



# MINUTES

of

## COUNCIL ASSESSMENT PANEL MEETING

*Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016*

HELD IN

**COUNCIL CHAMBERS  
PLAYFORD CIVIC CENTRE  
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**THURSDAY, 16 NOVEMBER 2023  
AT 6:00PM**

The meeting commenced at 6:00pm.

### **1 ATTENDANCE RECORD**

#### **1.1 Present**

##### **MR GEOFF PARSONS – PRESIDING MEMBER**

Mr Aaron Curtis

Ms Misty Norris

Mr Nathan Grantham

Mr Paul Mickan

##### Also in attendance for the meeting:

Assessment Manager

Acting Manager Planning Services

Minute Taker

Governance Support

ICT Support Officer

ICT Support Officer

Mr Matt Dineen

Ms Danni Biar

Ms Domenica Crisafi

Ms Kiraly Gosnell

Mr Braden Hanberger

Mr Nick Gehlert

#### **1.2 Apologies**

Nil

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP533**

The Minutes of the Council Assessment Panel Meeting held 19 October 2023 be confirmed as a true and accurate record of proceedings.

**CARRIED UNANIMOUSLY**

**3 APPLICATIONS WITHDRAWN**

Nil

**4 DECLARATIONS OF INTEREST**

Nil

**5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD****5.1 CHILD CARE FACILITY WITH ANCILLARY ACOUSTIC BOUNDARY FENCING, RETAINING WALL AND ASSOCIATED ADVERTISEMENT (ID 23024476)**

**Representors:** Frank Grillo  
**Applicant:** Development Holdings Pty Ltd

**PANEL RESOLUTION****CAP534**

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 Planning and Design Code; and
- b) **GRANTS** Planning Consent to the application by Development Holdings Pty Ltd for Child care facility with ancillary acoustic boundary fencing, retaining wall and associated advertisement at 37 Main North Road, Smithfield as detailed in Development Application ID 23024476 subject to the conditions and notes:

**Conditions****Council:**

- 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 recommendations contained within the Environmental Noise Assessment Report by Sonus Document Reference S78196C2 dated July 2023, shall be implemented prior to occupation of the site, and complied with at all times.
- 3. The hours of operation herein approved are as follows:

- **Monday to Friday 6:30am to 6:30pm**

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

- 4. The child care facility herein approved shall be limited to a maximum capacity of 84 children.**
- 5. All loading and unloading of goods and merchandise shall be carried out upon the subject land and no loading of any goods or merchandise shall be permitted to be carried out in the street in conjunction with the consent herein granted.**
- 6. 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. Line marking shall be provided and maintained in accordance with Australian Standards 2890.**
- 7. The planting and landscaping identified on the Landscape Design prepared by Das Studio, submitted with the application must be completed in the first planting season concurrent with or following the commencement of the use. 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.**
- 8. Parking identified on the subject site plan (ref DWG No. 3602 DA04 Rev 2 received on 16 November 2023) for staff use, shall be visually identified for such purposes in accordance with Australian Standards 2890.**

**Commissioner of Highways:**

- 9. 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.**
- 10. All access to the development shall be gained in accordance with the Site Plan produced by Brown Falconer, drawing no. 3602 DA04, Revision 2, dated 03/08/2023; except where varied by conditions below.**
- 11. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath. This will require the access to be located further to the south and all vegetation either side of the access being less than 1m in height.**
- 12. All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.**
- 13. The redundant crossover on Main North Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to operation of the development.**
- 14. The bus stop (including tactiles) adjacent the subject site shall be relocated to the satisfaction of DIT/SAPTA prior to the operation of the development with all costs borne by the applicant. The applicant shall contact Mr Wayne Stewart, SAPTA, Senior Project Officer on ph. 7133 2560, mobile 0401 713 311, or email. [Wayne.stewart@sa.gov.au](mailto:Wayne.stewart@sa.gov.au) to progress this.**
- 15. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the**

satisfaction of the relevant asset owner, with all costs being borne by the applicant.

16. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

**Commissioner of Highways Notes:**

1. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Main North Road frontage of this site for future upgrading of the Main North Road/Curtis Road/Craigmore Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. As the built form does not encroach within the above areas, consent is not required in this instance.
2. This property abuts a section of Main North Road that was proclaimed as controlled access road on 12 December 1960 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there is a permitted means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site. Upon construction of the new access, the applicant will need to contact the Department via [dit.landusecoordination@sa.gov.au](mailto:dit.landusecoordination@sa.gov.au) to arrange for the existing permit records to be updated.

**CARRIED UNANIMOUSLY**

**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**

Nil

**9.1 STAFF REPORTS**

**Matters to be considered by the Committee and referred to Council**

*Matters which cannot be delegated to a Committee or Staff*

**9.1.1 COUNCIL ASSESSMENT PANEL - TERMS OF REFERENCE****Responsible Executive Manager : Adam Squires****PANEL RECOMMENDATION****CAP535**

1. The Council Assessment Panel endorses the Council Assessment Panel Terms of Reference (Attachment 2).
2. The Council Assessment Panel authorises the Council Assessment Panel Assessment Manager to make further minor amendments that do not alter the intent of the Terms of Reference.

**CARRIED UNANIMOUSLY****10 CONFIDENTIAL MATTERS**

Nil

**11 POLICY DISCUSSION FORUM**

Nil

**12 CLOSURE**

The meeting closed at 6:28 pm.