

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, 8 OCTOBER 2019
at 5.00pm

Hannah Bateman
Assessment Manager (Acting)

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5.00pm.

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 Joseph Ielasi (General Manager Urban Services - Acting)
Ms Hannah Bateman (Manager City Development, Assessment Manager - Acting)
Ms Rachel Knuckey (Team Leader Planning)
Mr Jordan Leverington (Senior Development Officer - Planning)
Mr Phil Smith (Senior Development Officer - Planning)
Ms Sonia Gallarello (Development Officer - Planning)

3 APOLOGIES

Apologies

Officers:

Mr Terry Buss (Chief Executive Officer)
Mr Angelo Catinari (General Manager Urban Services)
Dr Donna Ferretti (Assessment Manager)

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: M Arman

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 10 September 2019 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange

Seconded: M Arman

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 7 Glenburnie Terrace, PLYMPTON

Application No 211/633/2019

Appearing before the Panel were:

Representor: **Jane Roads** of 6 Glenburnie Tce, Plympton appeared in support of the representation.

Karen Klingberg of 14 Glenburnie Tce, Plympton did not appear in support of the representation.

Applicant: **Mark Kwiatkowski** on behalf of **Phuong Pham** of Advanced Development Group Solutions appeared in response to the representations.

RECOMMENDATION

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 and Land Division Consent for Application No. 211/633/2019 by Alexander and Symonds to undertake the Combined Land Division - Community Title; SCAP No. 211/C067/19; Create six additional allotments and common property; demolition of existing dwellings and construction of a three storey residential flat building containing seven dwellings at 7 Glenburnie Terrace, Plympton (CT 5143/616) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below.

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

2. Prior to the occupation or use of the development, all driveways, parking and vehicle manoeuvring areas shall be constructed and surfaced with concrete, bitumen or paving, and shall be drained and maintained in a good condition at all times to the satisfaction of Council.

Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.

3. All landscaping shown on the plans forming part of this application shall be established prior to the occupation or operation of the development and shall be maintained in good health at all times to the satisfaction of Council. Any plants that become diseased or die shall be replaced with a suitable species.

A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

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

4. All external materials, surface finishes and colours shall be consistent with the information detailed in this application and shall be maintained in a good condition at all times to the satisfaction of Council.

Reason: To ensure a high standard of materials and finishes are used in the final presentation of the building.

5. During construction, stormwater from the site shall be managed to ensure that it does not cause nuisance to any adjoining property until the site is stabilised. Temporary drainage measures shall be installed as soon as the roof is constructed to ensure debris, litter, sediment, fuels and oil products from the construction site do not enter Council's stormwater system, neighbouring properties or the road network.

Reason: To provide adequate protection against the possibility of stormwater inundation to neighbouring properties.

Land Division Consent Conditions

Nil

SCAP Requirements

- 6 The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0087471).

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

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

- 7 Payment of \$43,518.00 into the Planning and Development Fund (6 allotment/s @ \$7,253 / 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 marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

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

- 8 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 State Commission Assessment Panel 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.

6.2 34-48 Lipsett Terrace, BROOKLYN PARK

Application No 211/646/2019

RECOMMENDATION

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. 211/646/2019 by Tonkin Schutz Design Build to install 2 flag poles, 4 signs, including updating main entry sign at 34-48 Lipsett Terrace, Brooklyn Park and 312-326 Sir Donald Bradman Drive, Brooklyn Park (CTs 6211/970 & 6211/969) subject to the concurrence of the State Commission Assessment Panel and the following conditions of consent:

Development Plan Consent 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 the proposal is developed in accordance with plans and documents lodged with Council.

2. The content of the signage approved herein shall relate to the legitimate use of the land at all times and shall not be used for third party advertising.

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

3. Lighting associated with the signs shall be of an intensity to not cause light spill nuisance to adjacent occupiers, or cause a distraction to drivers on adjacent public roads.

Reason: To ensure the approved signage does not cause undue disturbance, annoyance or inconvenience to adjoining land users and motorists.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.3 9 Weston Street, WEST BEACH

Application No 211/613/2019

RECOMMENDATION

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. 211/613/2019 by RJ & RB Enterprises Pty Ltd to undertake a Land Division - Torrens Title; SCAP No. 211/D065/19; Create one (1) additional allotment at 9 Weston Street, West Beach (CT 5357/386) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development shall be undertaken, completed and maintained in accordance with the following plans and information detailed in this application except where varied by any condition listed below:
 - a) Survey Plan by Elite Land Solutions, File Ref ELS 084-19 Proposal, Revision A

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.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non - standard fees.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been 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 \$7253 into the Planning and Development Fund (1 allotment @ \$7253/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 State Commission Assessment Panel 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.

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 - October 2019**

This report presents 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 adopted.

9 OTHER BUSINESS

The Assessment Manager (Acting) advised that the Draft Planning and Design Code was released by the State Planning Commission for public consultation on 1 October 2019.

10 MEETING CLOSE

The Presiding Member declared the meeting closed at 5.39pm.