



# MINUTES

of

## COUNCIL DEVELOPMENT 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 NOVEMBER 2014  
AT 6:00PM**

The meeting commenced at 6:03pm.

### **1 ATTENDANCE RECORD**

#### **1.1 Present**

##### **MR DAMIEN ELLIS - PRESIDING MEMBER**

Cr Marilyn Baker  
Ms Carol Muzyk

Cr Denis Davey  
Mr Joel Taggart

Cr Michael Joy  
Mr Simon Weidenhofer

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

General Manager, Planning, Strategy & Compliance  
Practice Manager, Development & Infrastructure  
Practice Manager, Planning Assurance  
Service Coordinator, Urban Planning  
Development Officer – Planning  
Development Officer – Planning  
Service Specialist, Traffic Engineer  
Minute Secretary

Mr Shaun Kennedy  
Mr Rob Veitch  
Mr Matt Romaine  
Mr Chad King  
Mr Andrew Smith  
Mr Jordan Leverington  
Mr Derek Langman  
Ms Skye Launer

**1.2 Apologies**

Nil

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****RECOMMENDATION**

The Minutes of the Council Development Assessment Panel Meeting held 20 October 2014 be confirmed as a true and accurate record of proceedings.

**PANEL RESOLUTION****CDAP132**

**The Minutes of the Council Development Assessment Panel Meeting held 20 October 2014 be confirmed as a true and accurate record of proceedings.**

**CARRIED****3 DECLARATIONS OF INTEREST**

Mr Ellis declared an interest in the matter 4.1 and left the room at 06:05pm.  
Cr Michael Joy, as the Deputy Presiding Member, assumed the Chair.

**4 REPORTS****Matters to be considered by the Panel Only****4.1 CHANGE OF LAND USE TO A TRANSPORT DEPOT INCORPORATING TRUCK PARKING AND MANOEUVRING AREAS, CAR PARKING AREAS, STAFF AMENITIES AND OFFICE ALONG WITH TWO (2) RESIDENTIAL OUTBUILDINGS (SHIPPING CONTAINERS)**

**Representors:** Peter & Katie West (represented by Ms Julianne Murray)  
Giuseppe Cutri (did not speak)  
Leon & Sophie Pirkos (did not speak)  
Saverio Catanzariti (represented by Ms Julianne Murray)  
Fiona Catanzariti (represented by Ms Julianne Murray)  
Giuseppe Catanzariti (represented by Ms Julianne Murray)  
Pat Catanzariti (represented by Ms Julianne Murray)  
John Hill (did not speak)  
Petition containing 12 signatures

**Applicant:** P & A Longo Pty Ltd (represented by Mr Anthony Gatti, Intro Design)

**STAFF RECOMMENDATION**

That Development Plan Consent for the change of land use to a transport depot incorporating truck parking and manoeuvring areas, car parking areas, staff amenities and office along with two (2) residential outbuildings (shipping containers) by P & A Longo Pty Ltd at Lot 4 Taylors Road, Waterloo Corner as detailed in Development Application Number 292/606/2014 **BE REFUSED** on the following grounds:

- The proposal is inconsistent with the Objectives of the Primary Production Zone;

- The proposal does not preserve or enhance the character of the area;
- The proposal is inconsistent with, and/or at variance with, to the following provisions of the Playford Council Development Plan - Consolidated 20 March 2014:

General Section (Design and Appearance)

- Objectives 1 and 2.
- Principles of Development Control 16 and 22.

General Section (Industrial Development)

- Objective 1.

General Section (Interface between Land Uses)

- Objectives 1, 2 and 3.
- Principles of Development Control 1, 2 and 8.

General Section (Landscaping, Fences and Walls)

- Objective 1.
- Principle of Development Control 1.

General Section (Natural Resources)

- Objectives 5 and 13.
- Principles of Development Control 1, 4, 5, 7, 8, 10, 11, 12, 13 and 14.

General Section (Orderly and Sustainable Development)

- Objectives 1, 3, 4, 6 and 7.
- Principles of Development Control 1, 2, 6 and 7.

General Section (Siting and Visibility)

- Objective 1
- Principles of Development Control 1, 5, 7, 8 and 9.

General Section (Transportation and Access)

- Objective 2
- Principles of Development Control 1, 9, 14, 24, 32, 35, 36, 37, 39, 40, 41, 42 and 43.

Zone (Primary Production Zone)

- Objectives 1, 2, 3, 4 and 6.
- Principles of Development Control 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.

**PANEL RESOLUTION**

**CDAP133**

**That Development Plan Consent for the change of land use to a transport depot incorporating truck parking and manoeuvring areas, car parking areas, staff amenities and office along with two (2) residential outbuildings (shipping containers) by P & A Longo Pty Ltd at Lot 4 Taylors Road, Waterloo Corner as detailed in Development Application Number 292/606/2014 BE REFUSED on the following grounds:**

- The proposal is inconsistent with the Objectives of the Primary Production Zone;
- The proposal does not preserve or enhance the character of the area;
- The proposal is inconsistent with, and/or at variance with, to the following provisions of the Playford Council Development Plan - Consolidated 20 March 2014:

General Section (Design and Appearance)

- Objectives 1 and 2.
- Principles of Development Control 16 and 22.

General Section (Industrial Development)

- Objective 1.

General Section (Interface between Land Uses)

- Objectives 1, 2 and 3.
- Principles of Development Control 1, 2 and 8.

General Section (Landscaping, Fences and Walls)

- Objective 1.
- Principle of Development Control 1.

**General Section (Natural Resources)**

- Objectives 5 and 13.
- Principles of Development Control 1, 4, 5, 7, 8, 10, 11, 12, 13 and 14.

**General Section (Orderly and Sustainable Development)**

- Objectives 1, 3, 4, 6 and 7.
- Principles of Development Control 1, 2, 6 and 7.

**General Section (Siting and Visibility)**

- Objective 1
- Principles of Development Control 1, 5, 7, 8 and 9.

**General Section (Transportation and Access)**

- Objective 2
- Principles of Development Control 1, 9, 14, 24, 32, 35, 36, 37, 39, 40, 41, 42 and 43.

**Zone (Primary Production Zone)**

- Objectives 1, 2, 3, 4 and 6.
- Principles of Development Control 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.

**CARRIED**

6:35pm Mr Ellis returned to the Chamber and resumed the Chair.

**4.2 TWO STOREY BUILDING FEATURING 3 OFFICE SPACE TENANCIES, RESTAURANT, ANCILLARY CAR PARK AND LANDSCAPING**

**Representors:** Renewal SA (represented by Mr Matt Wilson)  
Hungry Jacks (did not speak)  
Peregrine Corporation (did not speak)

**Applicant:** Eastern Building Group Pty Ltd (represented by Mr Michael Hutchison, Access Planning)

**STAFF RECOMMENDATION**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and
2. GRANTS Development Plan Consent to the application by Eastern Building Group Pty Ltd to construct a two storey building featuring 3 office space tenancies, a restaurant, an ancillary car park and landscaping at 246 (Lot 8121) Curtis Rd, Munno Para West, as detailed in Development Application No. 292/679/14 subject to the following conditions:

**Conditions:**

- a. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/679/14 except where varied by any condition(s) listed below:
- b. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with sound engineering practice prior to the occupation or use of the development now approved.

*Reason: To provide satisfactory parking for users of the development.*

- c. The car parking bays provided must be suitably line-marked or delineated and the line-marking or delineation of the bays must be maintained thereafter in good

condition at all times.

*Reason: To provide satisfactory parking for users of the development.*

- d. The proposed landscaping must be established on the site in accordance with the approved plan prior to the occupation of the building and must be maintained in good condition at all times to the reasonable satisfaction of Council. Any such landscaping must be replaced if it dies or becomes seriously diseased.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

- e. All landscaped and grassed areas must be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device prior to the occupation of the development. Such kerbing or device must facilitate free movement of disable persons.

*Reason: To protect the landscaping from destruction by vehicles.*

- f. The car park area and access to it must be lit at least to the same intensity as adjacent public streets, and that the lighting be designed and located in such a way that adjacent properties, public spaces and traffic are not inconvenienced by glare or overspill of light.

*Reason: To provide for safe and convenient vehicle parking and protect adjoining properties*

- g. The stormwater runoff system from paved areas such as driveways, car parks and hard standing areas shall be designed and directed to a proprietary stormwater treatment device with a high flow by-pass capable of removing gross pollutants, sediments, oil and grease before entering into Council's drainage system. The treatment device is to be regularly cleaned and maintained in good working order by the property owner for the life of the development.

## PANEL RESOLUTION

CDAP134

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and
2. GRANTS Development Plan Consent to the application by Eastern Building Group Pty Ltd to construct a two storey building featuring 3 office space tenancies, a restaurant, an ancillary car park and landscaping at 246 (Lot 8121) Curtis Rd, Munno Para West, as detailed in Development Application No. 292/679/14 subject to the following conditions:

### Conditions:

- a. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/679/14 except where varied by any condition(s) listed below:
- b. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with sound engineering practice prior to the occupation or use of the development now approved.

*Reason: To provide satisfactory parking for users of the development.*

- c. The car parking bays provided must be suitably line-marked or delineated and the line-marking or delineation of the bays must be maintained thereafter in good condition at all times.

*Reason: To provide satisfactory parking for users of the development.*

- d. The proposed landscaping must be established on the site in accordance with the approved plan prior to the occupation of the building and must be

maintained in good condition at all times to the reasonable satisfaction of Council. Any such landscaping must be replaced if it dies or becomes seriously diseased.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

- e. All landscaped and grassed areas must be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device prior to the occupation of the development. Such kerbing or device must facilitate free movement of disable persons.

*Reason: To protect the landscaping from destruction by vehicles.*

- f. The car park area and access to it must be lit at least to the same intensity as adjacent public streets, and that the lighting be designed and located in such a way that adjacent properties, public spaces and traffic are not inconvenienced by glare or overspill of light.

*Reason: To provide for safe and convenient vehicle parking and protect adjoining properties*

- g. The stormwater runoff system from paved areas such as driveways, car parks and hard standing areas shall be designed and directed to a proprietary stormwater treatment device with a high flow by-pass capable of removing gross pollutants, sediments, oil and grease before entering into Council's drainage system. The treatment device is to be regularly cleaned and maintained in good working order by the property owner for the life of the development.

**CARRIED**

#### **4.3 CONSTRUCTION OF A TWO STOREY DWELLING WITH AN ATTACHED GARAGE, THE CONVERSION OF AN EXISTING DWELLING TO AN OUTBUILDING AND ANCILLARY RETAINING WALLS AND LANDSCAPING.**

**Representors:** Mr Ed Turner

**Applicant:** Mr Leslie Bonney & Ms Karen Nisbet (represented by Mr John Outhred)

#### **STAFF RECOMMENDATION**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and
2. GRANTS Development Plan Consent to the application by Mr Leslie Bonney & Ms Karen Nisbet to Construction of a two-storey detached dwelling and retaining walls, construction of a verandah, conversion of an existing dwelling to an outbuilding, and associated landscaping at 4 Gulf View Drive, One Tree Hill, as detailed in Development Application No. 292/870/11 subject to the concurrence of the Development Assessment Commission, and subject to the following conditions:

#### **Conditions:**

- a. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/870/11 except where varied by any condition(s) listed below:
- b. All works detailed in the approved plans and required by any condition of approval must be completed prior to the occupation of the development.

*Reason: To ensure that all works and conditions are completed in a timely*

manner.

- c. No additional access points shall be established without the prior written consent of Council.

*Reason: To ensure safe entry and egress to public roads.*

- d. All external materials, colours and finishes must be non-reflective and must be of dark natural colours to blend with the landscape.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

- e. The proposed landscaping must be established on the site in accordance with the approved plan prior to the occupation of the building and must be maintained in good condition at all times to the reasonable satisfaction of Council. Any such landscaping must be replaced if it dies or becomes seriously diseased.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

f. ACCESS

Private roads and access tracks shall provide safe and convenient access/egress for bushfire fighting vehicles.

- Access to the building site shall be of all weather construction, with a minimum formed road surface width of 4metres and must allow forward entry and exit for large bushfire fighting vehicles.
- The all weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run off to appropriate drains, at one or both sides of the traffic surface.
- The accumulated volumes of water shall be directed via open drains, or culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- All dead end roads shall be constructed to allow large bushfire fighting vehicles to turn around with safety by use of either:
  - A turn around area with a minimum formed road surface diameter of 25metres; or
  - A "T" or "Y" shaped turn around area with minimum formed road surface leg lengths of 11metres and minimum inside road radii of 9.5metres.
- All road curves shall have minimum inside road radii of 9.5metres.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVW 21 tonnes).

g. VEGETATION

- Landscaping shall include Bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk of life and/or damage to buildings and property.
- Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
- Grasses within 20metres of the dwelling or to the property boundaries, whichever comes first, shall be reduced to a height of 10cms during the Fire Danger Season.

h. WATER SUPPLY

- A supply of water shall be available at all times for fire-fighting purposes.
- A minimum supply of 22,000 (twenty two thousand) litres of water shall be available at all times for bushfire fighting purposes.

- This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for bushfire fighting purposes.
- The pump and flexible connections to the water supply shall be protected from the impact of fire by a suitably ventilated, non-flammable cover (metal or masonry material).
- The diameter of all fittings and flexible reinforced suction hose connecting the bushfire water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
- The bushfire fighting pump shall be located:-
- At or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire.  
NB: An "Operations Instruction Procedure" shall be located with the pump control panel.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adaptor which shall be accessible to bushfire fighting vehicles at all times.
- All non metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300mm below finished ground level.
- 2 Hoses (minimum 19mm [ $\frac{3}{4}$ "] internal diameter) and metal, spray jet nozzles capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building shall be readily accessible at all times.
- The hoses and water connection points (taps) shall be located at or adjacent to the dwelling to ensure occupants safety when using the hoses during a bushfire.

i. BUILDING CONSIDERATIONS

- Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).
- The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia, South Australian Housing Code and Australian Standard TM3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".
- Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'refuge' from the approach, impact and passing of a bushfire.

**PANEL RESOLUTION**

**CDAP135**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

1. **DETERMINES** that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and
2. **GRANTS** Development Plan Consent to the application by Mr Leslie Bonney & Ms Karen Nisbet to Construction of a two-storey detached dwelling and retaining walls, construction of a verandah, conversion of an existing dwelling to an outbuilding, and associated landscaping at 4 Gulf View Drive, One Tree Hill, as detailed in Development Application No. 292/870/11 subject to the concurrence of the Development Assessment Commission, and subject to the following conditions:



**Conditions:**

- a. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/870/11 except where varied by any condition(s) listed below:

- b. All works detailed in the approved plans and required by any condition of approval must be completed prior to the occupation of the development.

*Reason: To ensure that all works and conditions are completed in a timely manner.*

- c. The existing dwelling must be converted from a class 1a building to a class 10a within a period of 3 months of occupation of the new dwelling.

- d. No additional access points shall be established without the prior written consent of Council.

*Reason: To ensure safe entry and egress to public roads.*

- e. All external materials, colours and finishes must be non-reflective and must be of dark natural colours to blend with the landscape.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

- f. The proposed landscaping must be established on the site in accordance with the approved plan prior to the occupation of the building and must be maintained in good condition at all times to the reasonable satisfaction of Council. Any such landscaping must be replaced if it dies or becomes seriously diseased.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

**g. ACCESS**

Private roads and access tracks shall provide safe and convenient access/egress for bushfire fighting vehicles.

- Access to the building site shall be of all weather construction, with a minimum formed road surface width of 4metres and must allow forward entry and exit for large bushfire fighting vehicles.
- The all weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run off to appropriate drains, at one or both sides of the traffic surface.
- The accumulated volumes of water shall be directed via open drains, or culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- All dead end roads shall be constructed to allow large bushfire fighting vehicles to turn around with safety by use of either:
  - A turn around area with a minimum formed road surface diameter of 25metres; or
  - A "T" or "Y" shaped turn around area with minimum formed road surface leg lengths of 11metres and minimum inside road radii of 9.5metres.
- All road curves shall have minimum inside road radii of 9.5metres.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVW 21 tonnes).

**h. VEGETATION**

- Landscaping shall include Bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk of life and/or damage to buildings and property.
- Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
- Grasses within 20metres of the dwelling or to the property boundaries, whichever comes first, shall be reduced to a height of 10cms during the Fire Danger Season.

**i. WATER SUPPLY**

- A supply of water shall be available at all times for fire-fighting purposes.
- A minimum supply of 22,000 (twenty two thousand) litres of water shall be available at all times for bushfire fighting purposes.
- This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for bushfire fighting purposes.
- The pump and flexible connections to the water supply shall be protected from the impact of fire by a suitably ventilated, non-flammable cover (metal or masonry material).
- The diameter of all fittings and flexible reinforced suction hose connecting the bushfire water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
- The bushfire fighting pump shall be located:-
- At or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire.  
NB: An "Operations Instruction Procedure" shall be located with the pump control panel.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adaptor which shall be accessible to bushfire fighting vehicles at all times.
- All non metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300mm below finished ground level.
- 2 Hoses (minimum 19mm [ $\frac{3}{4}$ "] internal diameter) and metal, spray jet nozzles capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building shall be readily accessible at all times.
- The hoses and water connection points (taps) shall be located at or adjacent to the dwelling to ensure occupants safety when using the hoses during a bushfire.

**j. BUILDING CONSIDERATIONS**

- Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).
- The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia, South Australian Housing Code and Australian Standard TM3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".
- Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'refuge' from the

**approach, impact and passing of a bushfire.**

**CARRIED**

**4.4 THE CONSTRUCTION OF A DETACHED DWELLING, DECKING, FOUR RAINWATER TANKS AND THE CONVERSION OF AN EXISTING DWELLING TO AN OUTBUILDING AND ANCILLARY LANDSCAPING.**

**Representors:** None

**Applicant:** Mr Jonathon Williams (represented by Mr Trevor White, who did not speak)

**STAFF RECOMMENDATION**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

1. Resolves to PROCEED to a full assessment of the application by Mr Jonathon Williams to construct a detached dwelling, decking, four rainwater tanks and the conversion of an existing dwelling to an outbuilding and ancillary landscaping at 156 Tyeka Drive, One Tree Hill, as detailed in Development Application No. 292/1185/2014.

**PANEL RESOLUTION**

**CDAP136**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

1. Resolves to PROCEED to a full assessment of the application by Mr Jonathon Williams to construct a detached dwelling, decking, four rainwater tanks and the conversion of an existing dwelling to an outbuilding and ancillary landscaping at 156 Tyeka Drive, One Tree Hill, as detailed in Development Application No. 292/1185/2014.

**CARRIED**

**5 OTHER BUSINESS**

**5.1 STAFF REPORTS**

Nil

**5.2 DISCUSSION FORUM**

CDAP Meeting in December to be held Monday 15 December 2015, as scheduled

**6 MOTIONS**

Nil

**7 CONFIDENTIAL MATTERS**

Nil

**8 CLOSURE**

The meeting closed at 7:10pm.