



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, 7 DECEMBER 2020
AT 6:00PM**

The meeting commenced at 6:02pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Stephen Coppins

Mr Nathan Grantham

Mr Paul Mickan

Ms Olivia Franco

(Deputy via zoom)

Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)

Acting Senior Development Officer – Planning

Development Officer – Planning

Governance Support

Minute Taker

Mr Matt Dineen

Ms Karen Mitrovic

Ms Megan Leverington

Mr Aaron Galanti

Mr Owen Perry

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP451**

The Minutes of the Council Assessment Panel Meeting held 16 November 2020 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CARRIED**3 APPLICATIONS WITHDRAWN**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 FOUR SIGNS IN ASSOCIATION WITH CHILDCARE CENTRE (NON-COMPLYING)**

Representors: Nil
Applicant: HBB Property

PANEL RESOLUTION**CAP452**

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 HBB Property for the construction of four signs in association with childcare centre (non-complying) at 40 John Rice Avenue, Elizabeth Vale as detailed in Development Application 292/1522/2020 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.

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

2. The signage, herein approved, must be maintained in good repair with all words and symbols being clearly visible at all times.

Reason: To ensure amenity of the site and locality.

CARRIED

6.2 CONSTRUCTION OF A DETACHED DWELLING (292/932/2020)

Representors: Nil

Applicant: Construction Services Australia Pty Ltd

PANEL RESOLUTION

CAP453

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 Construction Services for the construction of a detached dwelling at 7A Kirk Street, Smithfield as detailed in Development Application 292/932/2020 subject to the following condition:
 1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application.

CARRIED

6.3 CONSTRUCTION OF A DETACHED DWELLING (292/994/2020)

Representors: Nil

Applicant: Construction Services Aust Pty Ltd

PANEL RESOLUTION

CAP454

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 Construction Services for the construction of a detached dwelling at 5A Kirk Street, Smithfield as detailed in Development Application 292/994/2020 subject to the following condition and reserve matter:

RESERVE MATTER:

The following matter has 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:

- An acoustic report prepared by a suitably qualified engineer shall be provided that considers the impacts of the adjoining commercial land use (integrated service station) on the proposed sensitive land use and details any required measure(s) to be implemented within the construction of the proposed dwelling. Any required measures outlined by the acoustic report shall be reflected within the proposed plans.

CONDITION:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application.

CARRIED

6.4 CONSTRUCTION OF A DETACHED DWELLING (292/1538/2020)

Representors: Nil
Applicant: Adelaide Building Consulting

PANEL RESOLUTION**CAP455**

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 Construction Services for the construction of a detached dwelling at 5B Kirk Street, Smithfield as detailed in Development Application 292/1538/2020 subject to the following condition:
 1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application.

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

Query relating to previous Council investigations into Smithfield's Town Centre Zone, specifically existing land uses, access and development application history in recent times as to whether the Town Centre Zone needs to be reviewed. Does Council have a strategy to promote Town Centre type development in the Smithfield Area.

Assessment Manager unaware of any specific investigations undertaken into Smithfield's Town Centre. Centre's generally have been investigated as part of Council's review of the Planning and Design Code specifically the Centres hierarchy. As a result of the Panel's consideration relating to the Town Centre Zone at Kirk Street, Smithfield (both historically and now authorised), staff can seek to consider this site within our Code submission.

12 CLOSURE

The meeting closed at 6:28pm.