



# 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 AUGUST 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)

#### 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

Mr Matt Dineen

Ms Danni Biar

Mr Adam Squires

Mr Jamie Hanlon

Mr Shanon Govindan

Ms Sara Howley

**1.2 Apologies**

Nil

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP447**

The Minutes of the Council Assessment Panel Meeting held 20 July 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**CARRIED****3 APPLICATIONS WITHDRAWN**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**

Nil

**6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD****6.1 A CHANGE OF USE TO CONSULTING ROOMS WITH AN ANCILLARY STORE, INCLUDING AN INTERNAL FIT OUT AND ADDITION TO AN EXISTING BUILDING AND ALTERATIONS TO AN EXISTING CAR PARK AND THE PROVISION OF LANDSCAPING, THE COMMENCEMENT OF ADVERTISING AND DEMOLITION OF A SHED (292/227/2020).****Representors:** Phil, Planning consultant**Applicant:** C Stevenson**PANEL RESOLUTION****CAP448**

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 C Stevens to the change of use to consulting rooms with an ancillary store, including an internal fit out and addition to an existing building and alterations to an existing car park and the provision of landscaping, the commencement of advertising and demolition of a shed at 8 Bayer Road, Elizabeth South, as detailed in Development Application No.

292/227/2020 subject to the concurrence of the State Commission Assessment Panel, and subject to the following 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. The hours of operation herein approved are as follows:  
9.00am to 6.00pm Monday to Friday and 9.00am to 1.00pm Saturday  
Any variation to these hours of operation will require a further consent.

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

3. All off-street car parking spaces must be line-marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The line-marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.

*Reason: To maintain safety for users.*

4. One (1) car parking space must be provided for motorists with a disability in accordance with the Australian Standard 2890.6.2009 and must be line marked and signposted. The line marking and signposting must be maintained to a clear and visible standard at all times.

*Reason: To provide safe and convenient parking for motorists with a disability.*

5. *The premises must be kept tidy and all buildings, fences, landscaping and paved or sealed surfaces must be maintained in good condition at all times.*

*Reason: To maintain the amenity of the site and locality.*

6. *The planting and landscaping identified on the Site Plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the consulting rooms. Such planting and landscaping must not be removed any plants which become diseased or die must be replaced by suitable species.*

*Reason: To maintain the amenity of the site and locality.*

**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 6:26pm.