

CITY OF WEST TORRENS



MINUTES

of the

COUNCIL ASSESSMENT PANEL

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

and the public gallery via electronic platform

on

TUESDAY, 13 OCTOBER 2020
at 5.00pm

Hannah Bateman
Assessment Manager

Index

1	Meeting Opened	1
	1.1 Evacuation Procedure	
	1.2 Electronic Platform Meeting	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes	2
5	Disclosure Statements	2
6	Reports of the Assessment Manager	2
	6.1 12 Broughton Avenue, KURRALTA PARK.....	2
	6.2 7-21 Lipsett Terrace, BROOKLYN PARK.....	4
	6.3 432 & 434 Sir Donald Bradman Drive, BROOKLYN PARK	5
	6.4 Lot 22 James Congdon Drive, KESWICK TERMINAL.....	6
7	Confidential Reports of the Assessment Manager	7
	Nil	
8	Summary of Court Appeals	7
	8.1 CAP Summary of SCAP and ERD Court Matters - October 2020.....	7
9	Other Business	7
10	Meeting Close	7

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.

1.2 Electronic Platform Meeting

The Presiding Member explained the housekeeping matters for the online Zoom platform for the public gallery.

2 PRESENT

Panel Members:

Presiding Member: Ms C Dunn
Council Member: Ms J Wood (5.11pm)
Independent Members: Ms J Strange, Mr B Russ, Mr M Arman

Officers:

Mr Angelo Catinari (General Manager Urban Services)
Ms Hannah Bateman (Manager City Development and Assessment Manager)
Ms Rachel Knuckey (Team Leader Planning)
Mr Jordan Leverington (Senior Development Officer - Planning)
Ms Cathryn Jones (Development Technician, Minute Taker)

3 APOLOGIES

Lateness:

Panel Member:

J Wood (5.11pm)

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: M Arman

Seconded: J Strange

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 September 2020 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange

Seconded: B Russ

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 12 Broughton Avenue, KURRALTA PARK

Application No 211/334/2020

Appearing before the Panel were:

Representors: **Judith Vincent** of 14 Broughton Avenue, Kurralta Park appeared in support of the representation.

Andrew Young of 9 Broughton Avenue, Kurralta Park appeared in support of the representation.

Applicant: **Matt Falconer** acting on behalf of the Applicant appeared in response to the representation.

5.11pm J Wood entered the meeting.

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. 211/334/2020 by 365 Studio Pty Ltd to undertake the construction of a two storey residential flat building containing 4 x dwellings, associated landscaping and a front masonry fence at 12 Broughton Avenue, Kurralta Park (CT5175/153) subject to the following conditions of consent:

Development Plan Consent Conditions:

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) Site Plan by ThreeSixFive, Drawing no.19-11-023/PD 01, Revision no. G, Dated 07/09/2020.
- b) Ground Floor Plan by ThreeSixFive, Drawing no. 19-11-023/PD 02, Revision no. G, Dated 07/09/2020.
- c) Upper Floor Plan by ThreeSixFive, Drawing no. 19-11-023/PD 03, Revision no. G, Dated 07/09/2020.
- d) Ground Floor Plan by ThreeSixFive, Drawing no. 19-11-023/PD 04, Revision no. G, Dated 07/09/2020.
- e) Elevations by ThreeSixFive, Drawing no. 19-11-023/PD 05, Revision no. G, Dated 07/09/2020.
- f) Siteworks and Drainage Plan by Jack Adcock Consulting PTY.LTD Structural and Civil Engineering, drawing number 200270-C01, revision D, Dated 22/7/2020
- g) Turnpath Assessment by CIRQA, Project number 20250, Dated 07/09/2020

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

1. Prior to the occupation or use of the development, all the upper storey windows on the eastern, western and southern elevations of the dwellings shall be fitted with fixed obscure glass (not film coated) or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties. The glazing in these windows shall be maintained in good condition at all times to the reasonable satisfaction of Council.

Reason: To minimise the impact on privacy to residents of adjoining dwellings.

2. The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of Council at all times. Any dead or diseased plants or trees shall be replaced with a suitable species.

Reason: To provide amenity for the occupants of the development and those of adjacent properties.

3. 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 reasonable satisfaction of Council.

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

4. No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.

Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.

5. All stormwater management measures for a dwelling, including harvest tanks and supply mechanisms, must be installed and operation prior to occupancy of that dwelling.

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

6. Rainwater tank plumbed to deliver recycled water to all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

7. A minimum of 90 percent of the roof area of each dwelling must be plumbed to direct stormwater runoff to the rainwater tank for that dwelling.

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted with an amendment to Point 5 of the Recommendation to read as follows:

5. *All stormwater management measures for a dwelling, including harvest tanks and supply mechanisms, must be installed and operational prior to occupancy of that dwelling.*

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

6.2 7-21 Lipsett Terrace, BROOKLYN PARK

Application No 211/704/2020

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. 211/704/2020 by Haynes Signs Pty Ltd for installation of freestanding double sided pylon sign (Non-Complying) at 7-21 Lipsett Terrace, Brooklyn Park (CT 5838/594) subject to 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.

2. The advertising sign shall not be internally or externally illuminated at any time without the prior approval of Council.

Reason: To reduce unnecessary distraction to motorists and assist in preserving the amenity of the locality.

3. The advertisement and the support structure shall be prepared and erected in a professional manner and maintained in good repair at all times.

Reason: To maintain visual amenity and public safety in the locality.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.3 432 & 434 Sir Donald Bradman Drive, BROOKLYN PARK

Application No 211/738/2017/A

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. 211/738/2017/A by Eastern Building Group Pty Ltd to undertake a variation to 211/738/2017 for construction of a childcare centre with associated car parking and landscaping at 432 & 434 Sir Donald Bradman Drive (CT5694/228) subject to the following conditions of consent:

Council Conditions

1. The development shall be undertaken, completed and maintained in accordance with the plans and information detailed in correspondence from Access Planning dated 24 August 2020, except where varied by any conditions listed below:

- a) Site Plan by John Perriam Architects, Drawing no. 08/17 -P1G, Dated Mar 2017.
- b) Floor Plan by John Perriam Architects, Drawing no. 08/17 -P2B, Dated Mar 2017.

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

2. Except where varied by this approval, all other conditions, approved plans and details relating to Development Application number 211/738/2017 continue to apply to this amended application.

Reason: To ensure all valid conditions are complied with.

3. The total number of children in the facility at any time shall not exceed:

16 = 0-2 year olds

24 = 2-3 year olds

25 = 3-5 year olds

Reason: To ensure that this development does not create unreasonable impacts to traffic movements and on street parking in the locality.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 Lot 22 James Congdon Drive, KESWICK TERMINAL

Application No 211/257/2020

The Presiding Member agreed to table additional information received and provided by the applicant in relation to the assessment report Item 6.4.

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 REFUSE Development Plan Consent for Application No. 211/257/2020 by ARTC to Construct third party signage (LED screen) at Lot 22 James Congdon Drive, Keswick Terminal (CT 6148/334) as the proposed development is contrary to the following provisions of the West Torrens Council Development Plan Consolidated 12 July 2020:

- General Section Advertisements Objective 1
Reason: The urban landscape will be disfigured by the proposed development.
- General Section Advertisements Objective 3 & PDC 13 of the Design and Appearance
Reason: The proposed development will not enhance the appearance of the locality.
- General Section Advertisements Principle of Development Control 1
Reason: The proposed development is not consistent with the predominant character of the urban landscape.
- General Section Advertisements Principle of Development Control 4
Reason: The content of the proposed development is not related to the legitimate use of the associated land.
- General Section Advertisements Principle of Development Control 5(c)
Reason: The proposed development will block vistas of high amenity value, specifically the Adelaide Parklands.
- General Section Advertisements Principle of Development Control 10
Reason: The proposed development has not been designed to conceal its hoarding from view.
- General Section Advertisements Principle of Development Control 11
Reason: The proposed development does not convey the owner/occupier and generic type of business of the associated land.
- General Section Advertisements Principle of Development Control 15
Reason: The proposed development is not located a minimum of 80m from traffic signals and given its size and third party nature is considered to be a hazard for motorists.
- General Section Advertisements Principle of Development Control 17
Reason: The proposed development exceeds the prescribed advertisement area and maximum height.

- Urban Corridor Zone Objective 6
Reason: The proposal does not provide an appealing street environment for pedestrians and does not optimise views onto spaces of interest, in particular the Adelaide Parklands
- Urban Corridor Zone Objective 7 and PDC 4
Reason: The proposal does not contribute to the desired character of the zone which seeks residential, community and employment land uses as well as new buildings recognised for their design excellence.
- Boulevard Policy Area 34 Objective 4 and PDC 4
Reason: The proposal does not contribute to the desired character of the policy area as it does not compliment envisaged land uses, nor extend the usage of the policy area beyond normal working hours to enhance vibrancy and safety.

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 CAP Summary of SCAP and ERD Court Matters - October 2020

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

Nil

10 MEETING CLOSE

The Presiding Member declared the meeting closed at 5.58pm.