



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, 16 MARCH 2020
AT 6:00PM**

The meeting commenced at 6:00pm.
Ms Franco entered the meeting at 6:00pm

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

Senior Development Officer – Planning (Major Projects)

Development Officer – Planning

Cadet Planner

Work Experience Student

Minute Taker

Mr Matt Dineen

Mr Adam Squires

Mr Jamie Hanlon

Mr Shanon Govindan

Mr Jarrod Wotton

Mr Owen Perry

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP431**

The Minutes of the Council Assessment Panel Meeting held 17 February 2020 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CARRIED**3 APPLICATIONS WITHDRAWN**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**6.1 292/1993/2019 44 JOHN RICE AVENUE, ELIZABETH VALE**

Representors: C Murphy
SA Housing Authority
Applicant: Northwest Healthcare Aust Property Pty Ltd

PANEL RESOLUTION**CAP432**

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 to the application by Northwest Healthcare Aust Property Pty Ltd for the Staged demolition of existing buildings and staged redevelopment in the form of one seven storey building with ground floor shops and multi deck car parking as stage 1 and one three storey building comprising shops and consulting rooms as stage 2. In addition, works to include relocation of existing vehicle access points, with ancillary at-grade car parking, fencing and landscaping at Lot 1 and 2, John Rice Avenue, Elizabeth Vale as detailed in Development Application 292/1993/2019 subject to the following reserve matter and conditions:

Reserved Matters:

Pursuant to Section 33(3) of the Development Act 1993, the Council RESERVES its decision in relation to the following matters. The applicant shall submit the following information to Council for further assessment prior to the issue of Development Approval:

1. The Applicant or person(s) having the benefit of this consent is required to provide a stormwater management plan with associated calculations that demonstrates stormwater is managed on site to by providing stormwater calculations to demonstrate all excess stormwater runoff, up to the one in hundred year annual recurrent interval (1 in 100 year ARI) storm event, generated from buildings, paving and other impervious area shall be detained on site and discharged into the existing Council Stormwater system at a flow rate no greater than the pre-development 1 in 10 year ARI storm event. The report must also provide suitable detail showing the drainage design and flow/fall details.
2. The Applicant or person(s) having the benefit of this consent is required to provide a landscape master plan showing all landscaping and plantings and maturity to be established within the site, in accordance with Council's preferred species guidelines. Such landscaping is to be established within the first planting season following completion of the relevant stage of development and shall be maintained in good condition at all times to the satisfaction of Council.

Pursuant to Section 42(1) of the Development Act 1993, the Council reserves its decision on the form and substance of any further conditions of the Development Plan Consent that it considers appropriate to impose in respect of the reserve matters outlined above.

DPTI Conditions:

1. The John Rice Avenue access points to the subject development and adjacent service road shall be located in general accordance with MFY Plan: Elizabeth Vale Health Precinct Ground Level Traffic and Parking Layout, Drawing MFY_190084_01_13_07_SH03, Revision A, dated 28/01/2020. The eastern access to John Rice Avenue shall cater for all movements and the western access shall be limited to left turns in and left turns in only by way of a splitter island. Right turns in at this access by ambulances shall be excepted and accommodated by a semi mountable splitter island. The access points shall be suitably signed and line marked to reinforce the desired traffic flow to/from John Rice Avenue.
2. A painted median scheme, including a CHR(s) treatment at the eastern access shall be provided on John Rice Avenue. This treatment and other modifications to John Rice Avenue, including at the Winklebury Road junction, shall be in general accordance with MFY Plan: Elizabeth Vale Health Precinct Ground Level Traffic and parking Layout, Drawing MFY_190084_01_13_07_SH03, Revision A, dated 28/01/2020. John Rice Avenue through lane widths shall accommodate B-Double vehicles.
3. All road works on John Rice Avenue required to facilitate safe access to/from the development shall be designed and constructed in accordance with Austroads 'Guide to Road Design', any relevant Australian Standards and any DPTI requirements. All costs associated with the design and construction of the road and access upgrades required to facilitate the development (including, but not limited to, project management and any necessary road drainage, lighting upgrades) shall be borne by the applicant. The applicant shall enter into a Developer Agreement with DPTI regarding these works and shall contact DPTI Traffic Services Section, Network Planning Engineer, Ms Teresa Xavier on (08) 8226 8389 or via email at Teresa.Xavier@sa.gov.au to obtain approval and discuss any technical issues regarding the required works. These works shall be completed prior to operation of the redevelopment.

4. The largest vehicle permitted to utilise the western John Rice Avenue access shall be a 8.8 metre Medium Rigid Vehicle and the largest vehicle permitted to utilise the eastern John Rice Avenue access shall be a 15 metre semi-trailer.
5. All vehicles shall enter and exit the site in a forward direction.
6. All off-street parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009. All commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018. Clear sightlines, as shown in Figure 3.4 'Minimum Sight Lines for Pedestrian Safety' in AS 2890.2:2018, shall be provided at the John Rice Avenue property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.
7. Any redundant crossover/s on John Rice Avenue shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the development becoming operational.
8. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
9. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent road network. Any alterations to drainage infrastructure required to facilitate this shall be at the applicant's cost.

Council conditions:

10. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in this development application. Including:
 - Development Plan Assessment Report 51388REP02 prepared by Masterplan, as revised 26 February 2020
 - Response to representations prepared by Masterplan dated 18 February 2020.
 - Plans prepared by Woods Bagot Project Number 140426 including:
 - Site plan SK005 revision F dated the 13/12/19,
 - Demolition PlanSk002 – Stage 1 Rev E, dated 13/12/19, Demolition Plan SK003- Stage 2 & 2a Rev D dated 13/12/19 and Demolition Plans SK004Stage 1a & 3 Rev D dated 13/12/19.
 - Overall Elevation SK006 Rev D dated
 - Stage 1 Plans; SK101 Rev G dated 24/02/20, SK102 Rev G dated 24/02/20, SK103 Rev G dated 24/02/20, SK104 Rev G dated 24/02/20, SK105 Rev F dated 13/12/19, SK106 Rev F dated 13/12/19, SK107 Rev F dated 13/12/19, SK108 Rev D dated 13/12/19, SK109 Rev B dated 24/02/20, SK 110 Rev B dated 24/02/20, SK111 Rev B dated 24/02/20, SK112 Rev A dated 24/02/20, SK113 Rev A dated 24/02/20, SK010 Rev D dated 13/12/19
 - Stage 2 Plans; SK 201 Rev D dated 13/12/19, SK202 Rev E dated 13/12/19, SK203 Rev E dated 13/12/19, SK204 Rev E dated 13/12/19, SK205 Rev E dated 13/, SK206 Rev E dated 13/12/19, SK207 Rev D dated 13/12/19, SK208 Rev E dated 13/12/19, SK209 Rev D dated 13/12/19, SK011 Rev C dated 13/12/19,
 - Sonus Environmental Noise Assessment S1967C3dated December 2019
 - Traffic and parking report 19-0084 prepared by MYF PTY LDS dated December 2019.
 - Supplementary traffic letter supplied by MFY dated 25 February 2020.
 - MFY Drawing No: MFY_1900084_01_13_07_SH03

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

11. Containers, bins, tanks and/or receptacles used for the temporary storage of garbage, waste or refuse arising from the premises, shall be located and/or screened from public view, to the reasonable satisfaction of Council.

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

12. All waste collection from the designated refuse area shall occur between 9.00am and 7.00pm on Sundays and Public Holidays; and between 7.00am and 7.00pm on any other day.

Reason: To ensure waste collection does not impede the amenity of the locality and that waste is managed in accordance with the plans and details provided.

13. All construction contractors employed on site are required to prepare a Construction Environmental Management Plan (CEMP) in accordance with the Environment Protection Authority Industry Guideline for CEMP's (September 2019). Construction operations shall be undertaken in accordance with these guidelines.

14. All lighting shall achieve relevant Australian Standards for the lighting of roads and public spaces and control of obtrusive effects of outdoor lighting.

Reason: To ensure that lighting does not impede the amenity of the locality.

15. The recommendations contained within the Sonus Report S6197C3 dated December 2019 shall be adopted as part of the construction and ongoing operation of the development herein approved.

16. All storm water from the site shall be appropriately disposed of on site to the reasonable satisfaction of Council's Civil Engineering Department (including water from all roofs and parking areas).

Reason: To ensure that storm water is managed appropriately on site and does not pollute the environment.

17. The car parking areas shall be sealed, line-marked and designed and maintained in accordance with Australian Standard AS 2890 Parking Facilities.

Reason: Car parking is safe and convenient.

18. The illumination of any signage must be kept to a level which ensures, that no hazard, difficulty or discomfort is caused to either approaching drivers on adjacent public roads or nuisance to adjoining residents.

Reason: To not distract road users.

19. The development must maintain compliance with the Environment Protection (Noise) Policy 2007.

Reason: To ensure that the development does not create unreasonably noise impacts on sensitive land uses.

20. The acoustic fencing as detailed in the report prepared by Sonus S6197C3 dated December 2019 must be constructed to a minimum height of 2.7 and 2.1 metres on the northern boundary, as indicated in figure 1 of the report. Such fencing will be constructed prior to operation of the development and maintained at this height to the satisfaction of Council.

Reason: To ensure that the development does not create unreasonably noise impacts on sensitive land uses.

21. All vehicles undertaking servicing, deliveries and waste removal at the site shall switch off reversing beepers and refrigeration units while on site and vehicles shall not idle while unloading, in accordance with the report prepared by Sonus S6197C3 date December 2019.

Reason: To ensure servicing and deliveries do not impede the amenity of the locality.

22. All deliveries and servicing to the site shall occur between 7.00am and 8.00pm Monday-Friday and 9.00am and 8.00pm on Saturdays Sundays and Public Holidays.

Reason: To ensure servicing and deliveries do not impede the amenity of the locality.

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 6:22pm.