



# MINUTES

of

## COUNCIL ASSESSMENT PANEL MEETING

*Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016*

HELD IN

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

ON

**THURSDAY, 18 APRIL 2024  
AT 6:00PM**

The meeting commenced at 6:04 pm.

### 1 ATTENDANCE RECORD

#### 1.1 Present

##### **MR GEOFF PARSONS – PRESIDING MEMBER**

Ms Cherie Gill (Deputy)

Mr Paul Mickan

Ms Misty Norris

##### Also in attendance for the meeting:

Assessment Manager

Senior Manager Development Services

Senior Development Officer - Planning

Development Officer - Planning

Development Officer - Planning

Planning Consultant

Manager Governance

Governance Support

ICT Support Officer

Minute Taker

Mr Adam Squires

Mr Matt Dineen

Mr Mahmoud Hasaneen

Mr Jamie Hanlon

Ms Natalie Luk

Mr Andrew Humby

Ms Zoey Squires

Ms Kiraly Gosnell

Mr Abdoulaye Barry

Mrs Skye Nitschke

**1.2 Apologies**

Mr Aaron Curtis  
Mr Nathan Grantham

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP549**

The Minutes of the Council Assessment Panel Meeting held 21 March 2024 be confirmed as a true and accurate record of proceedings.

**CARRIED****3 APPLICATIONS WITHDRAWN**

Nil

**4 DECLARATIONS OF INTEREST**

Cr Norris declared a perceived conflict of interest on agenda item 5.2 Lot 1529 Ashfield Road, as it could be considered that public comments made could be perceived as a bias towards the item and advised that she will remove herself from the Chamber for that item.

**5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD****5.1 23034744- 77 CALVENGROVE ROAD, WATERLOO CORNER-  
TELECOMMUNICATIONS FACILITY COMPRISING OF A 30M MONOPOLE,  
ANTENNAS, EQUIPMENT COMPOUND AND SECURITY FENCING**

**Representors:** David Billington | Addressed the Panel on behalf of

- Rocco Catanzariti
- Giuseppe Catanzariti
- Saverio Catanzariti
- Pasquale Catanzariti

Peter West | Did not address the Panel

Joseph Vozzo | Addressed the Panel

**Applicant:** Waveconn Operations Pty Ltd, Mark Baade | Addressed the Panel

**PANEL RESOLUTION****CAP550**

It is therefore recommended that the Council Assessment Panel resolves to:

1. **DETERMINES** that the proposed development is not seriously at variance with the provisions of the Planning and Design Code
2. **GRANTS** Planning Consent to the application by Waveconn Operations Pty Ltd for the construction of a telecommunications facility comprising a 30 metre high monopole, antennas, equipment compound and security fencing (2.45 metres) at 77 Calvengrove Road, Waterloo Corner as detailed in Development Application ID. 23034744 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 this Application.
2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved. This includes the use of N53 'Blue Grey' colour scheme for the monopole and triangular headframe.
3. All external lighting of the site, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

**LOST**

**PANEL RESOLUTION****CAP551**

Pursuant to Section 128 of the *Planning, Development and Infrastructure Act 2016*, that DA 23037744 for the construction of a telecommunications facility comprising a 30 metre high monopole, antennas, equipment compound and security fencing (2.45 metres) at 77 Calvengrove Road, Waterloo Corner be REFUSED for the following reason:

**Refusal Reasons:**

1. The proposed development is at variance with PO 6.3 of the Infrastructure and Renewable Energy module of Part 4, General Development Policies of the Planning and Design Code in that insufficient attempts have been made to minimise visual impact

**CARRIED**

*Cr Norris left the meeting room at 7:33 pm in response to her declared conflict of interest.*

**5.2 23022101- LOT 1259 ASHFIELD ROAD- MIXED USE DEVELOPMENT COMPRISING INDOOR RECREATION FACILITY, RETAIL OUTLET, CAFE, TREE DAMAGING ACTIVITY WITH ASSOCIATED PARKING AND LANDSCAPING**

**Representors:** Jordan Ritchie | Not in attendance  
Phoebe Archer | Not in attendance  
Christina Pires | Not in attendance  
Beverly Rudnick | written representation displayed on screen  
Conrad Isterling | Addressed the Panel  
Peter Ruwette | Not in attendance  
Neave Colbert | Addressed the Panel

**Applicant:** Pelligra Group C-/ City Collective, Renae Grida, Blake Soroka & Ben Wilson – CIRQA via Zoom | Addressed the Panel

Edi Bergamin, City of Playford | responded to Panel queries

**PANEL RESOLUTION****CAP552**

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 Planning and Design Code; and
- b) **GRANTS** Planning Consent to the application by Pelligra Pty Ltd C-/ City Collective for a mixed use retail and indoor recreation centre including ice arena, basketball courts, children's play centre, café, changerooms and storage areas, tree damaging activity involving the removal of 13 regulated and 3 significant trees with associated parking and landscaping at Lot 1259 Ashfield Road, Elizabeth as detailed in Development Application ID 23022101 subject to conditions:

**Reserved Matter**

The following matter(s) have been reserved pursuant to section 102(3) of the *Planning, Development and Infrastructure Act 2016*, and sub-delegated to the Assessment Manager for a determination. Prior to the issue of Development Approval, the Applicant shall provide:

- The applicant is to submit a mechanical services plan (or similar) that confirms the type and size of mechanical equipment system to be installed within the facility prior to Council issuing Development Approval.
- The applicant to gain the appropriate clearance/approval from Department of Defence or relevant agency for development of a structure over 15 metres in height prior to Council issuing Development Approval.
- A final landscaping plan shall be supplied for the subject development providing details of plantings species, location and maintenance/pruning schedule is to be provided for assessment and approval by the Assessment Manager.
- An updated parking plan providing details of bicycle parking shall be supplied for the subject development providing patron and staff cycle parking for assessment and approval by the Assessment Manager.

**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.

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

2. All recommendations and noise attenuation measures contained within the Noise Assessment Report by Sonus Document Reference S7578C3 dated July 2023, shall be implemented prior to occupation of the site and complied with at all times.
3. Operating hours of the facility (Monday to Sunday) herein approved as follows:
  - 6am to 10pm for the ice arena and associated café;
  - 6am to 10pm for the basketball courts;
  - 9am to 9pm for the rock climbing and children play centre;
  - 9am to 9pm for the externally operated cafe; and
  - 24 hours for the gymnasium
4. Deliveries and service hours herein approved are as follows:  
Rubbish Collection and deliveries:

- 9am -7pm on Sundays or Public Holidays
  - 7am-7pm on any other day
5. In lieu of planting 35 replacement trees, \$5705 (@ \$163 per tree) must be paid into Council's Urban Tree Fund within one month of the tree(s) being removed.  
Reason: To ensure compliance with the legislative requirement for the planting of replacement trees, pursuant to Section 127(4) of the *Planning, Development and Infrastructure Act 2016*.
  6. All loading and unloading of goods and merchandise shall be carried out upon the subject land and no loading of any goods or merchandise shall be permitted to be carried out in the street in conjunction with the consent herein granted.
  7. Landscaping shown on the plans herein approved shall be established to the reasonable satisfaction Council prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced within the first planting season following removal.
  8. The operator of the facility is to maintain a Traffic Event Management Plan that will be provided to Council (5 business days) prior to any major event (ice hockey or of a similar scale) where traffic and pedestrian movements are required to be managed.
  9. All waste and rubbish shall be stored in covered containers prior to removal and shall be screened from public view.
  10. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.
  11. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of Council prior to the occupation or use of the development.
  12. Car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the relevant authority.
  13. Low impact permeable surface and base shall be installed in the car parking area adjacent to trees 4, 5, 6, & 7 in accordance with methods outlined in Appendix E - Tree Protection Guidelines of the Arborman Arborist Report dated 1 February 2024.
  14. A project arborist shall attend the site during any periods of construction within the Tree Protection Zones of trees 4, 5, 6 & 7 to ensure that any works mitigate damage to the root zones in a manner consistent with the recommendations contained in the Arborman Arborist Report dated 1 February 2024.
  15. Methods of tree protection identified in the Tree Protection Guidelines of the Arborman Arborist Report dated 1 February 2024 shall be adopted for the duration of the construction period.
  16. All storm-water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of the relevant authority, detrimentally affect structures on this site, any adjoining land or public road.
- Department of Infrastructure and Transport Conditions:**
17. Access to the site shall be gained via Ashfield Road in accordance with the site plan produced by City Collective, dated July 2023.
  18. All stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network (including the adjacent embankments). Any existing (and proposed) drainage on the abutting roads shall

be accommodated by the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.

#### Notes

1. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Main North Road and Philip Highway frontage of this site for future upgrading of Main North Road and Philip Highway intersection. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all building works on or within 6.0 metres of the possible requirement. As the development encroaches within the above area, the attached consent form and a copy of the approved plan/s must be provided to DIT (via [dit.landusecoordination@sa.gov.au](mailto:dit.landusecoordination@sa.gov.au)) for consent purposes.

**CARRIED UNANIMOUSLY**

*Cr Norris returned to the meeting room at 8:35 pm.*

#### **6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**

Nil

#### **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 POLICY DISCUSSION FORUM**

Nil

#### **12 CLOSURE**

The meeting closed at 8:37 pm.