

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, 13 DECEMBER 2022**  
**at 4.00pm**

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

## Index

<b>1</b>	<b>Meeting Opened.....</b>	<b>1</b>
1.1	Acknowledgement of Country	
1.2	Evacuation Procedure	
1.3	Electronic Platform Meeting	
<b>2</b>	<b>Present .....</b>	<b>1</b>
<b>3</b>	<b>Apologies .....</b>	<b>1</b>
<b>4</b>	<b>Confirmation of Minutes.....</b>	<b>1</b>
<b>5</b>	<b>Disclosure Statements .....</b>	<b>2</b>
<b>6</b>	<b>Reports of the Assessment Manager .....</b>	<b>2</b>
6.1	Transitional Applications.....	2
	Nil	
6.2	PDI Act Applications .....	2
6.2.1	5 Louise Avenue, FULHAM .....	2
<b>7</b>	<b>Review of Assessment Manager Decision.....</b>	<b>5</b>
	Nil	
<b>8</b>	<b>Confidential Reports of the Assessment Manager.....</b>	<b>5</b>
	Nil	
<b>9</b>	<b>Relevant Authority Activities Report.....</b>	<b>5</b>
9.1	Activities Summary - December 2022 .....	5
<b>10</b>	<b>Other Business .....</b>	<b>6</b>
10.1	Planning Policy Considerations	
10.2	Annual Report	
10.3	Appointment of Members	
<b>11</b>	<b>Meeting Close .....</b>	<b>6</b>

## **1 MEETING OPENED**

The Presiding Member declared the meeting open at 4.00pm.

### **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 K Corolis appeared by electronic platform.

### **Officers:**

Mr Angelo Catinari	(Deputy Chief Executive Officer)
Ms Hannah Bateman	(Manager City Development and Assessment Manager)
Mr Nicholas Timotheou	(Team Leader Planning)
Ms Karen Mitrovic	(Senior Development Officer Planning)
Ms Maryam Modirrousta	(Development Officer Planning)

## **3 APOLOGIES**

Nil

## **4 CONFIRMATION OF MINUTES**

### **RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 11 October 2022 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

Nil

### 6.2 PDI Act Applications

#### 6.2.1 5 Louise Avenue, FULHAM

Application No 22022380

Appearing before the Panel were:

Representors: **Daniel Attanasio** of 6 Tatura Crescent, Fulham Gardens did not appear in support of the representation.

**Kota Zoubari** of 4 Tatura Crescent, Fulham Gardens did not appear in support of the representation.

**Robyn and Geoff Higgins** of 3 Louise Avenue, Fulham appeared in support of the representation.

Applicant: **Travis Dunning** of Designtech Studio appeared in response to the representations.

## 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 2022.14.
2. Application No. 22022380 by DESIGNTECH STUDIO to carry out Demolition of existing dwelling, two storey detached dwelling with detached rumpus room, alfresco, swimming pool and spa (CT-5592/987) is GRANTED Planning Consent subject to the following conditions of consent:

### Development Plan Consent Conditions:

1. The development shall be undertaken and completed in accordance with the plans and information detailed in this application specifically plans as listed below except where varied by any condition(s).
  - Site plan, sheet 3 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - Ground Floor Plan, sheet 4 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;

- First Floor Plan, sheet 5 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - Roof Plan, sheet 6 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - Ground Floor Plan, sheet 4 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - South/north Elevation, sheet 7 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - West/east Elevation, sheet 8 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - Rumpus Elevations, sheet 9 of 17, prepared by DESIGNTECH STUDIO, dated 16/11/2022;
  - Landscaping Plan, sheet 10 of 17, prepared by DESIGNTECH STUDIO, dated 21/11/2022;
  - Civil Plan, Drawing 220629-C01, Revision B, prepared by Gama Consulting, dated 17/11/2022.
2. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
  3. That 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.
  4. 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.
  5. The rainwater tank must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling.
  6. The stormwater connection through the road verge area is to be constructed of shape and material to satisfy Council's standard requirements:
    - 100 x 50 x 2mm RHS Galvanised Steel or
    - 125 x 75 x 2mm RHS Galvanised Steel or
    - Multiples of the above.

## COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved 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 2022.14.
2. Application No. 22022380 by DESIGNTECH STUDIO to carry out Demolition of existing dwelling, two storey detached dwelling with detached rumpus room, alfresco, swimming pool and spa (CT-5592/987) is GRANTED Planning Consent subject to the following conditions of consent:

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2. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
3. That 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.

4. 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. Any trees that become diseased or die will be replaced with semi-mature trees of the same species.
5. The rainwater tank must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling.
6. The stormwater connection through the road verge area is to be constructed of shape and material to satisfy Council's standard requirements:
  - 100 x 50 x 2mm RHS Galvanised Steel or
  - 125 x 75 x 2mm RHS Galvanised Steel or
  - Multiples of the above.

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

Nil

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

Nil

## **9 RELEVANT AUTHORITY ACTIVITIES REPORT**

### **9.1 Activities Summary - December 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 and the City of West Torrens Assessment Manager 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 Presiding Member enquired regarding Council's input to the current Expert Panel Review of the South Australian Planning System. The Assessment Manager advised that a draft submission will be presented to Council for its consideration at the January 2023 Council Meeting.

The Panel Members discussed the merits of some parts of the General Neighbourhood Zone being changed to the Established Neighbourhood Zone in recognition of the established local built form and streetscape character.

### **10.2 Annual Report**

The Assessment Manager advised that the CAP was due to present its 2022 Annual Report to Council and that a draft report would be presented to the CAP for its consideration at the next CAP Meeting in January 2023. Members were advised that their input on policy commentary will be sought in the near future.

### **10.3 Appointment of Members**

The Assessment Manager advised that a report would be presented to the 13 December 2022 Council meeting regarding the appointment of the Council Member to CAP and the recruitment and selection process of independent members.

## **11 MEETING CLOSE**

The Presiding Member declared the meeting closed at 4.45pm.