



# 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 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      Mr Nathan Grantham

Ms Olivia Franco

(Deputy) (via zoom)

Mr Paul Mickan (via zoom)

#### Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)

Senior Development Officer – Planning

Senior Development Officer – Planning (Major Projects)

Minute Taker

Mr Matt Dineen

Ms Danni Biar

Mr Adam Squires

Ms Sara Howley

**1.2 Apologies**

Nil

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP471**

The Minutes of the Special Council Assessment Panel Meeting held 3 May 2021 be confirmed as a true and accurate record of proceedings.

**CARRIED****3 APPLICATIONS WITHDRAWN**

Nil

**4 DECLARATIONS OF INTEREST**

Presiding Member, Geoff Parsons advised of a perceived conflict in respect to Item 6.2. This is due to Mr Parsons being on another Council Assessment Panel with the author of Statement of Support (Attachment 12), Mr Gregg Jenkins. Mr Parsons advised he will remain in the meeting for this item, but wanted this perceived conflict be known by the other panel members.

**5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**

Nil

**6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD****6.1 THE DIVISION OF THREE ALLOTMENTS INTO EIGHT AND THE CONSTRUCTION OF SIX DWELLINGS AND SIX CARPORTS OVER THREE STAGES (D071/2019);  
STAGE 1 = CREATION OF LOTS 707 AND 708  
STAGE 2 = CREATION OF LOTS 701, 702, 703, 704, 705 AND 706  
STAGE 3 = THE CONSTRUCTION OF SIX DWELLINGS AND SIX CARPORTS**

**Representors:** Mr. Jarrod Rodgers  
Mr. Stephen Edwards

**Applicant:** State Surveys

**PANEL RESOLUTION****CAP472**

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 Development Plan Consent, subject to the concurrence of the State Planning Commission, to the application by State Surveys for the division of three allotments into eight and the construction of six dwellings and six carports over three stages at 110 Yorktown Road, Elizabeth Park as detailed in Development Application 292/1669/2019 subject to the following conditions:

**RESERVE MATTER:**

The following matter has been reserved pursuant to section 33(3) of the Development Act 1993, and sub-delegated to Council planning staff for a determination, prior to the issue of Development Approval:

- An acoustic report prepared by a suitably qualified engineer shall be provided that considers the impacts of the adjoining commercial land use (integrated service station) on the proposed sensitive land use and details any required measure(s) to be implemented within the construction of the proposed dwelling. Any required measures outlined by the acoustic report shall be reflected within the proposed plans.

**CONDITION:**

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application.
2. Any proposed new crossing place shall meet the minimum standard of design and construction as detailed on City of Playford drawings relevant to commercial crossovers.

These are available from Councils website under [www.playford.sa.gov.au/standarddrawings](http://www.playford.sa.gov.au/standarddrawings)

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

3. The porches, alfrescos and carports of the proposed dwellings shall not be enclosed on any side with any solid material except where included as part of the current application.

*Reason: To preserve and enhance the amenity of the site and locality.*

4. Loading and unloading of goods via the loading area located on the northern façade of the existing (Shopping Centre) building, accessed via Kirk Street and Butterfield Road shall be carried out between Monday to Saturday 7.00am to 7.00pm and 9.00am to 7.00pm on a public holiday.

*Reason: To minimise the impact on adjacent properties and road users.*

5. The collection of waste relevant to the Shopping Centre building and specific to that area adjacent the northern façade of the existing (Shopping Centre) building,

accessed via Kirk Street and Butterfield Road shall be carried out between Monday to Saturday 7.00am to 7.00pm and 9.00am to 7.00pm on a public holiday.

*Reason: To minimise the impact on adjacent properties and road users.*

**CARRIED**

**6.2 21005456- EXPANSION OF AN EXISTING RECREATION AREA BY THE CONSTRUCTION OF TWO (2) SOCCER PITCHES AND ONE (1) SHARED USE OVAL WITH ASSOCIATED INFRASTRUCTURE AND CARPARKING AS PART OF THE ANGLE VALE COMMUNITY SPORTS CENTRE LOCATED AT 55 FRADD ROAD, ANGLE VALE**

**Representors:** Nil  
**Applicant:** City of Playford

**PANEL RESOLUTION**

**CAP473**

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

- A. DETERMINE that the proposed development is not seriously at variance with the provisions of the Planning and Design Code; and
- B. GRANTS Planning Consent to the application by City of Playford for the Expansion of an existing recreational area at 55 Fradd Road, Angle Vale, as detailed in Development Application ID. 21005456 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.
2. 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.

*Reason: To minimise the impact on adjoining properties and drivers.*

3. Prior to construction commencing, a Soil Erosion and Drainage Management Plan (SEDMP) must be prepared in accordance with the EPA's Code of Practice for the Building and Construction Industry and submitted to the reasonable satisfaction of the City of Playford. The SEDMP must be implemented during construction to prevent soil sediment and pollutants leaving the site or entering waters (including stormwater system) during development of the site. The SEDMP must include elements such as:
  - a. The installation of a shaker pad at the entrance/exit to the development site
  - b. Avoiding unnecessary cut and fill and unnecessary clearing of vegetation
  - c. Protecting exposed soil through temporary vegetation or jute matting, hay bales or silt fences, and fencing and containing of stockpiles.
4. Prior to construction commencing, a Construction Environment Management Plan (CEMP) must be prepared and be implemented during construction. The CEMP must address the mitigation of noise and air quality impacts during the construction phase.
5. 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.*

6. All off-street carparking spaces must be linemarked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The linemarking, signposting and directional arrows must be maintained to a clear and visible standard at all times.

*Reason: To maintain safety for users.*

**CARRIED**

**7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1**

Nil

**8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS**

Nil

**9 OTHER BUSINESS**

Provision of feedback regarding reports from Council under the *PDI Act 2016*, specifically around the inclusion of policies from Paul Mickan.

Potential to include the policies on the electronic version of the agenda, but not in the hardcopy agenda.

**9.1 STAFF REPORTS**

Nil

**10 CONFIDENTIAL MATTERS**

Nil

**11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM**

Consideration to be given to the future zoning of the land relating to Item 6.1 of the agenda as a result of the Panel's decision.

**12 CLOSURE**

The meeting closed at 6:26pm.