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 14L Majors Road O’Halloran Hill
 3A Majors Road, O’Halloran Hill
 A BMX facility for organised sporting events, comprising site preparation works, the construction of (including associated earthworks) a BMX racing track with start-hills of 5 and 8 metres in height, earthworks associated with spectator mound, clubroom building, fencing and gates, five (5) lighting towers measuring 20 metres in height, alterations to access, establishment of formalised car parking and ancillary light poles, extension to informal parking arrangement, associated signage and landscaping
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1.1 OPEN MEETING

The Meeting commenced at 6.30pm

1.2 PRESENT

Michael Davis – Acting Presiding Member
Yvonne Svensson- Independent Member
Bryn Adams - Independent Member
Raelene Telfer – Council Member
Gavin Lloyd Jones – Deputy Independent Member

1.3 APOLOGIES

Terry Mosel – Presiding Member

1.4 IN ATTENDANCE

Alex Wright – CAP Assessment Manager – Team Leader - Planning
Joanne Reid – Development Officer - Planning
Warwick Deller-Coombs - Manager - Development & Regulatory Services
Tony Lines – Acting Chief Executive Officer

2. GENERAL OPERATIONS

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3. HEARING OF APPLICATIONS

3.1 Report Reference: CAP041120 – 3.1**Application No: 100/2020_0634****Site Location: 14L Majors Road O'Halloran Hill****3A Majors Road, O'Halloran Hill**

- **Stuart Hocking - Master Plan – on behalf of the City of Marion (applicant) answered questions of the Panel**

The Council Assessment Panel resolved that;

RECOMMENDATION

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/2020/634 for a BMX facility for organised sporting events, comprising site preparation works, the construction of (including associated earthworks) a BMX racing track with start-hills of 5 and 8 metres in height, earthworks associated with spectator mound, clubroom building, fencing and gates, five (5) lighting towers measuring 20 metres in height, alterations to access, establishment of formalised car parking and ancillary light poles, extension to informal parking arrangement, associated signage and landscaping at 14L Majors Road and 3A Majors Road, O'Halloran Hill be GRANTED subject to the concurrence of the State Commission Assessment Panel (SCAP), and with 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. 100/634/2020, being
 - a. Drawings by Greenway Architects
 - i. Site Plan, Drawing No. PD.B01C dated 27.08.20
 - ii. Clubroom Building, Ground Floor Plan, Drawing No. PD.B02C dated 27.08.20
 - iii. Clubroom Building, Elevations, Drawing No. PD.B03C dated 27.08.20
 - iv. Start Hill Set Out, Drawing No. PD.B04C dated 27.08.20
 - v. 8m Start Hill Elevations, Drawing No. PD.B05C dated 27.08.20
 - vi. 5m Start Hill Elevations, Drawing No. PD.B06C dated 27.08.20
 - vii. Elevations, Drawing No. PD.B07C dated 27.08.20
 - b. Drawings by Birdseye Studios
 - i. BMX Landscape Plan, Drawing No. 20023_L101 and 20023_L101, dated 2.10.20
 - ii. Construction Details, Drawing No. 20023_L201, 20023_L202 and 20023_L103 dated 2.10.20
 - c. Drawings by Wallbridge Gilbert Aztec
 - i. Locality Plan and Drawing Index, Sheet No. CC-0100 dated 2.10.20
 - ii. Layout Plan, Sheet No. CC-0111 dated 2.10.20
 - iii. Bulk Earthworks, Sheet No. CC-0112 dated 2.10.20

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- iv. Bulk Earthworks and Typical Sections, Sheet No. CC-0113 dated 25.08.20
- v. Bulk Earthworks and Long Section, Sheet No. CC-0114 dated 25.08.20
- vi. Civil Details, Sheet No. CC-0117 dated 25.08.20
- vii. Stormwater Management Plan

except when varied by the following conditions of consent.

2. The hours of operation for the use of the BMX track and Lighting Towers shall be restricted to the following times:
 - a. Monday to Thursday (inclusive): 7.00am to 10:00pm;
 - b. Friday and Saturday: 7:00am to 11.00pm
 - c. Sunday: 9.00am to 10.00pm
3. 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.
4. 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).
5. 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.
6. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
7. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.
8. Wheel stopping devices shall be placed within each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Council.
9. 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.
10. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS1428 - 2003.
11. 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.
12. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
13. All 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.
14. 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.
15. The car parking spaces herein approved shall be available free of charge to any individual visitor to the site or employee of the site during the business hours of the premises.

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16. At no time shall any stored goods, products or materials be visible above the height of the fence and/or screen surrounding the storage area(s).
17. 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.
18. 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.

Department for Infrastructure and Transport Conditions

19. All access to the development shall be via the upgraded channelized access on Majors Road as depicted in Greenway Architects Site Plan PD.B01B, Project No G16095 dated 8/07/2020. This access shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to Department of Infrastructure and Transport's satisfaction. All associated costs (including project management, road works, and any necessary road lighting and drainage upgrades) shall be borne by the applicant (unless otherwise agreed). These road works shall be completed, prior to the development being operational.
20. Upon opening of the channelized access and car park, the existing Majors Road access to the informal parking shall be permanently closed to traffic and only used for emergency purposes.
21. All vehicles shall enter and exit Majors Road in a forward direction.
22. Any floodlighting associated with the site shall be positioned and/or shielded so as to not produce glare or create a distraction for passing motorists on the abutting roads.
23. Any damage to road assets caused by the development shall be repaired to the satisfaction of the relevant road authority at the applicant's cost.
24. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

NOTES

1. Any traffic management associated with events being held at the subject site that will impact on the operation of the adjacent arterial roads will need to be supported by a traffic management plan and approved by the Traffic Management Centre. Any traffic management devices will need to be in accordance with the *SA Standards for Workzone Traffic Management*.
2. 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.

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3. 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).
4. 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.
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.

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3.2 Report Reference: CAP041120 - 3.2
Application No: 100/2020/1159
Site Location: 1018-1020 South Road Edwardstown

- **Grazio Maiorano of URPS on behalf of the applicant answered questions of the Panel**

The Council Assessment Panel resolved that;

RECOMMENDATION

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/1159/2020 for single storey additions and alterations to existing office building at 1018-1020 South Road, Edwardstown 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. 100/1159/2020, being
 - Block Plan and elevations, prepared by SLP, Job code 82219, Revision G, date Mar 2020
 - Site and Drainage plan, prepared by Lelio Bibbo Pty Ltd, Ref no. 200463, date 11.05.20except when varied by the following conditions of consent.
2. 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.
3. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
4. The office additions herein approved shall only be used as ancillary functions associated with the primary use of the existing building on the land and shall not at anytime be separately occupied or tenanted.
5. The northern and western car parking areas shall be available to employees and customers of all tenancies.
6. Prior to occupation of the premises, clear signage indicating availability of car parking within the northern and western car parking areas to employees and customers of all tenancies shall be provided to the satisfaction of Council.
7. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.

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8. All vehicles visiting the site shall enter and exit the land in a forward direction.

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 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.
3. 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.

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6.57pm Bryn Adams declared a conflict of interest and removed himself from the meeting.

3.3 Report Reference: CAP041120 - 3.3

Application No: 100/2020/1427

Site Location: 4/373 Cross Road, Edwardstown

- **Marc Duncan of Future Urban on behalf of the applicant answered questions of the Panel**

The Council Assessment Panel resolved that;

RECOMMENDATION

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

- The Panel note this report and concur with the findings and reasons for the recommendation;
- The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- That Development Plan Consent for Development Application No: 100/2020/1427 for a variation to DA 100/2019/1943 - increase in display area and height and to amend the dual displays to create a single sided sign at 4/373 Cross Road, Edwardstown be GRANTED subject to the following conditions:

CONDITIONS

- The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2019/1943, except where varied by subsequent Development Application 100/2020/1427.
- The development shall be operated and maintained in accordance with the "Technical Brief RE: BSV Automatic Brightness Control for Roadside Billboards" provided by "Big Screen Video" as submitted in the Application.

Department of Planning Transport and Infrastructure Conditions

- The LED sign shall be permitted to display one static, self-contained message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds. The sign shall not flash, scroll, move or imitate a traffic control device.
- Illuminated signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the sign/s shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m ²) Max
Sunny Day	40,000	6,300
Cloudy Day	4,000	1,100
Twilight	400	300
Dusk	40	200
Night	<4	100

5. The operational system for the sign shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction.

Department of Planning Transport and Infrastructure Notes

1. The Metropolitan Adelaide Road Widening Plan (MARWP) shows a possible requirement for a strip of land up to 4.5 metres in width from the Cross Road frontage of this site (SP 12187) for future upgrading of the Cross Road/South Road intersection, together with a 4.5 x 4.5 metre cut-off at the Cross Road/Railway Terrace corner. The consent of the Commissioner of Highways under the MARWP Act is required to all building works on or within 6.0 metres of the possible requirement. This development proposal is situated clear of the possible requirement and consent area. The consent of the Commissioner of Highways under the MARWP Act is not required for this proposal.
2. Both the State and Federal Governments have made clear commitments to complete a non-stop North-South Corridor for Adelaide. Construction is currently underway on the Darlington and Regency Road to Pym Street sections of the Corridor. The exact nature and timing of any works relative to the River Torrens to Darlington section of the Corridor has yet to be determined, and any potential future land requirements are unknown. For further information about the North-South Corridor, please visit <https://dpti.sa.gov.au/infrastructure/nsc>, or if you would like to speak to a member of the North-South Corridor team, please email northsouthcorridor@sa.gov.au or call 1300 951 145.

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7.11pm Bryn Adams re-entered the meeting.

7.12pm Raelene Telfer excused herself from the meeting.

4. APPEALS UPDATE

4.1 APPEALS AGAINST PANEL DECISIONS

- Administration advised an appeal against CAP's decision to Refuse DA 100/2020/0568 has been lodged.

4.2 APPEALS AGAINST DELEGATED APPLICATIONS

7.15pm Raelene Telfer re-entered the meeting.

5. POLICY OBSERVATIONS

- Gavin Lloyd Jones raised a suggestion of undertaking an analysis and masterplan of the Hills Face Zone.

6. OTHER BUSINESS

- A review of the Panel delegations under the PDI Act has commenced.

7. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 4 November 2020 taken as read and confirmed this fourth day of November 2020

8. MEETING CLOSURE

- **Length of meeting: 56 minutes**
- **Number of Representors appearing before the Panel: 0**
- **Number of Applicants appearing before the Panel: 3**

MEETING DECLARED CLOSED AT 7.25PM



Michael Davis
Acting *Presiding Member*