

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 05 FEBRUARY 2020**



1.1 OPEN MEETING

The Meeting commenced at 6.30pm

1.2 PRESENT

Terry Mosel - Presiding Member
Yvonne Svensson - Independent Member
Sue Giles - Independent Member
Nathan Sim - Independent Member
Councillor Maggie Duncan - Elected Member

1.3 APOLOGIES

Alex Wright- CAP Assessment Manager (Team Leader - Planning)

1.4 IN ATTENDANCE

Warwick Deller-Coombs– Manager - Development & Regulatory Services
Andrew Houlihan – Acting Team Leader - Planning
Nicholas Timotheou - Development Officer - Planning

2. HEARING OF APPLICATIONS

- 2.1 Report Reference: CAP050220– 2.1**
Application No: 100/2019/1915
Site Location: 768-772 South Road, Glandore

Application was withdrawn on the 4 February 2020

CAP050220

2.2 Report Reference: CAP050220 – 2.2
Application No: 100/2019/1943
Site Location: 4/373 Cross Road, Edwardstown

- 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 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: 100/2019/1943 for the demolition of an existing advertising hoarding and replacement with a new double sided LED (Light-emitting Diode) advertising hoarding on an existing building at 4/373 Cross 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. 100/2019/1943, being the following site plans drawn by Domenico Allegretto architecture Job reference Number 300.
2. 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

3. The LED signs 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.

CAP050220

4. 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

6. 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.

7. Both the South Australian and Australian Governments have indicated clear commitments to progress a non-stop North-South Corridor for Adelaide. Construction is currently underway on the Northern Connector and Darlington sections of the corridor, with construction of the Regency Road to Pym Street section of South Road due to commence later this year. Completion of these projects by 2022 will create a 47 kilometre continuous section of the North-South Corridor between Gawler and the River Torrens (in the north), and a 20.5 km kilometre continuous section from Old Noarlunga to Tonsley (in the south).

As part of the 2019-20 budget released on 2 April 2019 the Australian Government announced a further \$1.5 billion funding commitment toward future priorities along the North-South corridor, in addition to the existing \$1.211 billion commitment, including \$126 million over the forward estimates. Coupled with a matching commitment from the State Government, the Australian and South Australian governments have now committed \$5.422 billion towards the North-South Corridor future priorities.

In October 2018 the Minister for Transport, Infrastructure and Local Government, the Hon. Stephan Knoll, announced that a contract had been awarded for the business case development of the River Torrens to Darlington section of the North-South Corridor and the investigation into the viability of tunnels. The preliminary investigations undertaken to date indicate that tunnelling options are viable for this section of the North-South Corridor.

At this stage, further work is still being undertaken prior to a decision on the nature and timing of the upgrade of the River Torrens to Darlington section of the Corridor. Once the next priority section has been identified and concept plans developed, the department will have greater certainty of impacts and will be able to provide reliable advice regarding the potential impacts, future land requirements and timing for further upgrades.

Further information on the North-South Corridor can be obtained at <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.

2.3 Report Reference: CAP050220 – 2.3
Application No: 100/2019/1578
Site Location: 24 Forrest Avenue, Marino

- 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 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: 100/1578/2019 for a two-storey split-level detached dwelling and associated earthworks, retaining walls and fencing at 24 Forrest Avenue, Marino, 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. 100/1578/2019, except 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. Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
5. All devices/treatments proposed as part of the Development Application to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises.
6. Any form of development on the property boundary (such as mortar joints on any face brickwork, blueboard material or similar, render etc) shall be finished in a professional manner and to the same standard as the remainder of the subject dwelling, to the reasonable satisfaction of the Council.

7. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.

NOTES

1. Demolition of the existing dwelling and/or other structures on the land cannot occur until a separate application has been lodged, assessed by and approved by the Council.
2. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. 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 2004.
3. 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.
4. 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.
5. Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).

6:45pm Pursuant to Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations, the Panel resolve to exclude the public from attendance for the deliberation of Item 2.4

6:50pm: Meeting re-opened to the Public

2.4 CONFIDENTIAL ITEM

Report Reference: CAP050220 – 2.4

Application No: 100/2016/2159

Site Location: 4 Greenock Drive, Sturt

- Mr Konstantinos Barkoukis answered questions of the Panel.

6:57pm Pursuant to Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations, the Panel resolve to exclude the public from attendance for the deliberation of Item 2.4

The Council Assessment Panel resolved that;

The Council Assessment Panel having considered this matter in confidence under Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations determined that the decision of the Council Assessment Panel on this item be kept confidential and not available for public inspection until such time that appeal ERD – 19-218 has concluded

7:33pm: Meeting re-opened to the Public

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

The minutes of this meeting held Wednesday 5 February 2020 taken as read and confirmed this fifth day of February 2020

5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 7:40PM

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