

CITY OF WEST TORRENS



MINUTES

of the

COUNCIL ASSESSMENT PANEL

held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 12 NOVEMBER 2019
at 5.00pm

Donna Ferretti
Assessment Manager

Index

1 Meeting Opened 1
 1.1 Evacuation Procedure

2 Present 1

3 Apologies 1

4 Confirmation of Minutes 1

5 Disclosure Statements 2

6 Reports of the Assessment Manager 2
 6.1 7 Brooklyn Avenue, BROOKLYN PARK..... 2

7 Confidential Reports of the Assessment Manager 4

8 Summary of Court Appeals 4
 8.1 Summary of ERD Court matters, items determined by
 SCAP/Minister/Governor and deferred CAP items - November 2019 4

9 Other Business 5
 9.1 Distribution of CAP Agendas and Minutes..... 5

10 Meeting Close 5

1 MEETING OPENED

The Presiding Member declared the meeting open at 5.02pm.

1.1 Evacuation Procedure

The evacuation procedures were read out to the gallery by the Presiding Member.

2 PRESENT

Panel Members:

Presiding Member: Ms C Dunn
Council Member: Ms J Wood
Independent Members: Ms J Strange, Mr B Russ, Mr M Arman

Officers:

Mr Angelo Catinari (General Manager Urban Services)
Dr Donna Ferretti (Assessment Manager)
Ms Hannah Bateman (Manager City Development)
Mr Jordan Leverington (Senior Development Officer - Planning)

3 APOLOGIES

Officers:

Mr Terry Buss (Chief Executive Officer)
Ms Rachel Knuckey (Team Leader Planning)

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange
Seconded: B Russ

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 8 October 2019 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange
Seconded: J Wood

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 7 Brooklyn Avenue, BROOKLYN PARK

Application No 211/489/2018 & 211/769/2019

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/489/2018 by Stunning Homes to undertake Land division - Torrens Title; SCAP No. 211/D056/18; Create one (1) additional allotment at 7 Brooklyn Avenue, Brooklyn Park (CT 5703/705) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the approved Plan of Proposed Division prepared by Pyper Leaker Surveying Services relating to Development Application No. 211/489/2018 (SCAP 211/D056/18).

Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.

Land Division Consent Conditions:

SCAP Requirements

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Reason: To satisfy the requirements of the South Australian Water Corporation.

3. Payment of \$6830 into the Planning and Development Fund (1 allotment @ \$6830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.

Reason: To satisfy the requirements of the State Commission Assessment Panel.

4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

Reason: To satisfy the requirements of the State Commission Assessment Panel.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/769/2019 by Sunny Chauhan to undertake the construction of two (2) two-storey semi-detached dwellings and a combined fence and retaining wall (2.6m maximum combined height) at 7 Brooklyn Avenue, Brooklyn Park (CT 5703/705) subject to the following reserved matter and conditions of consent:

Reserved Matter:

The following information shall be submitted for further assessment and approval by the City of West Torrens as a Reserved Matter under Section 33(3) of the *Development Act, 1993*:

1. As the subject land is located within an area depicted within AS2021:2015 as being exposed to an Australian Noise Exposure Forecast (ANEF) of 20 or higher, an acoustic report prepared by a suitably qualified professional must be provided that assesses the suitability of the development against AS2021, identifying measures that need to be incorporated into the building design to address the impacts of aircraft noise. All design measures recommended within the report shall be reflected on the plans submitted for Building Rules consent and final Development Approval.

Development Plan Consent Conditions:

1. The development shall be undertaken and completed in accordance with the following plans contained within this application except where varied by any condition(s) listed below.
 - a) Architectural Plans by Inspire Design Studio (Revision: E, Date: 11/10/19); and
 - b) 'Civil Plan' by Triaxial Consulting (Revision: D, Date: 18/10/19).

Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.
2. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.
3. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation of the dwellings approved herein, and shall be maintained in good condition at all times to the reasonable satisfaction of Council.

Reason: To ensure that dust nuisance is minimised.
4. All landscaping shown on the approved 'Proposed Site Plan' by Inspire Design Studio (Revision: E, Date: 11/10/19), shall be planted within three (3) months of the occupation of the dwellings approved herein.

Reason: To enhance the amenity of the site and locality and to mitigate against heat loading.

5. All landscaping shall be maintained in good health and condition at all times and any dead or diseased plants shall be replaced immediately to the reasonable satisfaction of the Council.

Reason: To enhance the amenity of the site and locality and to mitigate against heat loading.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - November 2019

This report presented information in relation to:

1. any planning appeals before the Environment, Resources and Development (ERD) Court;
2. any matters being determined by the State Commission Assessment Panel (SCAP);
3. any matters determined by the Minister of Planning (Section 49);
4. any matters determined by the Governor of South Australia (Section 46); and
5. any deferred items previously considered by the Council Assessment Panel.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be/is not adopted.

9 OTHER BUSINESS

9.1 Distribution of CAP Agendas and Minutes

The Assessment Manager asked Panel Members whether they would be prepared to access Agenda Papers via Council's online sharing system 'Objective Connect'.

J Strange noted that she found the system easy to use while noting that plans were often difficult to read online owing to system constraints. Manager City Development indicated that an upcoming update to the system is likely to resolve this issue.

J Wood indicated she would prefer to have hard copies of the agenda papers sent as per the current arrangement.

C Dunn indicated her preparedness to use the online system although she would like to receive hard copies of the plans.

M Arman and B Russ indicated their preparedness to use the online system. J Strange will continue to use the online system.

10 MEETING CLOSE

The Presiding Member declared the meeting closed at 5.24pm.