

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, 8 MARCH 2022
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 read out to the gallery by the Presiding Member.

1.3 Electronic Platform Meeting

The 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:

Presiding Member: Ms S Ditter
Council Member: Mr G Nitschke
Independent Members: Ms J Strange, Mr M Arman, Mr K Corolis

Mr Corolis appeared via electronic platform.

Officers:

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

3 APOLOGIES

Nil

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 8 February 2022 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the Minutes of the meeting of the Council Assessment Panel held on 18 January 2022 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 TRANSITIONAL APPLICATIONS

6.1.1 31 May Terrace, BROOKLYN PARK

Application No 211/1146/2020

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, Land Division Consent and Development Approval for Application No. 211/1146/2020 by S Desyllas to undertake the a land division - Community Title; SCAP No. 211/C138/20; Creating two (2) additional allotments at 31 May Terrace, BROOKLYN PARK (CT5259/675) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Stock Land Division relating to Development Application No. 211/1146/2020 (SCAP 211/C138/20).

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0106280). 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.
2. Payment of \$15,522 into the Planning and Development Fund (2 allotment/s @ \$7,761 /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 Infrastructure and Transport 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.
3. 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.2 PDI ACT APPLICATIONS

Nil

7 REVIEW OF ASSESSMENT MANAGER DECISION

Nil

8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

9 RELEVANT AUTHORITY ACTIVITIES REPORT

9.1 Activities Summary - March 2022

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

10.1 Update on applications to the Council Assessment Panel under the PDI Act

This report provided an update on applications received where Council Assessment Panel is the relevant authority under the Planning, Development and Infrastructure Act 2016 since March 2021.

RECOMMENDATION

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

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

10.2 Procedures at Council Assessment Panel Meeting

This report presented potential changes to the *Procedures at Council Assessment Panel Meetings (Meeting Procedures)* for the Council Assessment Panel's consideration.

RECOMMENDATION

It is recommended to the Council Assessment Panel that:

1. The revised *Procedures at Council Assessment Panel Meetings* in **Attachment 2** of the Agenda report be adopted.
2. That the Assessment Manager be authorised to make changes of a technical and/or minor nature.

The Assessment Manager provided an updated version of the draft *Procedures at the Council Assessment Panel Meeting*.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that:

1. The revised *Procedures at Council Assessment Panel Meetings* as tabled at the meeting be adopted.
2. That the Assessment Manager be authorised to make changes of a technical and/or minor nature.

10.3 Special CAP Meeting

Ms Bateman provided advance notice to the Panel Members that she intended to call a Special CAP Meeting at 5pm, Friday 25 March 2022.

10.4 Planning Policy Considerations

The Panel Members reflected on the difference between the types of development envisaged in the Development Plan and Planning and Design Code. In particular, that this change in design parameters may result in intensification in locations not previously envisaged by the Development Plan.

The Panel Members noted the impacts of intensification of residential development on local traffic management, flooding/stormwater management and loss of tree canopy cover.

The Panel Members noted that not as many types of development require public notification under the Planning and Design Code, compared to the previous Development Plan and Development Regulations requirements.

The Panel Members enquired whether there were any proposed Code Amendments relating to infill development in the City of West Torrens. Ms Bateman provided a brief update on current planning policy work being undertaken, including Code Amendments proposed by the State Planning Commission. The Panel Members sought an opportunity to provide input to any future reviews of infill development in the City of West Torrens.

11 MEETING CLOSE

The Presiding Member declared the meeting closed at 5.35pm.