



# 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, 15 JUNE 2020  
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

Mr Paul Mickan

Ms Olivia Franco(Deputy)(via zoom)

#### Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)

Acting Senior Development Officer – Planning

Development Officer – Planning

Minute Taker

Zoom Operator

Mr Matt Dineen

Mr Jamie Hanlon

Ms Karen Mitrovic

Mr Owen Perry

Mr Adam Cox

**1.2 Apologies**

Nil

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP441**

The Minutes of the Council Assessment Panel Meeting held 18 May 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**CARRIED****3 APPLICATIONS WITHDRAWN**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****5.1 CHANGE OF USE TO WASTE SKIP STORAGE AND WASTE RECOVERY FACILITY, INCLUDING CONCRETE AND BRICK CRUSHING AND THE CONSTRUCTION OF A CANOPY AND ANCILLARY PARKING AREA (292/1672/2019)**

**Representors:** Mr L W James  
Mr T C Ross  
**Applicant:** Mr G Sommer

**PANEL RESOLUTION****CAP442**

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 Playford Council Development Plan; and
- B. GRANTS Development Plan Consent, subject to the concurrence of the State Commission Assessment Panel, to the application by Mr G W Sommer for Change of use to waste skip storage and waste recovery facility, including concrete and brick crushing and the construction of a canopy and ancillary parking area at 7 - 9 Wiley Street, Elizabeth South, as detailed in Development Application 292/1672/2019 subject to the following reserve matter and 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.

2. All surface run-off and stormwater discharging from the site shall be free from contaminants. A gross pollutant trap shall be installed to capture all waste prior to disposal of stormwater to the street water table. The stormwater system must further ensure runoff is maintained at pre development levels, groundwater resources are not impacted, flood risks are mitigated, and must ensure the stormwater management system is adequately maintained.

Reason: To assist and maintain water quality entering Council's drainage network.

3. 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.

4. The deposit of waste on the site must be confined to the operators of the waste recovery facility and at no time shall the premises receive waste directly from the general public.

Reason: To ensure the proposal is established in accordance with the proposed use.

5. The hours of operation herein approved are as follows:

Monday – Saturday between the hours of 6am and 5pm.

Any variation to these hours of operation will require a further consent.

Reason: To minimise the impact on adjoining properties.

6. Crushing of materials must not occur at a greater frequency than 2 days in a fortnight.

Reason: to minimise the impact on adjoining properties

#### **Environmental Protection Authority Conditions:**

7. Crushing and sorting of materials must not be undertaken on the site after 10pm and before 7am.
8. Prior to commencement of operations at the site, the container shelter canopy structure must be fully constructed.

#### **Environmental Protection Authority Notes:**

##### **The following notes provide important information for the benefit of the applicant.**

- The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. This includes ensuring that vehicles permanently located onsite (such as forklifts) are fitted with a broadband type reversing alarm.
- An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection

Authority before acting on this approval to ascertain licensing requirements. Information on applying for a licence (including licence application forms) can be accessed here: [http://www.epa.sa.gov.au/business\\_and\\_industry/applying\\_for\\_a\\_licence](http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence)

- A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

**CARRIED**

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

### 6.1 PARTIAL CHANGE OF USE TO AN INDOOR RECREATION FACILITY IN THE FORM OF A DANCE STUDIO (UNITS 2, 4 AND 5)

**Representors:** Sue and Trevor Taylor  
Ricky Attenborough

**Applicant:** A L Russell

#### PANEL RESOLUTION

**CAP443**

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 Playford Council Development Plan; and
- B. GRANTS Development Plan Consent subject to the to the application by A L Russell for a partial change of use to an indoor recreation facility in the form of a dance studio (units 2, 4 and 5) at 18-20 Charlotte Street, Smithfield as detailed in Development Application 292/318/2020 subject to the following conditions:
  1. 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.

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

2. The hours of operation herein approved are as follows:

Monday: 4pm – 8pm  
Tuesday: 9am – 8pm  
Wednesday: 4pm – 8pm  
Thursday: 9am – 8pm  
Friday: 4pm – 8pm  
Saturday: 9am – 5pm  
Sunday: 9am – 5pm

Any variation to these hours of operation will require a further consent.

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

3. The number of students on site shall be restricted to fifteen at any one time.

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

4. 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.*

**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 6:44pm.