



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, 19 AUGUST 2019
AT 6:00PM**

The meeting commenced at 6:00pm.

1 ATTENDANCE RECORD

1.1 Present

MS KELLY MADER - PRESIDING MEMBER

Mr Stephen Coppins

Mr Geoff Parsons

Mr Mark Stefanac

Mr John Watson

Also in attendance for the meeting:

Acting Senior Manager, Development Services
Assessment Manager

Senior Development Officer – Planning

Development Officer – Planning

Development Officer – Planning

Development Officer – Planning

Cadet Planner

Minute Taker

Mr Sean Teelow

Mr Gary Brinkworth

Mr Andrew Houlihan

Mr Jamie Hanlon

Mr Adam Squires

Ms Karen Mitrovic

Mr Steven Burke

Ms Janine Harding

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP413**

The Minutes of the Council Assessment Panel Meeting held 17 June 2019 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CARRIED**3 APPLICATIONS WITHDRAWN**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 CONSTRUCTION OF AN ADVERTISING DISPLAY TO BE USED IN ASSOCIATION WITH A RETIREMENT VILLAGE (292/658/2019)**

Representors: Nil
Applicant: Mr P Whittaker

PANEL RESOLUTION**CAP414**

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 P Whittaker for the Construction of an advertising display to be used in association with a retirement village at Lot 1009 Coventry Road, Smithfield as detailed in Development Application No. 292/658/2019 subject to the following conditions *and concurrence from the State Planning Commission*:
 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 conditions(s) listed below.

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

2. The signage herein approved shall be constructed at a time concurrent with or following commencement of the use of the Retirement village and messages on the signage shall only pertain to the approved use of the land.

Reason: To ensure the proposal is established in accordance with the proposed use. Where a subsequent use does not fall within the above definition a fresh consent maybe required.

3. The illumination of the signage must be kept to a level which ensures, that no hazard, difficulty or discomfort is caused to either approaching drivers on adjacent public roads or nuisance to adjoining residents.

Reason: To not distract road users.

CARRIED

6.2 CONSTRUCTION OF AN OFFICE AND WAREHOUSE WITH AN ATTACHED GLASSHOUSE TO BE USED FOR DISPLAY AND DEMONSTRATION PURPOSES WITH ASSOCIATED, AMENITIES, CAR PARKING, WATER STORAGE TANKS, FENCING AND LANDSCAPING (DA 292/681/2019).

Representors: Nil

Applicant: Apex Greenhouses Australia Pty Ltd

PANEL RESOLUTION

CAP415

That pursuant to the authority delegated to the Council Assessment Panel by the Council, it is recommended that the Council Development 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 Apex Greenhouses for the construction of an office and warehouse with an attached glasshouse to be used for display and demonstration purposes with associated, amenities, car parking, water storage tanks, fencing and landscaping at allotment 20 Deposited Plan 32611 Gawler Roar, Virginia, as detailed in Development Application No. 292/681/2019, subject to the concurrence of the State Commission Assessment Panel and the following conditions and notes:

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 and maintained in strict accordance with the details and plans submitted in this development application. Including:
 - Planning report and associated answers to Councils questions dated April 2019, 7 June 2019 and emails dated the 28 June and 4 July 2019 as prepared by Planning Chambers.
 - Set of plans dated June 2019 101-109 and Waste location and fencing plan A102 (a).
 - Materials and Finished selection dated June 2019 as prepared by Planning Chambers Pty Ltd.

- Stormwater management and civil plans with accompanying report dated the 27 May 2019.
- Landscape plan dated June 2019 as prepared by Planning Chambers Pty Ltd.

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

2. 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.*

3. 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.*

4. The car parking areas shall be sealed, line-marked and designed and maintained in accordance with Australian Standard AS 2890 Parking Facilities.

Reason: *Car parking is safe and convenient.*

Notes

5. The Driveway Cross Over shall be designed and installed to the specifications of Council.
6. The development shall maintain compliance with the *Environment Protection (Noise) Policy 2007*.

CARRIED

6.3 PRUNING WORKS TO A REGULATED TREE (292/800/2019)

Representors: Ms M Reid
Mr D Gepp

Applicant: City of Playford

PANEL RESOLUTION

CAP416

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 City of Playford for the pruning of a Significant Tree within the road reserve directly adjacent 3 Bendle Street, Elizabeth Park, as detailed in Development Application No. 292/800/2019 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.
 2. All pruning must be undertaken in accordance with the Australian Standards for

Pruning of Amenity Trees AS4373-2007.

Reason: to ensure the pruning does not affect the amenity of the tree or destabilise the structure of the tree.

CARRIED

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Appeal Withdrawn – Petrol Station on Midway Rd

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

Mr Gary Brinkworth addressed the panel advising them of his resignation from City of Playford. The Presiding Member, Ms Kelly Mader advised it was also her last meeting and expressed her appreciation and thanks to the Panel.

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:11 pm.