



MINUTES

of

SPECIAL 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, 3 MAY 2021
AT 6:00PM**

The meeting commenced at 6:00pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Stephen Coppins
Ms Olivia Franco
(Deputy) (via zoom)

Mr Nathan Grantham

Mr Paul Mickan

Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)
Senior Development Officer – Planning
Senior Development Officer – Planning (Major Projects)
Development Officer – Planning
Cadet Planner
Minute Taker
System Operator

Mr Matt Dineen
Ms Danni Biar
Mr Adam Squires
Mr Jamie Hanlon
Ms Laura Goulden
Ms Sara Howley
Mrs Elise Clinton

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP468**

The Minutes of the Council Assessment Panel Meeting held 29 March 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CARRIED**3 APPLICATIONS WITHDRAWN**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**5.1 CONSTRUCTION OF AN IMPLEMENT SHED, PACKING SHED, OFFICE, SALES ROOM ASSOCIATED WITH HORTICULTURE, TWO (2) GREENHOUSE BUILDINGS AND SHADE SAIL STRUCTURE (292/985/2019)**

Representors: Mr M Marks
Mr J Clark
Ms J K McKinnon & Kym Smith

Applicant: T M Vu

PANEL RESOLUTION**CAP469**

Consideration of the application be deferred to seek further additional information, particularly relating to the operation and management of the proposed facility.

CARRIED

5.2 CONSTRUCTION OF AGED PERSONS' ACCOMMODATION FACILITY CONSISTING OF 4 ACCOMMODATION BUILDINGS AND ONE ADMINISTRATION AND SERVICES BUILDING, WITH ASSOCIATED INFRASTRUCTURE, CAR PARKING, LANDSCAPING AND TREE DAMAGING ACTIVITY IN THE FORM OF THE REMOVAL OF 4 SIGNIFICANT TREES AND 16 REGULATED TREES OVER 3 STAGES (DA 292/2631/2020)

Representors: Mr B and Mrs J Penn
Applicant: ACH Group

PANEL RESOLUTION

CAP470

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 Planning Consent, to the application by ACH Group for "Construction of aged persons' accommodation facility consisting of 4 accommodation buildings and one administration and services building, with associated infrastructure, car parking, landscaping and tree damaging activity in the form of the removal of 4 significant trees and 16 regulated trees over 3 stages" at Lot 47 Oldham Road and Lot 48 Mark Road, Elizabeth South as detailed in DA 292/2631/2020 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. Forty four (44) trees must be planted on the land to replace the trees herein approved for removal. These replacement trees shall be maintained in good condition at all times, to the satisfaction of Council. Replacement trees cannot be within a species specified under Regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

At the request of the applicant, payment may be made into the City of Playford Urban Tree Fund at the prescribed rate calculated in accordance with the Regulation 59(1) of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 5 (27) of the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019*, in lieu planting 1 or more replacement tree (with the relevant number of required replacement trees adjusted accordingly).

Reason: To ensure compliance with the legislative requirement for the planting of replacement trees, pursuant to Section 127(1)(a) of the Planning Development and Infrastructure Act 2016.

3. The western boundary fence shall be installed prior to occupation of the site, in accordance with WSP Noise Assessment Report and updated correspondence dated 22 April 2021.

Reason: to ensure the residential amenity of the occupants is maintained.

4. All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.

Reason: To ensure useable and safe carparking.

5. 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

6. 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.

7. Permeable fencing and/or low level landscaping below the 1.1m height standard specified in Austroads, shall be installed around the driveways to ensure safety for vehicles, pedestrians on Mark Road, confirmed in correspondence from GTA dated 22 March and Brown Falconer Porte Cochre Plan dated 18 March 2021.

Reason: to ensure vehicle and pedestrian safety.

8. All existing line marking, signage and curbing on Mark Road and Coglin Road shall be reinstated where necessary to ensure compliance with relevant Australian Standards and to the reasonable satisfaction of Council.

9. Prior to the construction of external works, detailed design plans of external works shall be provided to Council for approval.

10. Appropriate line marking, DDA pram ramps and signage shall be provided within the proposed carpark areas, e.g. drop-off zones, no entry, arrow line marking (one way), pedestrian crossing signs, private carpark sign etc., to the reasonable satisfaction of Council.

Reason: to ensure vehicle and pedestrian safety.

11. Landscaping is to be established in accordance with the approved Landscape Concept Plan prepared by Outer Space dated December 2020, 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.

12. As identified in the Stormwater Management Plan prepared by WGA dated 30 April 2021 Revision F, an easement for drainage purposes in favour of Council shall be provided over that infrastructure required to divert overland flows as identified within Appendix I. The easement shall be granted prior to occupation of the proposed development at the full cost of the Developer. The width of the easement shall be to the reasonable satisfaction of Council.

Reason: to ensure Council can obtain access to the infrastructure for drainage purposes.

CARRIED

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

Nil

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 7:20pm.