



MINUTES

of

COUNCIL ASSESSMENT PANEL MEETING

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

HELD IN

**COMMITTEE ROOM
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 15 APRIL 2019
AT 6:00PM**

The meeting commenced at 6:00 pm.

1 ATTENDANCE RECORD

1.1 Present

MR JOHN WATSON – ACTING PRESIDING MEMBER

Mr Stephen Coppins

Mr Mark Stefanac

Mr Nathan Grantham (Deputy)

Also in attendance for the meeting:

Assessment Manager

Development Officer – Planning

Development Officer – Planning

Development Officer – Planning

Cadet Planner

Minute Taker

Mr Gary Brinkworth

Mr Jamie Hanlon

Mr Adam Squires

Mr Christopher Webber

Mr Steven Burke

Mr Owen Perry

1.2 Apologies

Ms Kelly Mader

Mr Geoff Parsons

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP402**

The Minutes of the Council Assessment Panel Meeting held 18 March 2019 be confirmed as a true and accurate record of proceedings.

CARRIED**3 APPLICATIONS WITHDRAWN**

6.3 Land Division - Boundary realignment of 5 allotments (DA 292/6/2018)

4 DECLARATIONS OF INTEREST

Nil

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD*Mr Stefanac entered at 6:01pm***5.1 CONSTRUCTION OF 80 GROUP DWELLINGS IN THE FORM OF A RETIREMENT VILLAGE AND ASSOCIATED FACILITY AND CAR PARKING (292/1080/2018)****Representors:** Mr M Wilson**Applicant:** Smithfield Gardens Retirement Village Pty Ltd**PANEL RESOLUTION****CAP403**

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 Smithfield Gardens Retirement Village Pty Ltd. to Construct 80 group dwellings in the form of a retirement village and associated facility and car parking at Lot 1009 Coventry Road, Smithfield, as detailed in Development Application No. 292/1080/2018 subject to the following conditions:

Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/1178/18 except where varied by any condition(s) listed below and specified in the following:
 - Site Layout Plan; Drawing Number SK 06: Dated 1306-18;
 - Site Layout Plan; Drawing Number SK 06: Dated 1306-18 Revision FA;
 - Site Staging Plan; Drawing Number SK 07: Dated 1306-18 Revision FA;

- Site Concept Landscaping; Drawing Number SK 08: Dated 1511-18 Revision D;
- Smithfield Gardens Retirement Village Estate Planning Report / URPS/ Prepared for Smithfield Gardens Retirement Estate - URPS Reference R001_v2_180822 : Dated 22 August 2018;
 - Page 8 – Built Form;and
 - Page 9 - Site Management and Operation.
- Smithfield Gardens Retirement Estate/Rail Noise Assessment/ S5716C2 August 2018/ Sonus;
 - Page 7 – External Noise Level;
 - Page 7-8 – Internal Noise Level;and
 - Page 8 – Figure 1: Site Plan with Recommended Acoustic Treatment.
- Structural Systems Consulting Engineers StormWater Management Report; Dated 12 July 2018/Job Number DT 180604/ inclusive of;
 - Appendix 1: Detail survey plans;
 - Appendix 2: Stormwater drainage system pipe layout plan and sub-catchment;
 - Appendix 3: Stormwater design surface flow during major storm events;
 - Appendix 4: Existing basin and proposed volume and area data;
 - Appendix 5: Manufacturer's detail and information;
 - Appendix 6: DRAINS analysis input and output;
 - Appendix 7: IDF Smithfield;
 - Appendix 8: Estimated allowable discharge rate for critical storm events; and
 - Appendix 9: Engineering drawings C01-C05.PA.O + Drawing Index.

Reason: To ensure that the proposal is established in accordance with the submitted plans.

2. The staged construction of the development shall ensure that waste collection vehicles are able to safely enter and exit the site in a forward direction at all times and the interim turning areas shall be designed to the reasonable satisfaction of Council.

Reason: To ensure that the proposal functions appropriately during construction and to allow waste vehicles to efficiently manoeuvre on site.

CARRIED

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

6.1 CONSTRUCTION OF A SINGLE STOREY DETACHED DWELLING AND DEMOLITION OF AN EXISTING DWELLING (292/990/2018)

Representors: Nil
Applicant: Fairmont Homes Group Pty Ltd

PANEL RESOLUTION

CAP404

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 Fairmont Homes Group Pty Ltd for the Construction of a Single Storey Dwelling and Demolition of an Existing

Dwelling at 78 Kaiser Drive, One Tree Hill as detailed in Development Application No. 292/990/2018 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 existing dwelling must be demolished within 3 months upon receiving the certificate of occupancy for the proposed new dwelling as per the submitted Statement of Effect for this Application.

Reason: To ensure the proposal is established in accordance with the plans and details submitted.

ACCESS TO DWELLING

SA CFS has no objection to the proposed access driveway as partially detailed on drawing named Drainage Plan dated at last revision (A) 29.06.18 with the following conditions;

3. Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
 - The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - i. A loop around the building, OR
 - ii. A turning area with a minimum radius of 12.5 metres, OR
 - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
 - Private access shall have a minimum internal radius of 9.5m on all bends.
 - Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular height clearance of not less than 4 metres in width and a vertical clearance of 4 metres.

Reason: The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

ACCESS (to dedicated water supply)

SA CFS has no objection to the proposed location for the dedicated water supply as detailed on drawing named Drainage Plan dated at last revision (A) 29.06.18, providing the outlet is positioned to comply with the following conditions;

4. Water supply outlet shall be easily accessible and clearly identifiable from the access way, which is a distance of no greater than 30 metres from the proposed dwelling. Stand-alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant lettering in a colour contrasting with that of the background (i.e. blue sign white lettering).

- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.

Reason: The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway.

WATER SUPPLY

5. A Minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
 - The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
 - The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
 - The water storage facility (and any support structure) shall be constructed of non-combustible materials.
 - The dedicated fire-fighting water supply shall be pressurised by a pump that has
 - i. A minimum inlet diameter of 38mm, AND
 - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - iii. A pumping system that operates independently of mains electricity and is capable of pressuring the water for fire-fighting purposes.
 - The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.

- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

Reason: The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78.

VEGETATION

6. A Vegetation Management Zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall, a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.

- v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
- vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
- viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves.
- ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

Reason: The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

CARRIED

6.2 CONSTRUCTION OF A CARPORT (DA 292/165/2019)

Representors: Nil
Applicant: David Kasimov

PANEL RESOLUTION

CAP405

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) REFUSES Development Plan Consent to the application by Mr David Kasimov to construct a carport at 11 Bedchester Road, Elizabeth North as detailed in Application No. 292/165/19 on the following grounds:

Reasons for refusal:

1. Overall, the proposed carport is at odds with the Desired Character of the Residential Zone, being a form of development which will be compromise the high public amenity and pleasant streetscapes desired in the Zone, contrary to Residential Zone Objective 5, and Principle of Development Control 6, and Orderly and Sustainable Development Objectives 1 and 4;
2. By virtue of its visual impacts, the proposed carport will detrimentally impact the existing character of the locality, therefore being contrary to Residential Development Principle of Development Control 42 and 43, and Design and Appearance Objective 1; and
3. By virtue of its design and siting, the proposed carport is not consistent with the pattern of development in the locality, and is contrary to Residential Development Principles of Development Control 8 and 10, and Design and Appearance Principles of Development Control 1, 16, 24 and 26.

CARRIED

6.3 LAND DIVISION - BOUNDARY REALIGNMENT OF 5 ALLOTMENTS (DA 292/6/2018)

Item withdrawn.

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

Accreditation scheme update from Mr Brinkworth given to the Panel.

The meeting closed at 6:24 pm.