

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, 10 AUGUST 2021**  
**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 Acknowledgement of Country

The Acknowledgement of Country was read by the Presiding Member.

### 1.2 Evacuation Procedure

The evacuation procedures were taken as read.

## 2 PRESENT

### Panel Members:

Presiding Member: Ms S Ditter  
Council Member: Mr G Nitschke  
Independent Members: Ms J Strange, Mr K Corolis, 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 Brendan Fewster (Development Assessment Consultant)

## 3 APOLOGIES

Nil

## 4 CONFIRMATION OF MINUTES

### RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 13 July 2021 be confirmed as a true and correct record.

### COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

## 5 DISCLOSURE STATEMENTS

Nil

## 6 REPORTS OF THE ASSESSMENT MANAGER

### 6.1 Transitional Applications

#### 6.1.1 19-21 William Street, MILE END SOUTH

Application No 211/1298/2020

#### RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report and the application for consent to carry out development of land resolves to GRANT Development Plan Consent for Application No. 211/1298/2020 by X Huizing for change of use from warehouse/retail showroom to specialised consulting rooms (veterinary hospital) and associated car parking, landscaping and signage at 19-21 William Street, Mile End South (CT 5272/65 & CT 5272/66) and 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:
  - Existing Floor Plans, Drawing No. 502, dated 17/12/20 prepared by Real Serve;
  - Existing Elevation Plans, Drawing No. 503, dated 17/12/20 prepared by Real Serve;
  - Existing / Demolition Plan, Drawing No. 100, Rev 2, dated 17/12/20 prepared by Perfect Practice;
  - Landscape Plan, Drawing No. A-0.01, Rev 1, 10/05/21 prepared by Therian;
  - Ground Floor Plan, Drawing No. A-1.01, Rev 4, 10/05/21 prepared by Therian;
  - First Floor Plan, Drawing No. A-1.02, Rev 2, 10/05/21 prepared by Therian;
  - Ground Floor Area Plan, Drawing No. A-1.03, Rev 4, 10/05/21 prepared by Therian;
  - First Floor Area Plan, Drawing No. A-1.04, Rev 1, 10/05/21 prepared by Therian;
  - Letter from Cirqa dated 17 February 2021;
  - Statement of Effect prepared by APDS dated 20 May 2021; and
  - Statement of Support prepared by APDS dated January 2021.
2. The existing mezzanine level shall not be used for any purpose as reflected on the approved plans.

*Reason: To ensure the proposal proceeds in an orderly manner and in accordance with the approved plans.*
3. The number of veterinary consultants on the premises shall not exceed three (3) at any one time.

*Reason: To ensure there is adequate on-site car parking and that the proposal proceeds in an orderly manner.*
4. Two (2) bicycle rails shall be provided adjacent to the front of the subject building prior to occupation of the development.

*Reason: To ensure there is adequate on-site bicycle parking facilities.*
5. The operation of the development approved herein shall be between 6:00am to 9:00pm Monday to Friday, with only emergency appointments permitted outside of these approved hours.

*Reason: To ensure there is adequate on-site car parking and minimal disturbance to surrounding properties.*

6. Waste collection shall be carried out at least once a week by a private contractor and take place during off-peak times to minimise traffic conflicts. Waste vehicles shall be restricted to Medium Rigid Vehicle (MRV) size.

*Reason: To ensure traffic safety and to maintain the amenity of the locality.*

7. All solid waste shall be stored in bins/containers having a close fitting lid with all bins/containers to be located within the building at all times other than when collection is taking place. The location of the bins/containers to be located within the building is to be identified on final plans submitted prior to the issue of Development Approval.

*Reason: To ensure minimal disturbance to surrounding properties and to maintain the amenity of the locality.*

8. All landscaping shall be planted in accordance with the approved plans (Landscape Plan, Drawing No. A-0.01, Rev 1, 10/05/21 prepared by Therian) and incorporate an appropriate irrigation system prior to the occupation of the development or the next available planting season. 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.*

9. All car parking areas shall be marked in a distinctive fashion to delineate the parking spaces, prior to the occupation of the development.

*Reason: To ensure usable and safe car parking.*

10. The proposed car parking layout and access areas and vehicle head clearances shall conform to Australian Standard AS 2890.1:2004- Off-street Car parking and Australian Standard 2890.6:2009 - Off-Street Parking for People with Disabilities.

*Reason: To provide adequate, safe and efficient off-street parking for users of the development.*

11. Driveway, car parking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods.

*Reason: To ensure the development proceeds in an orderly manner.*

12. Floodlighting within car park and around the buildings shall be restricted to that necessary for access and security purposes only and be directed and shielded in such a manner as to cause no light overspill nuisance of nearby properties.

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

13. Any external lighting that may be associated with the signage shall be directed such that any overspill of light into the nearby premises is avoided and minimal impact on passing motorists occurs.

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

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## 6.2 PDI Act Applications

### 6.2.1 364 Anzac Highway, PLYMPTON

Application No 21002880

Appearing before the Panel were:

Representor: **Ms Kristie Arthur** of 6/360 Anzac Highway, Plympton did not appear in support of the representation.

Applicant: **Mrs Tracey Michaels** of TMC Building Design Group appeared via electronic platform Zoom to respond to questions of the Panel.

### RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code Version 2021.3; and
2. Application No. 2100880 by Mrs Tracey Michaels to undertake the construction of a carwash and associated plant room, water tanks, acoustic fence, signage and landscaping at 364 Anzac Highway, Plympton (CT6011/766) is GRANTED Planning Consent subject to 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 102(3) of the *Planning, Development and Infrastructure Act 2016*: Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the Council reserves its decision on the form and substance of any further conditions of Planning Consent that it considers appropriate to impose in respect of the reserved matters outlined above.

1. A detailed stormwater management system and computations for the development. The stormwater management system shall include:
  - a. Harvesting and re-use of stormwater runoff from the building and impervious surfaces that is to be designed by a suitably qualified stormwater/civil engineer to demonstrate the most economical and sustainable solution for the development; and
  - b. Stormwater quality improvement measures that are demonstrated to satisfy the State Government Water-Sensitive Urban Design policy guidelines.

#### Planning 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:
  - Existing Conditions Layout Plan, Sheet 1 of 7, Issue B dated 15 March 2021 prepared by TMC Building Design Group;

- Proposed Overall Site Plan, Sheet 2 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group;
  - Proposed Car Wash Layout Plan, Sheet 3 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group;
  - Proposed Elevations Plan, Sheet 4 of 7, Issue B dated 15 March 2021 prepared by TMC Building Design Group;
  - General Parking Layout, Sheet 5 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group;
  - Proposed Landscape Plan, Sheet 6 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group;
  - Proposed Car Wash Lighting Plan, Sheet 7 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group;
  - Preliminary Site Stormwater Layout Plan, Sheet C1 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group;
  - Typical Acoustic Fence Detail, Sheet SK1, Issue B dated 30 June 2021 prepared by TMC Building Design Group;
  - Development Approval Report dated 14 March 2021 prepared by TMC Building Design Group;
  - Stormwater Calculations prepared by Water Sensitive SA; and
  - Environmental Noise Assessment dated 15 February 2021 prepared Eco Acoustics Pty Ltd.
2. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times to the satisfaction of Council.
- Reason: To ensure safe and convenient vehicle access and to suppress dust.*
3. Driveway, car parking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods.
- Reason: To ensure the development proceeds in an orderly manner.*
4. The operation of the development approved herein shall be between 5:00am and 11:00pm on any day (7 days per week).
- Reason: To ensure there is adequate on-site car parking and minimal disturbance to surrounding properties.*
5. All landscaping shall be planted in accordance with the approved plans (Proposed Landscaping Plan, Drawing No. 6 of 7, Issue B dated June 2021 TMC Building Design Group) and incorporate an appropriate irrigation system prior to the occupation of the development or the next available planting season. 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.*

6. All external lighting on the site shall be designed in accordance with AS 4282 *Control of the Obtrusive Effects of Outdoor Lighting*, with all lighting directed and shielded in such a manner as to cause no light overspill nuisance of nearby properties.

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

7. The development approved herein shall incorporate the following recommendations outlined in the Environmental Noise Assessment (15 February 2021) prepared by Eco Acoustics to the satisfaction of Council prior to occupation/operation of the development:
  - The proposed automatic car wash to be fitted with an entry and exit door equivalent to a PVC clear 3mm door blade (which provides a minimum Rw 23);
  - The entry canopy to the wash bays to be a solid Colorbond © roof structure;
  - A 2.8 metre high acoustic barrier (adjusted to 3.2 metres above natural ground level) shall be erected along the north-east boundary and portion of the eastern boundary in accordance with Proposed Landscape Plan, Sheet 6 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group and Typical Acoustic Fence Detail, Sheet SK1, Issue B dated 30 June 2021 prepared by TMC Building Design Group; and
  - The plant room roof to be internally lined with 50mm 32kg/m<sup>3</sup> sound absorbing insulation.

*Reason: To ensure minimal disturbance to surrounding properties.*

#### **Conditions imposed upon direction of DIT**

8. All vehicles shall enter and exit the site in a forward direction.
9. All on-site vehicle manoeuvring areas shall remain clear of any impediments.
10. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.
11. The illuminated signage shall be limited to a low level of illumination so as to minimise distraction to motorists ( $\leq 150\text{cd/m}^2$ ).
12. The signage shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.

#### **COUNCIL ASSESSMENT PANEL DECISION**

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code Version 2021.3; and
2. Application No. 2100880 by Mrs Tracey Michaels to undertake the construction of a carwash and associated plant room, water tanks, acoustic fence, signage and landscaping at 364 Anzac Highway, Plympton (CT6011/766) is GRANTED Planning Consent subject to the following reserved matter and conditions of consent:

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1. A detailed stormwater management system and computations for the development. The stormwater management system shall include:
  - a. Harvesting and re-use of stormwater runoff from the building and impervious surfaces that is to be designed by a suitably qualified stormwater/civil engineer to demonstrate the most economical and sustainable solution for the development; and
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*Reason: To ensure safe and convenient vehicle access and to suppress dust.*

3. Driveway, car parking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods.

*Reason: To ensure the development proceeds in an orderly manner.*

4. The operation of the development approved herein shall be between 5:00am and 11:00pm on any day (7 days per week).

*Reason: To ensure there is adequate on-site car parking and minimal disturbance to surrounding properties.*

5. All landscaping shall be planted in accordance with the approved plans (Proposed Landscaping Plan, Drawing No. 6 of 7, Issue B dated June 2021 TMC Building Design Group) and incorporate an appropriate irrigation system prior to the occupation of the development or the next available planting season. 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.

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- The entry canopy to the wash bays to be a solid Colorbond © roof structure;
- A 2.8 metre high acoustic barrier (adjusted to 3.2 metres above natural ground level) shall be erected along the north-east boundary and portion of the eastern boundary in accordance with Proposed Landscape Plan, Sheet 6 of 7, Issue B dated 4 June 2021 prepared by TMC Building Design Group and Typical Acoustic Fence Detail, Sheet SK1, Issue B dated 30 June 2021 prepared by TMC Building Design Group; and
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12. The signage shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.

## **7 REVIEW OF ASSESSMENT MANAGER DECISION**

Nil

## **8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER**

Nil

## **9 RELEVANT AUTHORITY ACTIVITIES REPORT**

### **9.1 Activities Summary - August 2021**

This report presented information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the Council Assessment Panel (CAP) is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP are the relevant authority;
3. Any deferred items previously considered by the CAP
4. Summary of applications that have been determined under delegated authority where CAP is the relevant authority; and
5. Any matters being determined by the State Commission Assessment Panel (SCAP).

### **RECOMMENDATION**

The Council Assessment Panel receive and note the information.

### **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## **10 OTHER BUSINESS**

Nil

**11 MEETING CLOSE**

The Presiding Member declared the meeting closed at 5.24pm.