



- 1.1 OPEN MEETING**
- 1.2 PRESENT**
- 1.3 APOLOGIES**
- 1.4 IN ATTENDANCE**
- 2. GENERAL OPERTIONS**
- 3. APPLICATIONS**
- 3.1 DEVELOPMENT NUMBER – 100/0559/2020
 6L MAJORS ROAD, TROTT PARK**
 change in the use of land to a sporting facility comprising four natural soccer pitches, single storey club room building (comprising four change rooms, public toilets, umpire and medical rooms, equipment storage, kiosk and office), 320 space car park, sixteen (16) 20.5 metre high light towers and other ancillary lighting, four (4) of which to be constructed at a later date, and ancillary light poles within the parking area, internal fencing achieving a height of 4 metres, and associated earthworks (including raised grassed spectator mound adjacent the western and southern side boundaries).
 Report Reference: **CAP211020 - 3.1**.....2
- 3.2 DEVELOPMENT NUMBER – 100/634/2020
 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.
 Report Reference: **CAP211020 - 3.2**.....5
- 4. APPEALS UPDATE**.....6
- 4.1 APPEALS AGAINST PANEL DECISIONS**
- 4.2 APPEALS AGAINST DELEGATED APPLICAITONS**
- 5. POLICY OBSERVATIONS**.....6
- 6. OTHER BUSINESS**
- 7. CONFIRMATION OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL
 MEETING HELD ON TWENTY FIRST OF OCTOBER 2020**
- 8. MEETING CLOSURE**

1.1 OPEN MEETING

The Meeting commenced onsite at 6L Majors Road Trott Park and 14L Majors Road O'Halloran Hill at 5.40pm

Terry Mosel, Yvonne Svensson, Michael Davis, Bryn Adams, Raelene Telfer, Alex Wright and Nicholas Timotheou were in attendance.

The meeting was paused at 6:15pm.

1.2 PRESENT

Terry Mosel - Presiding Member
Yvonne Svensson- Independent Member
Michael Davis - Independent Member
Bryn Adams - Independent Member
Raelene Telfer – Council Member

1.3 APOLOGIES

Nil

1.4 IN ATTENDANCE

Alex Wright – CAP Assessment Manager – Team Leader - Planning
Nicholas Timotheou – Acting Senior Development Officer - Planning
Warwick Deller-Coombs - Manager - Development & Regulatory Services
Ilia Houridis – General Manager – City Development

2. GENERAL OPERATIONS

The Meeting resumed at the City of Marion Administration Centre at 6:57pm

3. HEARING OF APPLICATIONS

3.1 Report Reference: CAP211020 - 3.1

Application No: 100/0559/2020

Site Location: 6L Majors Road, Trott Park

- Carla Zub (Project Manager Strategic Projects) – answered questions the Panel on behalf of the City of Marion (Applicant)
- Greg Salmon (Manager, City Activation) answered questions the Panel on behalf of the City of Marion (Applicant)
- Nick Wilson – Master Plan answered questions the Panel on behalf of the City of Marion (Applicant)

The Council Assessment Panel resolved that;

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

- (a) The Panel note this report and concurs 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: 100/559/2020 for a change in the use of land to a sporting facility comprising four natural soccer pitches, single storey club room building (comprising four change rooms, public toilets, umpire and medical rooms, equipment storage, kiosk and office), 320 space car park, Sixteen (16) 20.5 metre high light towers and other ancillary lighting, four (4) of which to be constructed at a later date, and ancillary light poles within the parking area, internal fencing achieving a height of 4 metres, and associated earthworks (including raised grassed spectator mound adjacent the western and southern side boundaries) at 6L Majors Road, Trott Park be **GRANTED** subject to the concurrence of the State Commission Assessment Panel (SCAP), and with the following Reserved Matter and Conditions.

RESERVED MATTER

Pursuant to Section 33(3) of the Development Act 1993, Council **RESERVES** its decision in relation to the following matters. Development Approval will not be issued by the Council unless and until it has assessed the following matters and granted its consent in respect thereof.

1. An amended colour schedule incorporating darker natural/earthen tones to the clubroom shall be provided to Council staff for consideration and approval.

Pursuant to Section 33(3) of the Development Act 1993 the Council reserves its decision on the form and substance of any further conditions of development plan consent that it considers appropriate to impose in respect of the reserved matter outlined above.

CONDITIONS

1. The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/2020/559, being documents;
- a. Architectural Plans, 1, 2, 4, 6, 10, 16 of 31, Prepared by Greenway Architects dated July 2020
 - b. Layout Plan, 1 to 6 of 6 (inclusive) revision F;
 - c. Site Longitudinal Section, Revision E;
 - d. Site Cross Sections – 1 of 2 & 2 of 2, Revision E;
 - e. Site Plan Legend & General Notes, Revision D;
 - f. Layout Plan - Sheet 1 Of 6 To 6 Of 6 (Inclusive); and
 - g. Pitch 4 Layout Plan, Revision D, all prepared by Wallbridge Gilbert Aztec
 - h. FSA Landscape Plan, Revision D prepared by Birdseye Studios
 - i. Stormwater Management Plan, prepared by Wallbridge Gilbert Aztec, dated 11 September 2020
- except when varied by the following conditions of consent.

2. The hours of operation for the formalised use of the facility shall be restricted to the following:

	Soccer Pitches & Lights	Clubrooms
Monday- Saturday	7:00am to 10:00pm	7:00am to 12:00am
Sunday	7:00am to 10:00pm	7:00am to 10:00pm

3. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
4. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
5. A minimum of 50% of the trees indicated to be planted on the approved plan shall be at least 1.5 metres in height at the time of planting.
6. Any existing vegetation nominated to be retained and/or any new vegetation proposed 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.
7. 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 and maintained in a good condition at all times.
8. 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.
9. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.

CAP211020

10. 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.
11. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS 2890.6.2009.
12. Bicycle parking facilities be provided that are designed and constructed in accordance with Australian Standard, or subsequent standards. The facilities shall be located to ensure ease of access to users.
13. 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.
14. 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.

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. A Tree Pruning Strategy, detailing the pruning required to trees along Adams Road to facilitate safe and convenient egress, shall be provided to the Manager, Development and Regulatory Services for consideration and acceptance, prior to use of the site.

CAP211020

3.2 Report Reference: CAP211020 - 3.2
Application No: 100/634/2020
Site Location: 14L Majors Road O'Halloran Hill
3A Majors Road, O'Halloran Hill

- Carla Zub (Project Manager Strategic Projects) – answered questions the Panel on behalf of the City of Marion (Applicant)
- Greg Salmon (Manager, City Activation) answered questions the Panel on behalf of the City of Marion (Applicant)
- Nick Wilson – Master Plan answered questions the Panel on behalf of the City of Marion (Applicant)

The Council Assessment Panel resolved that;

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

- (a) **The Panel note this report and that the application be DEFERRED for the following reasons:**
1. **That in the present form there are aspects of the proposal that do not meet the relevant policies for the Hills Face Zone to an adequate extent;**
 2. **Consideration of the planning merits be deferred to allow the applicant to provide further assessment of the visual impact in light of the natural and other characteristics of the locality.**

APPEALS UPDATE**4.1 APPEALS AGAINST PANEL DECISIONS****4.2 APPEALS AGAINST DELEGATED APPLICATIONS**

- Council Administration updated the Panel on existing appeals.


5. POLICY OBSERVATIONS**6. OTHER BUSINESS****7. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 21 October 2020 taken as read and confirmed this twenty first day of October 2020.

8. MEETING CLOSURE

- Length of meeting: 2 hours, 14 minutes
- Number of Representors appearing before the Panel: 0
- Number of Applicants appearing before the Panel: 2

MEETING DECLARED CLOSED AT 8:36PM

A handwritten signature in black ink, appearing to read "Terry Mosel", with a horizontal line underneath.

Terry Mosel
Presiding Member