



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, 16 NOVEMBER 2020
AT 6:00PM**

The meeting commenced at 6:00pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Nathan Grantham	Mr Paul Mickan (via zoom)	Ms Olivia Franco(Deputy) (via zoom)
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Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)	Mr Matt Dineen
Development Officer – Planning	Ms Megan Leverington
Minute Taker	Mr Owen Perry

1.2 Apologies

Cr Stephen Coppins

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES

PANEL RESOLUTION**CAP449**

The Minutes of the Council Assessment Panel Meeting held 17 August 2020 be confirmed as a true and accurate record of proceedings.

CARRIED

3 APPLICATIONS WITHDRAWN

Nil

4 DECLARATIONS OF INTEREST

Mr Mickan declared a potential interest to item 5.1. Mr Mickan previously worked at the Barossa Council with Mr Philip Harnett, the author of the report for URPS who is acting on behalf of the applicant. Mr Mickan further meets with Mr Harnett on a social basis from time to time. Mr Mickan of the opinion that he does not have a conflict of interest in Item 5.1.

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

5.1 ALTERATIONS AND ADDITIONS TO AN EXISTING EDUCATIONAL ESTABLISHMENT AND THE CONSTRUCTION OF A CAR PARK DA 292-1375-2020

Representors: Mrs Rosa Librandi
Ms Kirsty D'Alfonso
Mr Shane Roling
Mr Grant Matthews
Mr Brett Sachse
Mrs Lee Yon
Mr Allan Wain
Ms Sarah Lucas
Mr Larry Cavallaro
Mrs Heidi Roche

Applicant: Trinity College Gawler Inc

PANEL RESOLUTION**CAP450**

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, to the application by Trinity College Inc. for alterations and additions to an existing educational establishment and the construction of a carpark at 66-68 Heaslip Road, Angle Vale as detailed in Development Application 292/1375/2020 subject to the following conditions and reserve matter:
 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. Any proposed new crossing place or alterations to a crossing place shall meet the minimum standard of design and construction as detailed on City of Playford drawings.

These are available from Councils website under www.playford.sa.gov.au/standarddrawings

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

3. 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 car parking.

4. 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.

5. The car parking area to be constructed adjacent the school's main oval, on the north eastern side of the subject land must only be used for staff vehicle parking, with access controlled by way of boom gates.

Reason: to ensure useable and safe car parking

6. The planting and landscaping identified on the plans submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the buildings. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.

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

7. Stormwater from the carpark up to the 1 in 100 year ARI post development flow rate is to be detained on site and discharged at the 1 in 5 year ARI pre-development flow rate.

Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for this condition is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.

8. A device shall be installed to ensure that all surface run-off, stormwater or other liquid, discharging from the site, must be free of site contaminants. These contaminants include, but are not limited to oils, grease, fuels, rubbish, litter or silt.

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

Reserve Matter

The following matter(s) have 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:

- A detailed landscaping plan to be provided that details the species of plants to be incorporated along the perimeter fence of the site abutting Trinity Way and in the staff car parking.

Such tree planting when mature should maintain a clear area beneath a continuous canopy and provide shade and visual quality to the carpark. The initial tree planting shall use advanced species to a minimum height of 1.5m.

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**9.1 STAFF REPORTS**

Delegations under the PDI Act will be presented at a later date.

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:42pm.