



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 DECEMBER 2019
AT 6:00PM**

The meeting commenced at 6:00 pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Stephen Coppins

Mr Nathan Grantham

Mr Paul Mickan

Also in attendance for the meeting:

Manager, Planning Services

Acting Senior Development Officer – Planning

Development Officer – Planning

Development Officer – Planning

Development Officer – Planning

Development Officer – Planning

Cadet Planner

Minute Taker

Mr Matt Dineen

Mr Adam Squires

Mr Jamie Hanlon

Ms Megan Leverington

Ms Karen Mitrovic

Mr Steven Burke

Mr Shanon Govindan

Ms Susie Reichstein

1.2 Apologies

Nil

1.3 Not Present

Mr Mark Stefanac

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP421**

The Minutes of the Council Assessment Panel Meeting held 18 November 2019 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CARRIED**3 APPLICATIONS WITHDRAWN**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**5.1 CONSTRUCTION OF FENCING TO MAXIMUM HEIGHT OF 3 METRES, ALTERATIONS TO EXISTING CAR PARKING AND COMMENCEMENT OF ADVERTISING**

Representors: Denise Kym McDonagh
David Batters
Applicant: My Health Engine Pty Ltd

PANEL RESOLUTION**CAP422**

That pursuant to the authority delegated to the Council 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 My Health Engine Pty Ltd for the construction of fencing to maximum height of 3 metres, alterations to existing car parking and commencement of advertising at 50 Peachey Road, Davoren Park, as detailed in Development Application No. 292/1189/19 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 on the facades of the building be reduced in height to one metre. Messages on the signage herein approved shall pertain only to the approved use of the land.

Reason: To ensure that the proposal is established and operated in accordance with the established use.

3. All off-street car parking spaces must be line marked, in accordance with the approved plans and Australian Standards AS 2890.1, 2890.2 and 1742.2. The line marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.

Reason: To maintain safety for users.

4. Car parking spaces for people with a disability shall be designed and constructed in accordance with AS 2890.6.

Reason: To maintain safety for users.

5. 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.

6. All vehicles must enter and exit via the proposed crossover in a forward motion.

Reason: To maintain safety for users.

7. The driveway crossover must not be closer than 1 metre to the street tree and stobie pole located on Hambridge Road.

Reason: To ensure safe and convenient access and protect Council's infrastructure.

8. That the gates to the staff parking area are to be kept closed and locked at all times when the facility is not in use.

9. Signage be erected at the entrance/exit on Peachey Road and Hambridge Road staff car parking area, indicating that the car parking area is for staff purposes only.

CARRIED

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**6.1 CUT AND FILL OF LAND DA 292-1168-2019**

Representors: Nil
Applicant: Mr. Philip Toy

PANEL RESOLUTION**CAP423**

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 Playford Council Development Plan; and
- B. GRANTS Development Plan Consent, subject to the concurrence of the State Commission Assessment Panel (SCAP), to the application by Mr. Philip Toy for the cut and fill of land at 266 Kentish Road, Uleybury as detailed in Development Application 292/1168/2019 subject to the following conditions:

Council Conditions:

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

CARRIED**6.2 THE CONSTRUCTION OF A DOUBLE-SIDED ILLUMINATED ADVERTISING SIGN TO BE USED IN ASSOCIATION WITH AN EXISTING EDUCATIONAL ESTABLISHMENT (292/1454/2019)**

Representors: Nil
Applicant: Mr T G Nickels

PANEL RESOLUTION**CAP424**

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 by MR T G Nickels for the construction of a double-sided illuminated advertising sign to be used in association with an existing educational establishment at 210-214 Adams Road, Craigmore as detailed in Development Application 292/1454/2019 subject to the following conditions and concurrence from the State Planning Commission:

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. Messages on the sign herein approved shall pertain only to the approved use of the land as an educational establishment.

Reason: To ensure that the proposal is established and operated in accordance with the proposed use.

3. The illumination of the signage must be kept to a level which ensures that no hazard, difficulty or discomfort is caused to either approaching drivers on the adjacent public road or nuisance to adjacent residents.

Reason: To ensure that road users are not distracted and there is not an unreasonable impact on the amenity of the locality.

4. The illumination of the signage must be turned off between 10:00PM and 6:00AM on all days.

Reason: To ensure that there is not an unreasonable impact on the amenity of the locality or to adjacent residents

CARRIED

6.3 CONSTRUCTION OF A DETACHED DWELLING WITH ATTACHED GARAGE - NON-COMPLYING

Representors: Nil
Applicant: Metricon Homes Pty Ltd

PANEL RESOLUTION

CAP425

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 by Mr H. Nguyen for the construction of a detached dwelling at Lot 352 (144) King Road, Virginia SA 5120 as detailed in Development Application No. 292/733/2019 subject to the following conditions and concurrence from the State Planning Commission:

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 conditions(s) listed below.*

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

2. *A dedicated water supply comprising of a minimum of 2,000 litres connected to mains water supply, or 5,000 litres independent of mains supply must be available at all times for the purpose of fire fighting and is to be located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.*

Reason: To comply with General Principle of Development Control, Hazards 13 of the Playford Council Development Plan (27 June 2017 - consolidation).

CARRIED

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS**8.1 292/1269/2018- LOT 4012 FINNIS STREET, BLAKEVIEW- CONSTRUCTION OF TWO SINGLE STOREY RETAIL BUILDINGS COMPRISING 18 TENANCIES AND ASSOCIATED CAR PARKING, LIGHTING AND LANDSCAPING**

Representors: Nil (One person registered to be heard but did not appear)
Applicant: ESD Planning & Design

PANEL RESOLUTION**CAP426**

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 Playford Council Development Plan; and
- B. **GRANTS** Development Plan Consent subject to the to the application by the City of Playford for the construction of two single storey retail buildings consisting of 18 tenancies with associated car parking, lighting and landscaping at Lot 4011 and 4012, Blakeview as detailed in Development Application 292/1269/2018 subject to the following conditions:

Council conditions:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in this development application.

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

2. Containers, bins, tanks and/or receptacles used for the temporary storage of garbage, waste or refuse arising from the premises, shall be located and/or screened from public view, to the reasonable satisfaction of Council

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

3. All waste collection from the designated refuse area shall occur between 9.00am and 7.00pm on Sundays and Public Holidays; and between 7.00am and 7.00pm on any other day.

Reason: To ensure waste collection does not impede the amenity of the locality and that waste is managed in accordance with the plans and details provided.

4. All lighting shall achieve relevant Australian Standards for the lighting of roads and public spaces and control of obtrusive effects of outdoor lighting.

Reason: To ensure that lighting does not impede the amenity of the locality.

5. All storm water from the site shall be appropriately disposed of on site to the reasonable satisfaction of Council's Civil Engineering Department (including water from all roofs and parking areas).

Reason: To ensure that storm water is managed appropriately on site and does not pollute the environment.

6. The car parking areas shall be sealed, line-marked and designed and maintained in accordance with Australian Standard AS 2890 Parking Facilities.

Reason: Car parking is safe and convenient.

7. The illumination of the signage must be kept to a level which ensures, that no hazard, difficulty or discomfort is caused to either approaching drivers on adjacent public roads or nuisance to adjoining residents.

Reason: to not distract road users.

8. The development must maintain compliance with the *Environment Protection (Noise) Policy 2007*.

Reason: To ensure that the development does not create unreasonably noise impacts on sensitive land uses.

CARRIED

9 OTHER BUSINESS

Presiding Member, Mr Parsons advised that the CAP Meeting procedures would be examined in the coming year, with a view to providing greater clarity regarding representations on matters which are deferred and where a representor wishes to provide additional information to the Panel.

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Independent Member, Mr Mickan questioned whether concept plans, (referenced Blakes Crossing as an example), contained within the current Development Plans will be carried through into the new Planning and Development Code.

Assessment Manager, Mr Dineen advised staff are considering which concept plans are being recommended to be carried through into the new Planning and Development Code and could not comment specifically on the Blakes Crossing concept plan. Mr Dineen further advised a verbal report will be provided to the Panel at a future meeting.

12 CLOSURE

Presiding Member, Mr Parsons thanked Panel Members and staff for their contributions over the past year.

The meeting closed at 7:03pm.