

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, 14 JULY 2020
at 5.00pm

Hannah Bateman
Assessment Manager

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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.

1.2 Electronic Platform Meeting

The Presiding Member advised the meeting was being livestreamed via a Zoom public link available on City of West Torrens website.

2 PRESENT

Panel Members:

Presiding Member: Ms C Dunn
Council Member: Mr G Nitschke (as proxy for Ms Jassmine Wood)
Independent Members: Ms J Strange, Mr B Russ, Mr M Arman

Officers:

Mr Angelo Catinari (General Manager Urban Services)
Ms Hannah Bateman (Assessment Manager and Manager City Development)
Ms Rachel Knuckey (Team Leader Planning)
Ms Amelia DeRuvo (Development Officer - Planning)

3 APOLOGIES

Apologies

Panel Member:

Ms Jassmine Wood

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: G Nitschke

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 9 June 2020 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: M Arman

Seconded: B Russ

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

The following disclosures of interest were made:

Item	Type of Conflict	Panel Member
CAP Item 6.1 - 90 George Street, THEBARTON	Indirect	G Nitschke

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 90 George Street, THEBARTON

5.03pm *Mr Graham Nitschke declared an indirect conflict of interest in this item as he had previously discussed the development with the applicant on 5 February 2020 and left the meeting for the discussion and vote on the item.*

Application No 211/1221/2019

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. 211/1221/2019 by Andrew Williams for a change of use from dwelling to office with associated car parking, landscaping, advertising signage and relocation of existing garage (non-complying) at 90 George Street, Thebarton (CT 5837/385) subject to the concurrence of the State Commission Assessment Panel and the following reserved matter and conditions of consent:

Reserved Matters:

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

1. A final vehicle access design that includes:
 - A 5.5m wide crossover with 0.3m flaring on both sides;
 - A minimum offset of 1.6m to the base of the adjacent street tree; and
 - A minimum offset of 0.5m from the property boundary.

Pursuant to Section 42(1) of the *Development Act 1993*, the Council reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserve matters outlined above.

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:
 - Site Plan (Drawing A0-01) prepared by South Pacific Design Ltd dated 25/03/20;
 - Dimension Plan (Drawing 21685-A0-02) prepared by South Pacific Design Ltd dated 25/03/20;
 - Stormwater Management Plan (Drawing 21685-C01 Issue B) prepared by PT Design dated 19/05/20;
 - Stormwater Management Report prepared by PT Design dated 15/06/20;
 - Statement of Effect prepared by Planning Chambers Pty Ltd dated 15/04/20; and
 - Email corresponded from Planning Chambers Pty Ltd dated 02/06/20.

2. The hours of operation of the office approved herein shall be between 8.30am and 5.30pm Monday to Friday.

Reason: To ensure minimal disturbance to surrounding properties.

3. 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.

4. All stormwater management measures for the development approved herein, including harvest tanks and supply mechanisms shall be installed and operational prior to the occupation of the development.

Reason: To ensure that adequate provision is made for the management of stormwater.

5. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:

- 100 x 50 x 2mm RHS Galvanised Steel; or
- 125 x 75 x 2mm RHS Galvanised Steel; or
- Multiples of the above.

Reason: To maintain existing Council infrastructure.

6. All landscaping shall be planted in accordance with the approved plans (Site Plan, Drawing A0-01, prepared by South Pacific Design Ltd dated 25/03/20) prior to occupation of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.

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

7. The proposed sign shall not be internally or externally illuminated.

Reason: To maintain the amenity of the site and locality

Notes

- The applicant is advised that the location of the proposed crossover would be in direct conflict with an existing gas meter. As the relocation of the gas meter may have the potential to cause damage to the root system of the existing street tree during excavation and installation, Council would require any excavation near the base of the tree to be no closer than two (2) metres from the tree trunk.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.2 6 Carnegie Crescent, NETLEY

Application No 211/398/2020

5.10pm Mr Graham Nitschke returned to 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, Land Division Consent and Development Approval for Application No. 211/398/2020 by TJE Constructions to undertake a Land division - Torrens Title; SCAP No. 211/D037/20; Creating two (2) additional allotments at 6 Carnegie Crescent, NETLEY (CT 5590/157) 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.

Land Division Consent Conditions

Council Requirements

Nil

State Commission Assessment Panel 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 \$15232 into the Planning and Development Fund (2 allotment(s) @ \$7616/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.

6.3 Implementation of Council Assessment Panel operations under the Planning, Development and Infrastructure Act 2016

The purpose of this report is for the Council Assessment Panel to consider information for its future operations under the *Planning, Development and Infrastructure Act 2016*.

RECOMMENDATION

It is recommended to Council Assessment Panel that this report be received.

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 - July 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 5.18pm.