

**MINUTES
OF THE COUNCIL ASSESSMENT PANEL MEETING OF THE CITY OF
TEA TREE GULLY HELD ON TUESDAY 18 AUGUST 2020 AT
10:00AM IN THE COUNCIL CHAMBERS, 571 MONTAGUE ROAD,
MODBURY**

1. Attendance Record:

1.1 Present

Mr R McBryde	<i>(Independent Member)-(Presiding Member)</i>
Mr P Dungey	<i>(Independent Member)</i>
Mr G Salmon	<i>(Independent Member)</i>
Mr D Wyld	<i>(Elected Member)</i>

Officers in Attendance

Ms C Neil	Director, Community & Cultural Development
Mr N Grainger	Manager, City Development
Ms C Tully	Team Leader, Planning
Mr T Bournier	Planning Officer
Mr B Schnell	Planning Officer
Mr C Rodgers-Falk	Administration Officer, Development Assessment

1.2 Apologies

Ms B Merrigan	<i>(Independent Member)</i>
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1.3 Public Gallery

11 members of the public present, 8 utilised an electronic medium

1.4 Media - Nil

2. Minutes of Previous Meeting

Moved Cr Wyld, Seconded Mr Salmon

That the Minutes of the Council Assessment Panel Meeting held on 21 July 2020 be confirmed as a true and accurate record of proceedings.

Motion Carried (141)

3. Business Arising from Previous Minutes - Nil

4. Reports and Recommendations

4.1 CAP.070/118907/2020 - Dwelling Additions and Alterations to an Existing Dwelling (Non-complying) at 4 Stow Court, Highbury

Ms S Jones attended the meeting and addressed the Panel Members in support of their representation.

Mr P Miro attended the meeting and addressed the Panel members on behalf of the Applicant (W Zhang) in response to the representation(s).

Moved Mr Dungey, Seconded Mr Salmon

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the proposed development is not seriously at variance with the policies in the Tea Tree Gully (City) Development Plan.
- B. RESOLVES to GRANT Development Plan Consent to the application by Wenqiang Zhang to construct alterations and additions to an existing detached dwelling consisting of an upper storey and privacy screening (non-complying) at 4 Stow Court Highbury as detailed in Development Application No.070/118907/2020 subject to the following condition(s) and advisory note(s):
 - (1) The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/118907/2020, and in particular the plans as submitted to Council, being:
 - Site and Contour Plan, Studio M building design, Job No. 19091 - PD04, Dated April 2020; and
 - Floor and Elevation Plans, Studio M building design, Job No. 19091 - PD04, Dated April 2020
 - (2) The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork shall be maintained in good condition at all times. All external paintwork shall be completed within two (2) months of the erection of the dwelling additions and alterations
Reason: *To preserve and enhance the amenity of the site and locality.*
 - (3) One type two Stormwater Detention Tank(s) shall be attached to the dwelling additions or to an equivalent roof area of the dwelling. The tank(s) shall be installed as part of the stormwater disposal system at the time of cladding the roof of the dwelling additions and shall be maintained in good working order at all times.
Reason: *The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for this condition is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.*
 - (4) Discharge from the detention facility is to be restricted to four litres per second (4 L/s) for flows during the 1 in 100 year average recurrence interval storm event.
Reason: *The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for this condition is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.*

- (5) Discharge from the rainwater tank shall be directed to the street watertable or to Council's drainage network.
Reason: To control excess stormwater on the site.
- (6) The privacy screening as shown on the approved plans and elevation drawings forming part of this consent, shall be erected prior to the completion of the dwelling additions and alterations. The permanently fixed privacy screens shall be maintained in good condition and shall be maintained as effective privacy screens thereafter.
Reason: To minimise overlooking into adjoining properties and preserve and enhance the amenity of the site and locality.
- (7) The obscure fixed glazing as shown on the approved plans and elevation drawings forming part of this consent, shall be erected prior to the occupation of the dwelling. The obscure fixed glazing shall be maintained in good condition and shall be maintained as effective privacy control thereafter.
Reason: To minimise overlooking into adjoining properties and preserve and enhance the amenity of the site and locality.
- (8) Any excavation within 10.68m of the adjacent regulated tree to the north of the subject site, shall be undertaken by hand or using a non-destructive method such as Air-Spade, HydroVac or similar.
Reason: To ensure no tree-damaging activity occurs to nearby regulated trees.
- (9) Any excavation within 11.8m of the adjacent significant tree to the east of the subject site, shall be undertaken by hand or using a non-destructive method such as Air-Spade, HydroVac or similar.
Reason: To ensure no tree-damaging activity occurs to nearby regulated trees.

Note(s):

- (1) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (2). This consent does not obviate the need to obtain any other necessary approvals from any/ all parties with an interest in the land.
- (3) The Applicant/Owner is advised that any works undertaken on Council owned land (driveways, stormwater connections, etc.) will require formal approval under the Local Government Act through Council's Civil Operations Department, prior to any works being undertaken. Please find attached the relevant application form for your convenience. For further information on this process, or the specifications and conditions relating to works on Council land, please contact Council's Civil Operations Department on 8397 7444.
- (4) All earthworks shall be confined to and contained entirely within the property boundaries and shall not encroach on or over the roadside verge/reserve.
- (5) This application involves development located on the boundary or within close proximity to the boundary of the allotment. To ensure that the proposed development is constructed within the allotment, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.

- (6) You are advised under the Fences Act you are legally required to give notice for the removal of a fence on the common boundary. Please refer to the Fences Act for the correct procedural requirements.
- (7) NBN CO. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders shall register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at www.nbnco.com.au/newdevelopments. For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email newdevelopments@nbnco.com.au.
- (8) Public services may be present in the road and it is the property owner's responsibility to ensure these services are not damaged as a result of the work. If services require alterations, it is the property owner's responsibility to consult with the particular service agency before performing any works. (Contact "Dial Before you Dig" on telephone 1100 or their website www.dialbeforeyoudig.com.au).

At all times during the construction, removal or repair of a crossing place or stormwater pipe, sufficient barricades and signs, visible at night (where work duration exceeds daylight hours), are to be installed and maintained to give adequate warning to the public.

The applicant shall be responsible for all costs associated with:

- The construction, removal or repair of crossing places or stormwater pipes. This may include the repairs and modifications to an abutting footpath as a result of the construction or alteration of the crossing place or stormwater pipe.
 - The pruning, removal and replacement of any tree as approved in accordance with Council's Tree Management Policy and the Council's Fees and Charges Register.
- (9) You are advised that it is an offence to undertake tree damaging activity in relation to a regulated or significant tree without the prior consent of Council. Tree damaging activity means:
- The killing or destruction of a tree; or
 - The removal of a tree; or
 - The severing of branches, limbs, stems or trunk of a tree; or
 - The ringbarking, topping or lopping of a tree; or
 - Any other substantial damage to a tree, (including severing or damaging any roots), and includes any other act or activity that causes any of the foregoing to occur, but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Motion Carried Unanimously (142)

4.2 CAP.070/115385/2018 - Demolition of Existing Structures and the Construction of a Car Wash, Car Parking and Advertising at 1380 Golden Grove Road, Golden Grove

Mr D Retallick attended the meeting and addressed the Panel Members in support of their representation.

Ms T Michaels attended the meeting on behalf of the Applicant and addressed the Panel Members in response to the representation(s).

Moved Mr Salmon, Seconded Mr Dungey

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the proposed development is not seriously at variance with the policies in the Tea Tree Gully (City) Development Plan.
- B. RESOLVES to SUPPORT the recommendation to GRANT Development Plan Consent to the application by Paul Aforozis to demolish an existing shop and construct a new car wash facility with associated car park, dog wash, vacuum bays and advertising at 1380 Golden Grove Road, Golden Grove, as detailed in Development Application No.070/115385/2018; and to DELEGATE the decision to GRANT Development Plan Consent to the Assessment Manager subject to—
 - the attachment of a condition stating that the hours of operation shall be aligned with those of the adjoining petrol filling station; and
 - amendments to the proposed condition(s), reserved matter(s) and advisory note(s) as shown below.

Motion Carried Unanimously (143)

Moved Mr Salmon, Seconded Cr Wyld

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the following amended condition(s), reserved matter(s) and advisory notes(s) shall form the basis for the Development Plan Consent for the application by Paul Aforozis to demolish an existing shop and construct a new car wash facility with associated car park, dog wash, vacuum bays and advertising at 1380 Golden Grove Road, Golden Grove, as detailed in Development Application No.070/115385/2018:
 - (1) The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/115385/2018 except where varied by any condition(s) listed below.
 - (2) The materials used on the external surfaces of the development and the pre-coloured steel finishes or paintwork shall be maintained in good condition at all times. All external paintwork shall be completed within two (2) months of the erection of the structures herein consented to.
Reason: To preserve and enhance the amenity of the site and locality.

- (3) The premises shall be kept tidy and all buildings, fences, landscaping and paved or sealed surfaces shall be maintained in good condition at all times.
Reason: To maintain the amenity of the site and locality.
- (4) All driveways, parking and manoeuvring areas shall be formed, sealed with concrete, bitumen or paving, and be properly drained. They shall be maintained in good condition thereafter.
Reason: To ensure useable and safe carparking.
- (5) All off-street carparking spaces shall be line-marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and AS 1742.2:2009. The line-marking, signposting and directional arrows shall be maintained to a clear and visible standard at all times.
Reason: To maintain safety for users.
- (6) No materials or equipment are to be stored outdoors.
Reason: To preserve and enhance the amenity of the site and locality
- (7) Any lights on the subject land shall be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.
Reason: To minimise the impact on adjoining properties and motorists.
- (10) The signage, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.
Reason: To ensure amenity of the site and locality.
- (11) The proposed development shall be undertaken in accordance with the recommendations of the Adelaide Tree Surgery in their Pre-Development and Arboricultural Assessment Report dated 12/12/2018, and their follow up advice dated 30/04/2020, forming part of this application and in relation to the management of nearby regulated and significant trees. In particular the following recommendations shall be adhered to:
- Any excavation works that are required inside the Tree Protection Zone (TPZ) are to be undertaken using non-destructive methods such as hydro-vac machine.
 - Any Hard surface areas within the (TPZ) are to be constructed using concrete paving.
 - There are to be no major changes with soil levels within the Tree Protection Zones
 - The area of the TPZ of the trees should be protected during construction process. Due the driveway passing through the Tree Protection Zone to the carport, fencing shall be constructed around the trunk of the tree to provide protection during this period. A sign shall be placed on the fenced TPZ that states: "TREE PROTECTION ZONE— NO ENTRY" and the fence location shall be maintained as set throughout the development until the completion of all works. The fence location shall not be altered without the expressed permission of the Project Arborist and no materials shall be stored within the fenced area and there shall be no disposal of any building waste within the TPZ. The fenced area shall be the boundary line between the property of 1380 Golden Grove Road and where the subject trees are located.

DEVELOPMENT PHASE

- If it is proposed to undertake landscaping works within the area of the TPZ, all works required within the area of the TPZ shall be undertaken by hand or using non-destructive methods; and no major excavation works are allowed.
- All services that may be required to enter or exit the development area should avoid the TPZ wherever possible however, if they shall pass within the TPZ, non-destructive methods such as Hydro-vac systems shall be used.
- NO ROOT SEVERENCE SHALL OCCUR WITHIN THE STRUCTURAL ROOT ZONE (SRZ).
- Any tree root severance greater than 50mm required within the TPZ during the construction phase shall be undertaken by a suitably qualified arborist.
- Pruning Recommendations: Remedial pruning is recommended for two of the trees. The recommendations for the trees follow:
 - Selectively reduce the weight within the lateral branches of trees, one and two on the southern side of the crowns that overhang 1380 Golden Grove Road property. These reduced branches are to be pruned to suitable growing points and approximately 15-20% reduction of each branch. This should remove any overhanging branches from the property at 1380 Golden Grove Road, Golden Grove.
 - Remove any major deadwood from throughout the crown that overhangs the property at 1380 Golden Grove Road, Golden Grove.
 - This pruning shall comply with Australian Standards, Pruning Amenity Trees - AS 4373, 2007 and only be undertaken by a suitably qualified arborist.

POST DEVELOPMENT

- It is recommended that the trees be reinspected by a suitably qualified arborist within 12 months of completion of the proposed development.

Reason: To ensure the health and longevity of nearby regulated and significant trees.

- (12) The development shall comply with the recommended treatments listed in the EcoAcoustics Environmental Noise Assessment report dated 9 March 2020, listed as follows:
- The proposed automatic car wash shall be fitted with an exit door equivalent to a PVC clear 3mm door blade (which provides a minimum Rw 23);
 - The existing acoustic barrier shall be retained as shown in Figure 4.1;
 - The plant room roof shall be internally lined with 50mm 32kg/m³ sound absorbing insulation;
 - The vacuum bay roof shall be internally lined with 50mm 32kg/m³ sound absorbing insulation; and
 - Vacuums shall be attenuated to achieve the sound power levels shown in Table 3.1.

These treatments shall be installed prior to the commencement of the use of the facility, and shall be maintained in good condition at all times.

Reason: To maintain the amenity of the locality.

Reserved Matter(s):

- (1) The following matter(s) have been reserved pursuant to section 33(3) of the Development Act 1993, and sub-delegated to the Assessment Manager for a determination, prior to the issue of Development Approval:
- Detailed site works and drainage plan, including appropriate storm water disposal measures, to the satisfaction of Council.
 - Detailed landscaping plan showing a range of trees and ground covers, and nominating details of species and plant locations, to the satisfaction of Council.

Department of Planning, Transport and Infrastructure Condition(s):

- (1) The access points to Golden Grove Road shall be designed and constructed in general accordance with TMC Building Design Group, Proposed Car wash Layout, Sheet 3 of 5, Job No. 19-065 DA, Revision A dated 18 March 2020. The exit point to Golden Grove Road shall cater for left turn out movements only.
- (2) The access points shall be suitably signed and line-marked to reinforce the desired traffic flow through the site. .
- (3) The largest vehicle permitted on-site shall be restricted to a 6.4 metre Small Rigid Vehicle.
- (4) All off-street parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

- (5) Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
- (6) LED lighting may be used for internal illumination of a light box only. No element of LED or LCD display shall otherwise be included in the design, unless a further application is made.
- (7) Illumination shall be limited to a low level ($\leq 150\text{Cd/m}^2$).
- (8) Signage shall not flash, scroll, move or change, or imitate a traffic control device.
- (9) Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Golden Grove Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Note(s):

- (1) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (2) Any works undertaken on Council owned land (including but not limited to works relating to reserves, crossing places, landscaping, footpaths, street trees and stormwater connections and underground electrical connections), shall require a separate authorisation from Council. Further information and/or specific details can be obtained by contacting Council's Civil Operations department on 8397 7444.
- (3) The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
- (4) The development (including during construction) shall not at any time emit noise that exceeds the relevant levels derived from the *Environmental Protection (Noise) Policy 2007*.
- (5) The applicant/developer is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure the activities on the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm. This includes being mindful of and minimising off site noise, dust and vibration impacts associated with development.
- (6) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (7) The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

- (8) NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when tenants move in, developers and builders shall register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at www.nbnco.com.au/newdevelopments. For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email newdevelopments@nbnco.com.au.

Motion Carried Unanimously (144)

4.3 CAP.070/118655/2020 - Change of Use to Permit Wedding Ceremonies (50 Guests) and Church Picnics (400 Guests) at 488-500 Yatala Vale Road, Yatala Vale

Moved Mr Dungey, Seconded Cr Wyld

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the proposed development is not seriously at variance with the policies in the Tea Tree Gully (City) Development Plan.
- B. RESOLVES to GRANT Development Plan Consent to the application by Gary Williams to allow the change of use to permit wedding ceremonies (50 guests) and church picnics (400 guests) at 488-500 Yatala Vale Road, Yatala Vale as detailed in Development Application No. 070/118655/2020 subject to the following condition(s) and advisory note(s):
- (1) The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/118655/2020 except where varied by any condition(s) listed below.
 - (2) The hours of operation for the wedding ceremonies herein approved are as follows:
 - 3:00pm to 5:00pm.
 Any variation to these hours of operation will require a further consent.
Reason: *To minimise the impact on adjoining properties.*
 - (3) The capacity of the wedding ceremonies shall be limited to 50 guests per ceremony. Any increase in capacity will require a further development approval.
Reason: *To ensure adequate carparking is available on the site and reduce amenity impact to adjoining properties.*
 - (4) The church picnic events will be limited to a maximum of two (2) events per calendar year. Any increase to this frequency of events will require a further consent.
Reason: *To minimise the impact on adjoining properties.*

- (5) The hours of operation for the church picnics herein approved are as follows:
 - 10:00am to 10:00pm on the same day.Any variation to these hours of operation will require a further consent.
Reason: *To minimise the impact on adjoining properties.*
- (6) The capacity of the church picnics shall be limited to 400 guests per event. Any increase in capacity will require a further development approval.
Reason: *To ensure adequate carparking is available on the site and reduce amenity impact to adjoining properties.*

Note(s):

- (1) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (2) Any works undertaken on Council owned land (including but not limited to works relating to reserves, crossing places, landscaping, footpaths, street trees and stormwater connections and underground electrical connections), shall require a separate authorisation from Council. Further information and/or specific details can be obtained by contacting Council's Civil Operations department on 8397 7444.
- (3) The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
- (4) The development (including during construction) shall not at any time emit noise that exceeds the relevant levels derived from the *Environmental Protection (Noise) Policy 2007*.
- (5) The applicant/developer is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure the activities on the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm. This includes being mindful of and minimising off site noise, dust and vibration impacts associated with development.
- (6) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.

Motion Carried Unanimously (145)

4.4 CAP.070/119120/2020 - Carport Forward of a Dwelling at 176 Kelly Road Modbury Heights

Moved Mr Dungey, Seconded Mr Salmon

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the proposed development is not seriously at variance with the policies in the Tea Tree Gully (City) Development Plan.
- B. RESOLVES to REFUSE Development Plan Consent to the application by The Pergola Man to erect a carport at 176 Kelly Road, Modbury Heights as detailed in Development Application No. 070/119120/2020 on the following grounds:
 - (1) The location of the proposed carport forward of the dwelling is not appropriate and results in an insufficient front setback.
 - (2) The carport dominates the streetscape and is not consistent with the existing pattern of development of the locality or the desired character of the Residential Zone.
 - (3) In particular, the proposed development is at variance to the following provisions of the Development Plan:
 - (a) **Residential Zone Objective 3** and **PDC 6** state that development should contribute to the desired character of the zone
 - (b) **Residential Zone PDC 10** states that carports should have a front setback of 5.5 metres from a primary street frontage
 - (c) **Residential Development PDC 8** states that carports should not dominate the streetscape
 - (d) **Design and Appearance Objective 1** seeks development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form
 - (e) **Design and Appearance PDC 1** states that buildings should reflect the desired character of the locality

Motion Carried (146)

4.5 CAP.070/119058/2020 - Carport forward of a Dwelling at 142 Green Valley Drive, Greenwith

Moved Mr Dungey, Seconded Cr Wyld

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the proposed development is not seriously at variance with the policies in the Tea Tree Gully (City) Development Plan.
- B. RESOLVES to GRANT Development Plan Consent to the application by Wayne King to construct a carport forward of the dwelling at 142 Green Valley Drive, Greenwith, as detailed in Development Application No. 070/119058/2020 subject to the following condition(s) and advisory note(s):
 - (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/119228/2020 except where varied by any condition(s) listed below.
 - (2) The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be completed within two (2) months of the erection of the carport.
Reason: To preserve and enhance the amenity of the site and locality.
 - (3) The carport shall not be enclosed on any side with any solid material.
Reason: To preserve and enhance the amenity of the site and locality.

Note(s):

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (3) The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Motion Carried Unanimously (147)

5. Other Business

5.1 E.R.D. Court Matters Pending

5.1.1 CAP.070/118168/2019 - Land Division (1 Allotment into 2) Torrens Title at 104 Green Valley Drive, Greenwith

Outcome: The Panel noted progress on this matter.

5.2 Policy Considerations

The Presiding Member made a note that Phase-3 of the Planning Design Code rollout has been deferred until late 2020 or early 2021.

5.3 Pending State Commission Assessment Panel Concurrence

5.3.1 CAP.070/117901/2019 - Single Storey Detached Dwelling and Associated Retaining (Non-Complying) at 2B Hotham Street, Hope Valley

Outcome: The Panel noted the finalisation of this matter.

5.3.2 CAP.070/116814/2019 - Land Division (1 Allotment into 2) Torrens Title, the Construction of a Two-Storey Detached Dwelling, the Addition of a Carport to an Existing Dwelling and Associated Earthworks and Demolition of Structures (Non-Complying) at 6 Kelly Road, Valley View

Outcome: The Panel noted the finalisation of this matter.

6. Information Reports - Nil

7. Date of Next Meeting

15 September 2020

The Presiding Member declared the meeting closed at 12:30pm.

Confirmed.....
Presiding Member 15 September 2020