

***Amendment made to Minutes at Council Development Assessment Panel Meeting
15/02/2016***

That the Panel Resolution CDAP190 be amended to delete

Reserved matter: That a final schedule of colours and finishes be provided to the satisfaction of Council prior to development plan consent.

Amended to read as follows:

PANEL RESOLUTION CDAP190

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

DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and GRANTS Development Plan Consent to the application by Weeks and Macklin Homes to construct 4 row dwellings at 22 & 24 Rockbourne Street, Elizabeth North as detailed in Application No. 292/1447/15 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.

CITY OF



MINUTES

of

COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 56A of the Development Act 1993

HELD IN

**MEETING ROOM 1 & 2
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 23 NOVEMBER 2015
AT 6:00PM**

The meeting commenced at 6:00pm.

1 ATTENDANCE RECORD

1.1 Present

MR BILL CHANDLER - PRESIDING MEMBER

Mrs Marilyn Baker

Mr Joe Federico

Mr Peter Rentoulis

Mr Damien Ellis

Mr Geoff Parsons

Mr John Watson

Also in attendance for the meeting:

Senior Development Officer – Planning
(Executive Officer)

Mr Gary Brinkworth

Development Officer – Planning

Ms Danni Biar

Development Officer – Planning

Mr Michael Bosio

Development Officer – Planning

Mr Jordan Leverington

Minute Secretary

Ms Skye Launer

1.2 Apologies

Mr Matt Romaine

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Council Development Assessment Panel Meeting held 19 October 2015 be confirmed as a true and accurate record of proceeding.

PANEL RESOLUTION

CDAP189

The Minutes of the Council Development Assessment Panel Meeting held 19 October 2015 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3 APPLICATIONS WITHDRAWN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 THE CONSTRUCTION OF 4 SINGLE STOREY ROW DWELLINGS

Representors: Nil

Applicant: Mrs Margaret Lomas

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:

REFUSES Development Plan Consent to the application by Mrs Margaret Lomas to construct 4 single storey row dwellings at 22 & 24 Rockbourne Street, Elizabeth North as detailed in Application No. 292/1447/15 on the following grounds:

1. Overall the proposal is at odds with the Desired character for the Zone, particularly as it relates to the pattern of development of the locality;
2. By virtue of the allotments frontages, the proposed single storey dwellings are at odds with the existing and desired character on the locality.
3. By virtue of front setbacks, the proposed dwellings will be conspicuous and out of character in the locality.
4. The proposal is considered to be at variance with the relevant provision of the City of Playford Development Plan. In particular:

Residential Zone

Obj 5 Development that contributes to the desired character of the zone.

PDC 6 Development should not be undertaken unless it is consistent with the desired character for the zone.

PDC 8 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<i>Dwelling Type</i>	<i>Minimum Site Area (square metres)</i>	<i>Minimum Frontage (metres)</i>
<i>Detached</i>	300	10
<i>Semi-detached</i>	270	9
<i>Single storey group dwelling</i>	300	20
<i>Double storey group dwelling</i>	250	20
<i>Single storey residential flat building</i>	300	20
<i>Double storey residential flat building</i>	250	20
<i>Single storey row dwelling</i>	200	7
<i>Double storey row dwelling</i>	180	6
<i>Aged persons accommodation</i>	200	20

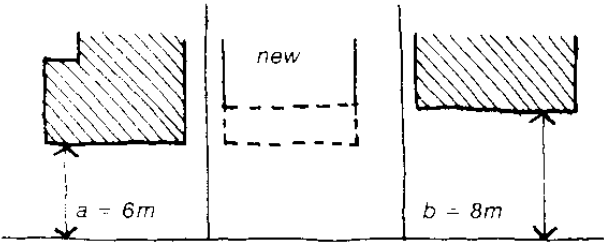
Design and Appearance

Obj 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

PDC 23 Except in areas where a new character is desired, the setback of buildings from public roads should:

- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
- (b) contribute positively to the function, appearance and/or desired character of the locality

PDC 25 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	<p>The same setback as one of the adjacent buildings, as illustrated below:</p>  <p><i>When $b - a \leq 2$, setback of new dwelling = a or b</i></p>
Greater than 2 metres	At least the average setback of the adjacent buildings

Residential Development

Obj 3 Redevelopment of existing residential areas, including comprehensive renewal in degraded areas, that enhances the residential amenity of the zone through sensitive infill, the development of attractive streetscapes and the retention of reasonable levels of privacy and amenity.

PDC 3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:

- (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
- (b) individual entries for ground floor accommodation
- (c) opportunities to overlook adjacent public space.

PDC 15 Other than within the **Suburban Neighbourhood Zone**, dwellings should be designed within the following parameters:

Parameter	value
Maximum site coverage for allotments greater than 450 square metres	40 per cent
Maximum site coverage for allotments less than or equal to 450 square metres	50 per cent

PANEL RESOLUTION

CDAP190

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

DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and

GRANTS Development Plan Consent to the application by Weeks and Macklin Homes to construct 4 row dwellings at 22 & 24 Rockbourne Street, Elizabeth North as detailed in Application No. 292/1447/15 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.

CARRIED

6.2 LAND DIVISION (STAGE 2 DIVIDING 1 INTO 478)**Representors:** Nil**Applicant:** Applicant - Alexander & Symonds Pty Ltd**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:

- 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 Alexander & Symonds Pty Ltd to divide 1 allotment into 478 at Lot 2001 McEvoy Road as detailed in Development Application 292/D071/2014 subject to the following conditions:

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. An acoustic barrier along Port Wakefield Road must be located and constructed in accordance with design details contained in the AECOM Acoustic Assessment – SA 78B report (July 2014).
3. The development shall meet the following stormwater quality measures:
 - Suspended solids (SS) – 80% retention of the typical urban annual load with no treatment.
 - Total phosphorus (TP) – 60% retention to the typical urban annual load with no treatment.
 - Total Nitrogen (TN) 45% retention to the typical urban annual load with no treatment.
 - Ensure runoff is maintained at pre development levels.
4. Disturbance of soil in the natural depression on the western side of allotment 2001 must be minimised to avoid spreading any potential contaminants.

PANEL RESOLUTION**CDAP191**

That pursuant to the authority delegated to the Council Development 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 Alexander & Symonds Pty Ltd to divide 1 allotment into 478 at Lot 2001 McEvoy Road as detailed in Development Application 292/D071/2014 subject to the following conditions:

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 development shall meet the following stormwater quality measures:
 - Suspended solids (SS) – 80% retention of the typical urban annual load with no treatment.
 - Total phosphorus (TP) – 60% retention to the typical urban annual load with no treatment.
 - Total Nitrogen (TN) 45% retention to the typical urban annual load with no treatment.

- **Ensure runoff is maintained at pre development levels.**
- 3. Disturbance of soil in the natural depression on the western side of allotment 2001 must be minimised to avoid spreading any potential contaminants.**

CARRIED

6.3 CONSTRUCTION OF AN ADVERTISING SIGN

Representors: Nil
Applicant: Cheryl Paz

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:

REFUSES Development Plan Consent to the application by Cheryl Paz for Construction of an advertising display at 176 Yorktown Road, Craigmore as detailed in Application No. 292/1247/15 on the following grounds:

1. The proposal is out of character for the locality as it advertises only one tenancy whereas the other tenancies on the site are sharing advertising.
2. The development conflicts with the desired character for the zone by impacting on the visual amenity of the locality.
3. The proposal is at variance with the relevant provisions of the City of Playford Development Plan:

General Section: Advertisements

Objectives:

Obj 1 Urban and rural landscapes that are not disfigured advertisements and / or advertising hoardings.

Principles of Development Control:

PDC 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:

- (a) clutter
- (b) disorder
- (c) untidiness of buildings and their surrounds
- (d) driver distraction.

PDC3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.

PDC 15 Free standing advertisements and/or advertising hoardings should be:

- (a) limited to only one primary advertisement per site or complex.

Zone Section:

Objectives:

Obj 4 Development that contributes to the desired character of the zone.

Principles of Development Control:

PDC11 Advertising should be limited to displays with the principal purpose of identifying the site to passing motorists on the following basis:

- (b) advertising displays should only incorporate a list of tenancies and/or activities conducted within the site and not be used for product advertising.
- (c) advertising displays should be located near to the principal public access to the

site.

PANEL RESOLUTION**CDAP192**

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

REFUSES Development Plan Consent to the application by Cheryl Paz for Construction of an advertising display at 176 Yorktown Road, Craigmore as detailed in Application No. 292/1247/15 on the following grounds:

1. The proposal is out of character for the locality as it advertises only one tenancy whereas the other tenancies on the site are sharing advertising.
2. The development conflicts with the desired character for the zone by impacting on the visual amenity of the locality.
3. The proposal is at variance with the relevant provisions of the City of Playford Development Plan:

General Section: Advertisements**Objectives:**

Obj 1 Urban and rural landscapes that are not disfigured advertisements and / or advertising hoardings.

Principles of Development Control:

PDC 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:

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PDC11 Advertising should be limited to displays with the principal purpose of identifying the site to passing motorists on the following basis:

- (b) advertising displays should only incorporate a list of tenancies and/or activities conducted within the site and not be used for product advertising.
- (c) advertising displays should be located near to the principal public access to the site.

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

Mr Watson raised that matter of 'desired character' and that it is currently not well articulated in the Development Plan.

12 CLOSURE

The meeting closed at 7:01pm.

Amended
15 February 2016