cr P Dunnicliff, JM Best (Public Officer), ML Thredgold (Planning Officer), MM Phillips (Minutes)

1.1. The Presiding Member welcomed the Panel and members of public.

2. **APOLOGIES:** NIL

3. **CONFIRMATION OF MINUTES:**

3.1 Ordinary minutes of Council Assessment Panel; 5 December 2018; (Folios 614-618).

Cr P. Dunnicliff moved that the minutes be taken as presented and confirmed.

MRB. Teakle Seconded

CARRIED

4. **MATTERS ARISING FROM MINUTES:**

NIL

5. **DELEGATIONS AND PETITIONS**

5.1 DA: 894/133/18, Planning Officer Mark Thredgold

Applicant: Amberich Pty Ltd

5.1.1 Frank Brennan from Frank Brennan Consulting Services made a presentation to the panel in support of the application and was questioned by the panel.

DISCLOSURE OF INTREST:

Mr MRB Teakle advised the Panel he had an Indirect Pecuniary Conflict of Interest with Item 6.2 Teagle Contracting Pty Ltd, Demolition of Existing Dwelling and Construction of a new office building containing 2 x offices Boardroom & Meeting Room and new reception area and associated carpark due to Teagle Contracting Pty Ltd being a client of his business. Mr Teakle advised he will leave the room during discussions and will not vote on the matter.

[MRB. Teakle left the meeting at 09.51am]

5.2 DA: 894/278/18, Planning Officer Mark Thredgold

Applicant: Teagle Contracting Pty Ltd

5.2.1 Mr Frank Brennan from Frank Brennan Consulting Services made a presentation to the panel in support of the application and was questioned by the Panel.

[Mr Frank Brennan left meeting and did not return 9.54am]

[Mr MRB Teagle resumed the meeting at 9.54am]

6. OFFICERS REPORTS:

6.1 DA: 894/133/18, Amberich Pty Ltd, Change of use from a Store to an Auto Dismantling and Salvage/Recycling Depot. Planning Officer, Mark Thredgold

ME Redman moved that:

- A. The proposed development is not considered to be seriously at variance with the Wattle Range Council Development Plan – Consolidated 7th February 2013.
- B. Pursuant to *Section 33 of the Development Act 1993*, Development Plan Consent is GRANTED to application number 894/133/2018 from a Store to an Auto Dismantling and Salvage/Recycling Depot in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan Consent Conditions

1. The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.894/133/18 being drawing number(s)
 - Site Plan, Drawing No. amb 120618, Revision 1-2, received by Council on 20th June 2018.
 - Floor Plan, Drawing No. amb 120618, Revision sheet 1-2, received by Council on 20th June 2018.
 - Carparking Layout Plan, Drawing No. amb 120618, Revision sheet 1-2, received 28th September 2018.
 - Stormwater Plan, Drawing No. amb 120618, Revision sheet 1-2, received by Council on 9th November 2018
 - Panning report, prepared by Frank Brennan Consulting Services received by the Council on the 20th June 2018
 - Panning report, prepared by Frank Brennan Consulting Services received by the Council on the 27th and 28th September 2018
 - Letter Dated 14th December 2018

except when varied by the following conditions of consent:

2. Prior to the occupation of the premises, all stormwater from buildings and storage areas shall be constructed in accordance with the approved plans and to the reasonable satisfaction of the Council.

3. A trap shall be installed as part of the site's stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order to the reasonable satisfaction of the Council.
4. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
5. The driveways, parking areas and vehicle maneuvering areas must be maintained in good condition at all times.
6. All car parking areas, driveways and vehicle maneuvering areas must be constructed, in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved.
7. Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times.
8. Driveways, car parking spaces, maneuvering areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
9. Wheel stopping devices shall be placed within each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Council.
10. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
11. All goods and materials placed in the area designated for the outside display of goods and materials shall be kept in a tidy manner and condition at all times.
12. At no time shall any stored goods, products or materials be visible above the height of the fence and/or screen surrounding the storage area(s).
13. All waste and other rubbish shall be stored in a manner so that it does not create unsanitary conditions, unreasonable nuisance or pollution to the environment to the reasonable satisfaction of the Council.
14. All deliveries to and from the site (including waste collection) shall be restricted to the approved hours of operation.
15. The hours of operation of the premises shall be restricted to the following times:
 - Monday – Friday 7:00am to 7:00pm
 - Saturday 7:00am to 5:00pm

Notes

1. Any variation/amendment to the plans and documentation granted Development Plan Consent will require further approval from the Council. If the amendments are deemed to be minor in nature in the opinion of the Council, they may be accepted as part of the current application pursuant to *Regulation 47A of the Development Regulations 2008*. Alternatively, if in the opinion of the Council, the variation(s) are not considered to be minor in nature, a new variation application must be lodged with the Council for assessment against the relevant Wattle Range Council Development Plan.

2. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of goods and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.

ME Talanskas seconded

CARRIED

DISCLOSURE OF INTREST:

Mr MRB Teakle advised the Panel he had an Indirect Pecuniary Conflict of Interest with Item 6.2 Teagle Contracting Pty Ltd, Demolition of Existing Dwelling and Construction of a new office building containing 2 x offices Boardroom & Meeting Room and new reception area and associated carpark due to Teagle Contracting Pty Ltd being a client of his business. Mr Teakle advised he will leave the room during discussions and will not vote on the matter.

Item 8 was discussed before Item 6.2 as Mr MRB Teakle planned to leave the meeting before Item 6.2 due to disclose of interest and would not return.

8. OTHER BUSINESS:

John Best gave a brief rundown of where the Department of Planning, Transport and Infrastructure (DPTI) are with regards to implementing the Accredited Professionals Scheme. Mr Best also advised the Panel Administration Officer, Development Services, Margo Phillips will email further information on the topic.

[MRB. Teakle left the meeting at 10.21am and did not return]

- 6.2 DA: 894/278/18, Teagle Contracting Pty Ltd, Demolition of Existing Dwelling and construction of a new office building containing 2 x offices Boardroom & Meeting Room and new reception area and associated carpark. Planning Officer, Mark Thredgold.

ME Talanskas moved that:

- A. The proposed development is not considered to be seriously at variance with the Wattle Range Council Development Plan – Consolidated 7th February 2013.

- B. Pursuant to *Section 33 of the Development Act 1993*, Development Plan Consent is GRANTED to application number 894/278/18 for Demolition of Existing Dwelling and Construction of a New Office Building Containing 2 x Offices Boardroom & Meeting Room and New Reception Area and Associated Carpark. in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan Consent Conditions

1. The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.894/278/18 being drawing numbers 18_188 sheets 1-4 prepared by Empak Homes, received by Council on 3rd December 2018 except when varied by the following conditions of consent.

2. The stormwater collection and disposal system shall be connected to the street water table (inclusive of any system that connects to the street water table via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.

3. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained with a suitable mix and density of native trees, shrubs and groundcovers to the reasonable satisfaction of the Council.

4. All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council

5. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.

6. The driveways, parking areas and vehicle maneuvering areas must be maintained in good condition at all times

7. Wheel stopping devices shall be placed within each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Council.

8. All car parking spaces shall be line marked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.

Notes

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.

2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).

ME Redman seconded

CARRIED

7. CORRESPONDENCE:

NIL

Meeting closed at 10.26am

Taken as presented and confirmed

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PRESIDING MEMBER

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DATE