

CITY OF WEST TORRENS



**MINUTES**

**of the**

**COUNCIL ASSESSMENT PANEL**

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

Public Livestream link was provided on the City of West Torrens Website

on

**TUESDAY, 12 JULY 2022**  
**at 5.00pm**

**Hannah Bateman**  
**Assessment Manager**

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## 1 MEETING OPENED

The Assessment Manager declared the meeting open at 5:00pm, given the absence of the Presiding Member, Ms S Ditter, and the Deputy Presiding Member Mr M Arman.

Nominations were called for the Presiding Member role and Ms Jane Strange was nominated as the Acting Presiding Member for this meeting only.

### MOTION

Moved: K Corolis  
Seconded: G Nitschke

That Ms Jane Strange nominated as Acting Presiding Member for the duration of the Council Assessment Panel meeting of 12 July 2022.

**CARRIED**

### 1.1 Acknowledgement of Country

The Acknowledgement of Country was read by Acting Presiding Member.

### 1.2 Evacuation Procedure

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

### 1.3 Electronic Platform Meeting

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

## 2 PRESENT

### Panel Members:

Acting Presiding Member: Ms Jane Strange  
Council Member: Mr G Nitschke  
Independent Members: Ms J Strange, Mr K Corolis

Mr K Corolis appeared by electronic platform.

### Officers:

Mr Angelo Catinari (Deputy Chief Executive Officer)  
Ms Hannah Bateman (Manager City Development and Assessment Manager)  
Ms Amelia De Ruvo (Development Officer Planning)  
Mr Brett Mickan (Development Technician, Minute Taker)

## 3 APOLOGIES

### Apologies

#### Panel Members:

Ms Shanti Ditter  
Mr Michael Arman

**Deputy Panel Member:**  
Mr Heath Edwards

**RECOMMENDATION**

That the apologies be received.

**COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

**4 CONFIRMATION OF MINUTES**

**RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 14 June 2022 be confirmed as a true and correct record.

**COUNCIL ASSESSMENT PANEL DECISION**

Moved: G Nitschke  
Seconded: K Corolis

That the recommendation be adopted.

**CARRIED**

**5 DISCLOSURE STATEMENTS**

Nil

**6 REPORTS OF THE ASSESSMENT MANAGER**

**6.1 Transitional Applications**

Nil

**6.2 PDI Act Applications**

**6.2.1 31 Glengyle Terrace, GLANDORE SA 5037**

Application No 21025617

Appearing before the Panel were:

Representor: **Darren Roles** of 33 Glengyle Terrace, Glandore appeared in support of the representation.

Applicant **Anthony Caruso** of 365 Studio did not appear in response to the representation.

## RECOMMENDATION

It is recommended to the Council Assessment Panel 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 2021.11.
2. Application No. 21025617 by Anthony Caruso for alterations and additions to existing dwelling, including an upper level, a garage to side of dwelling and a retaining wall and fence with a combined height of 2.25m at 31 Glengyle Terrace, GLANDORE (CT-5136/782) is GRANTED Planning Consent 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:
  - The plans prepared by ThreeSixFive Design Studio including:
    - Artist Impression
    - Site Plan, Drawing No.: 01 of 08, Issue: W, Job Number: 20-06-035/PD 01, dated 14.04.22
    - Proposed Floor Plan, Drawing No.: 02 of 08, Issue W, Job Number: 20-06-035/PD 02, dated 14.04.22
    - Proposed Upper Floor Plan, Drawing No.: 03 of 08, Issue W, Job Number: 20-06-035/PD 03, dated 14.04.22
    - Proposed Floor Plan, Drawing No.: 05 of 08, Issue W, Job Number: 20-06-035/PD 05, dated 14.04.22
    - Elevations, Drawing No.: 06 of 08, Issue W, Job Number: 20-06-035/PD 06, dated 14.04.22
    - Elevations, Drawing No.: 07 of 08, Issue W, Job Number: 20-06-035/PD 07, dated 14.04.22
    - Existing - Winter Solstice, Drawing No.: 08 of 08, Issue W, Job Number: 20-06-035/PD 08, dated 14.04.22
  - The plans and documents prepared by HWC Engineers Structural & Civil Consulting including:
    - Site Work and Drainage Plan, Project No.: HWC-21269, Drawing: C03, Revision B, dated 17.05.2022
    - General Notes and Legend, Project No.: HWC-21269, Drawing: C01, Revision B, dated 17.05.2022
    - Demolition Plan, Project No.: HWC-21269, Drawing: C02, Revision B, dated 17.05.2022

2. All stormwater design and construction shall 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 shall not at any time:
  - a) Result in the entry of water into a building;
  - b) Affect the stability of a building;
  - c) Create unhealthy or dangerous conditions on the site or within the building;
  - d) Flow or discharge onto the land of an adjoining owner;
  - e) Flow across footpaths or public ways; or
  - f) Discharge to the adjacent creek.
3. The upper level south and west facing windows to habitable rooms of the dwelling shall be provided with fixed obscure glass to a minimum height of 1.5 metres above the upper floor level or alternatively be installed with a raised sill height of minimum 1.5m from the FFL of the upper floor level, to minimise the potential for direct overlooking of adjoining properties, and shall be installed prior to the occupation of the building. The glazing in these windows will be maintained in a reasonable condition at all times to the satisfaction of the relevant authority.
4. The external materials and finishes shall match/be complementary to those of the associated dwelling.
5. A 1000L rainwater tank, plumbed to at least a water closet or a water heater or all laundry cold water outlets, shall be installed and operational upon substantial completion of the development, approved herein.
6. All planting and landscaping shall be completed within three (3) months of occupation or the next available planting season of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
7. A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

### **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

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

Nil

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

Nil

## **9 RELEVANT AUTHORITY ACTIVITIES REPORT**

### **9.1 Activities Summary - July 2022**

This report presents 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**

### **10.1 Planning Policy Considerations**

The Panel Members discussed the interpretation the Established Neighbourhood Zone policies in the Planning and Design Code and suggested that some of the Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria relating to streetscape and building height may benefit from the inclusion of explanatory diagrams.

### **10.2 Annual Ordinary Returns**

The Assessment Manager reminded the Panel members of the recent correspondence sent to independent members regarding the return of Annual Ordinary Returns.

### **10.3 Resignation of Team Leader Planning**

The Assessment Manager advised the Panel members of the recent resignation of Ms Rachel Knuckey, Team Leader Planning, and thanked Ms Knuckey for her contribution to the City of West Torrens.

### **10.4 Council decision on CAP Member Appointments**

The Assessment Manager advised the Panel members of Council's recent decision regarding CAP member terms of appointment and advised that formal correspondence would be forthcoming in due course.

## **11 MEETING CLOSE**

The Acting Presiding Member declared the meeting closed at 5.27pm.