

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 1 MAY 2019**



1.1 OPEN MEETING

The Meeting commenced at 6.30pm

1.2 PRESENT

Terry Mosel - Presiding Member
Don Donaldson - Independent Member
Sue Giles - Independent Member
Nathan Sim - Independent Member
Councillor Maggie Duncan - Elected Member

1.3 APOLOGIES

Nil

1.4 IN ATTENDANCE

Alex Wright - CAP Assessment Manager (Acting Team Leader - Planning)
Dylan O'Brien - Development Officer - Planning

2. HEARING OF APPLICATIONS**2.1 Report Reference: CAP010519 – 2.1****Application No: 100/2019/0222****Site Location: Kellett Reserve Oval- Denham Avenue, Morphettville**

- No persons addressed the Panel in relation to this item.

The Council Assessment Panel resolved that;

RECOMMENDATION

Having considered all relevant planning matters in relation to the subject development application:

- (a) The Panel notes this report and concurs with the findings and reasons for the recommendation;**
- (b) The Panel concurs that the proposed development is not seriously at variance to the Marion Council Development Plan; and**
- (c) That Development Plan Consent for Development Application No: 100/2019/0222 for demolition of the existing sporting clubrooms and subsequent construction of a single-storey building for the purposes of a recreation centre comprising function room facilities with associated meeting room, kitchen, storage, and amenities for public and sporting groups, as well as the construction of temporary structures, for the purposes of change rooms and toilet facilities, to be erected on site for a period of 4 months at Kellett Reserve Oval - Denham Avenue, Morphettville be GRANTED subject to the following conditions:**

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2019/0222, except when varied by the following conditions of consent.**
- 2. The temporary structures will be removed no more than 1 month after the Certificate of Occupancy has been issued for the clubrooms.**
- 3. All uses operating from within the multi-function building shall be undertaken in accordance with the noise mitigation measures outlined within the Environmental Noise Impact Assessment prepared by Resonate Acoustics, dated 22 May 2017.**
- 4. Noise generated from the proposed building and equipment shall not exceed the maximum noise levels stipulated within the Environment Protection (Noise) Policy 2007, or subsequent legislation.**
- 5. Access by service delivery vehicles to the site shall be limited to the hours of 7am to 6pm Monday to Saturday and 9am to 6pm Sunday, and excluding peak activity periods.**
- 6. The exterior of the buildings to be constructed shall incorporate anti-graffiti treatment to assist in the removal of graffiti.**

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7. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
8. Stormwater shall be collected and reused within the proposed development and thereafter shall be connected to the watertable inclusive of any detention/retention system, immediately following roof completion and gutter and downpipe installation.
9. A trap shall be installed as part of the site's stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the Council's stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order to the reasonable satisfaction of the Council.
10. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
11. All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.
12. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).
13. Landscaping shall be maintained so as to not obstruct the views of drivers or pedestrians entering or exiting the site, to the reasonable satisfaction of Council.
14. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
15. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
16. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved.
17. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
18. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
19. All on-site car parking spaces shall be linemarked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.

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20. **Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times.**
21. **Bicycle facilities shall be provided in accordance with Australian Standard AS 1742.9-2000 "Manual of uniform traffic control devices Part 9: Bicycle facilities".**
22. **All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.**
23. **Pedestrian walkways on the subject site shall be adequately lit in accordance with Australian / New Zealand Standard AS/NZS 1158.3.1:1999 "Road Lighting Part 3.1: Pedestrian area (Category P) lighting - Performance and installation design guidelines". Such lighting shall be maintained at all times, to the reasonable satisfaction of the Council.**
24. **All building and site works within close proximity to the Significant River Red Gum (to the west of the proposed building) shall be undertaken in accordance with the approval of the City of Marion Coordinator Arboriculture.**
25. **Temporary fencing is to be installed at the edge of the Significant River Red Gum tree crown during the demolition of the adjacent building to prevent machinery coming in contact with the tree. Temporary fencing shall consist of chain-mesh panels with concrete or similar feet and only be moved with the permission of Council's Coordinator Arboriculture.**

NOTES

1. **Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.**
2. **All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).**
3. **All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.**
4. **The proposed crossover/access must be constructed a minimum of one (1) metre clear of all infrastructure, at its closest point, including but not limited to, street trees, stobie poles, SEP's, pram ramps etc.**
5. **Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.**
6. **Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.**
7. **Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated**

from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of goods and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.

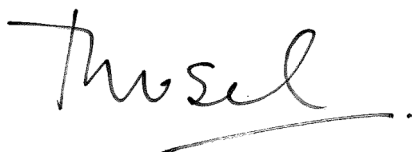
8. It should be ensured that there is adequate handwashing facilities with access to warm running water within all areas of food preparation (refer to Food Safety Standard 3.2.3 [Division 4, Section 14 Hand Washing Facilities]). Including distance.
9. It should be ensured that there is adequate ventilation for cooking equipment being used (refer to Food Safety Standard 3.2.3 [Division 2, Section 7 Ventilation]).
10. It should be ensured that all wastewater and sewage is disposed of adequately (refer to Food Safety Standard 3.2.3 [Division 2, Section 5 Sewage and Waste Water Disposal]).
11. It should be ensured that there is adequate space for the activities occurring within the premise including but not limited to; food preparation, food storage and the cleaning and sanitising of all equipment (refer to Food Safety Standard 3.2.3 [Division 2, Section 3 General Requirements]).
12. There should be adequate equipment available for the cleaning and sanitising of equipment. This may include the use of a double bowl sink or commercial dishwasher (refer to Food Safety Standard 3.2.3 [Division 4, Section 12 General Requirements]).
13. Floors, walls and ceilings should be constructed in such a way that can be effectively cleaned, does not allow harbourage of pests and minimises the potential risk of contamination to food (refer to Food Safety Standards 3.2.3 [Division 3, Section 10 Floors, Section 11 Walls and Ceilings]).
14. The owner/applicant is advised that it is a requirement for all food businesses to comply with the Food Act 2001, The Food Safety Standards and The Food Standards Code and they will be required to complete a Food Business Notification Form, which can be found on the council website. Council's Environmental Health Team also offers a pre-opening inspection of the premise at no cost to the owner/applicant. Please contact the Council's Environmental Health Team if you wish to arrange for this service.

3. OTHER BUSINESS**3.1 APPEALS UPDATE****3.2 POLICY OBSERVATIONS****4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 1st May 2019 taken as read and confirmed this first day of May 2019.

5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 7.34PM

A handwritten signature in black ink that reads "Terry Mosel". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Terry Mosel
Presiding Member