



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, 17 FEBRUARY 2020
AT 6:00PM**

The meeting commenced at 6:04pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

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

Also in attendance for the meeting:

Manager, Planning Services	Mr Matt Dineen
Acting Senior Development Officer – Planning	Mr Adam Squires
Cadet Planner	Mr Shanon Govindan
Minute Taker	Mr Owen Perry

Presiding Member Mr Parsons acknowledged the contribution of former Panel Member Mr Mark Stefanac and welcomed Ms Olivia Franco.

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP427**

The Minutes of the Council Assessment Panel Meeting held 16 December 2019 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CARRIED**3 APPLICATIONS WITHDRAWN**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 CHANGE OF LAND USE TO CONSULTING ROOMS AND ANCILLARY ALTERATIONS TO AN EXISTING BUILDING WITH ASSOCIATED CAR PARKING AND ADVERTISING DISPLAYS (292/1354/2019)**

Representors: Mr G Barker
Applicant: Mr R D'Andrea

PANEL RESOLUTION**CAP428**

That pursuant to the authority delegated 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 City of Playford Development Plan; and
- b) GRANTS Development Plan Consent to the application by Mr R D'Andrea for the Change of land use to consulting rooms and alterations to an existing building with associated car parking and advertising displays at 3 Kinkaid Road, Elizabeth East as detailed in Development Application No. 292/1354/2019 subject to the following conditions and concurrence from the State Planning Commission:
 1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except

where varied by any conditions(s) listed below.

Reason: To ensure that the development is constructed and operated in accordance with the plans and details provided.

2. The hours of operation herein approved are as follows:

- Monday to Friday: 9:00am to 5:00pm

Any variation to these hours of operation will require a further consent.

Reason: To minimise the impact on adjoining properties.

3. The proposed consulting rooms shall be limited to a maximum of 5 staff at any one time.

Reason: To ensure adequate onsite car parking is provided and minimise the impact on adjoining properties.

4. The proposed vehicle crossover is to be constructed in accordance with Council Standard Drawing No. SD 250.

Council standard drawings are available from Councils website under www.playford.sa.gov.au/standarddrawings

Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.

5. All off-street car parking spaces must be line marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The line marking must be maintained to a clear and visible standard at all times.

Reason: To maintain safety for users.

6. The signage, herein approved, must be maintained in good repair with all words and symbols being clearly visible at all times.

Reason: To ensure amenity of the site and locality.

7. The signage, herein approved, must not move, flash, blink or rotate in any manner.

Reason: To preserve and enhance the amenity of the locality and not to distract road users.

8. The planting of landscaping identified on the D'Andrea Architects Floor Plan/Site Plan, Sheet Number A-2201 submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the consulting rooms. Such planting and landscaping must not be removed and any plants which become diseased or die must be replaced by suitable species.

Reason: To maintain the amenity of the site and locality.

CARRIED

6.2 CONSTRUCTION OF A RAINWATER TANK AND ASSOCIATED CUT AND FILL (292/1359/2019)

Representors: Mrs G E Clark
Mr I R Gilbert
Applicant: Ms A J Dodd

With leave of the meeting Mrs Clark addressed the Panel.

PANEL RESOLUTION**CAP 429**

That pursuant to the authority delegated 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 City of Playford Development Plan; and
- b) GRANTS Development Plan Consent to the application by Ms A J Dodd for the construction of a rainwater tank and associated cut and fill at 48 Spring Road, Evanston Park as detailed in Development Application 292/1359/2019 subject to the following conditions:
 1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.

Reason: To ensure that the development is constructed and operated in accordance with the plans and details provided.

2. The proposed rainwater tank must be painted in a dark green colour within 3 months of completion and maintained to the reasonable satisfaction of Council.

Reason: To ensure that there is not an unreasonable impact on the amenity of the locality or to adjacent residents.

3. Proposed landscaping shall be completed within 3 months of completion and maintained to the reasonable satisfaction of Council. Such planting and landscaping must not be removed and any plants which become diseased or die must be replaced by suitable species.

Reason: To ensure that there is not an unreasonable impact on the amenity of the locality or to adjacent residents.

Reserved Matter

Prior to the issuing of Development Approval a landscape plan be supplied to Council for assessment and approval showing screening of the development herein approved by way of landscaping.

CARRIED

**6.3 CHANGE OF USE TO CHILD-CARE CENTRE WITH ANCILLARY CAR PARK
(292/1086/2019)**

Representors: F Green
Jacqueline Newton
Kathryn Lamb
Malcolm and Irene Mettner

Applicant: N D Kumarasekara

PANEL RESOLUTION**CAP430**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development 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 N D Kumarasekara for a change of use to child-care centre with ancillary car park at 35 Brimsdown Road, Davoren Park as detailed in Development Application 292/1086/2019 subject to the following conditions:

Council Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The hours of operation herein approved are as follows:

7am – 6.30pm Monday to Friday
Any variation to these hours of operation will require a further consent.

Reason: To minimise the impact on adjoining properties.
3. The centre is approved for a maximum enrolment capacity of 16 children; any proposal to exceed this enrolment figure will require a further Development Approval.

Reason: To minimise the impact on adjoining properties.
4. All off-street car parking spaces must be line marked, in accordance with the Australian Standards AS 2890.1:2004. The line marking, must be maintained to a clear and visible standard at all times.

Reason: To maintain safety for users.
5. Any redundant crossovers and kerb inverts are removed and reinstated with kerb and gutter to Council specification and any proposed new crossing place or alterations to a crossing place shall meet the minimum standard of design and construction as detailed on City of Playford drawings:
 - “11 Entrance concrete_C”;
 - “12 Entrance concrete_C”;
 - “13 Entrance paved_C”;
 - “14 Entrance paved_C”

These are available from Councils website under
www.playford.sa.gov.au/standarddrawings

Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.

6. The planting of the landscaped hedge identified on the site plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the child care centre. Such planting and landscaping must not be removed and any plants which become diseased or die must be replaced by suitable species which attain a height of 1.2 metres.

Reason: To maintain the amenity of the site and locality.

CARRIED

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Update provided by Matt Dineen on a Category 1 Land Division application to which an appeal has now been withdrawn.

9 OTHER BUSINESS

Provision of digital copy of site plans to Members where possible.

9.1 STAFF REPORTS

A report provided by Matt Dineen on the impact of the Draft Planning and Design Code on existing Concept Plans within Council's Development Plan.

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:36pm.