



MINUTES

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 56A of the Development Act 1993

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 15 FEBRUARY 2021
AT 6:00PM**

The meeting commenced at 6:01pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Stephen Coppins Mr Nathan Grantham
Ms Olivia Franco(Deputy)

Mr Paul Mickan

Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)
Senior Development Officer – Planning
Development Officer – Planning
Minute Taker

Mr Matt Dineen (*via zoom*)
Ms Danni Biar
Ms Karen Mitrovic
Mr Owen Perry

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP463**

The Minutes of the Council Assessment Panel Meeting held 18 January 2021 be confirmed as a true and accurate record of proceedings.

CARRIED**3 APPLICATIONS WITHDRAWN**

Nil

4 DECLARATIONS OF INTEREST

Nil

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

Nil

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**6.1 CONSTRUCTION OF A DETACHED DWELLING WITH GARAGE AND VERANDAH UNDER MAIN ROOF (NON-COMPLYING)****Representors:**

Nil

Applicant:

Construction Services Aust Pty Ltd

PANEL RESOLUTION**CAP464**

That pursuant to the authority to the Council Assessment Panel by the Council, it is recommended that the Council Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent, to the application by Construction Services for the construction of a detached dwelling at 7 Kirk Street, Smithfield as detailed in Development Application 292/2422/2020 subject to the following condition:
 1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application.

CARRIED

6.2 CHANGE OF USE FROM OFFICE TO CONSULTING ROOM AND EXTERNAL ALTERATIONS (NON-COMPLYING) DA 292/9/2021

Representors: Nil
Applicant: Lionsgate Elizabeth (Pelligra) Pty Ltd

PANEL RESOLUTION**CAP465**

That pursuant to the authority to the Council Assessment Panel by the Council, it is recommended that the Council Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent, to the application by Lionsgate Elizabeth (Pelligra) Pty Ltd for Change of use from office to consulting room and external alterations (non-complying) at 180 Philip Highway, Elizabeth South as detailed in Development Application 292/9/2021 subject to the following condition and reserve matter:

RESERVE MATTER:

The following matter has been reserved pursuant to section 33(3) of the Development Act 1993, and sub-delegated to Council planning staff for a determination, prior to the issue of Development Approval:

- A site plan showing the car park layout accommodating up to 26 car parks and designed in accordance with the relevant Australian Standards, as indicated in the CIRQA Traffic Impact Assessment dated 29 January 2021, shall be provided to Council for approval, prior to the occupation of the use.

CONDITIONS:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established and operated in strict accordance with the details and plans submitted in this development application.
2. Staff shall at all times have access to the car parking areas located to the rear of the subject building, in accordance with the CIRQA Traffic Impact Assessment dated 29 January 2021.

Reason: to ensure that visitor parking is available at the front of the administration building and access and parking is available for staff to the rear of the administration building.

3. All off-street car parking spaces must be line marked, in accordance with the approved plans and Australian Standards. The line marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.

Reason: To maintain safety for users.

CARRIED

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:35pm.