# CITY OF MARION COUNCIL ASSESSMENT PANEL MINUTES FOR MEETING HELD ON WEDNESDAY 16 DECEMBER 2020

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# CITY OF MARION COUNCIL ASSESSMENT PANEL MINUTES FOR THE MEETING HELD ON WEDNESDAY 16 DECEMBER 2020



# 1.1 OPEN MEETING

The Meeting commenced at 6.27pm

# 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

# 1.4 IN ATTENDANCE

Alex Wright – CAP Assessment Manager – Team Leader - Planning Kai Wardle - Development Officer - Planning Warwick Deller-Coombs - Manager - Development & Regulatory Services

# 2. GENERAL OPERATIONS

#### 3. HEARING OF APPLICATIONS

3.1 Report Reference: CAP161220 - 3.1 Application No: 100/2020/1766

**Site Location: 19 Abbeville Terrace Marion** 

• Ms Samantha Kerr (Representor) addressed the Panel

The Council Assessment Panel resolved that;

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, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/1766/2020 for Retrospective approval for the removal of a Significant Tree River Red Gum in front of 19 Abbeville Terrace, due to storm damage at 19 Abbeville Terrace, Marion be GRANTED subject to the following conditions:

## CONDITIONS

- 1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be undertaken in strict accordance with the details and plans submitted in Development Application No.100/2020/1766.
- 2. Three (3) replacement trees shall be planted to compensate for the removal of the significant tree. One (1) replacement tree shall be planted in the road reserve in front of 19 Abbeville Terrace, and two (2) shall be planted in a nearby Council reserve. The replacement tree planting shall occur within twelve months of the tree's removal and shall be maintained in good condition at all times and replaced if necessary.

In accordance with the Regulations, replacement trees must be planted in a suitable position greater than 10 metres in distance from any existing dwelling or in-ground swimming pool. In the event that the replacement tree within the road reserve is located within 10 metres of an existing dwelling or in-ground swimming pool, an additional replacement tree shall be planted in a nearby Council reserve.

The replacement trees must not be exempt species listed under regulation 6A clause (5)(b) of the Development Regulations 2008, or a tree belonging to a class of plant declared by the Minister under section 174 of the Natural Resources Management Act 2004.

# **NOTES**

- 1. The applicant is encouraged to move the trunk of the subject tree to the Oaklands Wetlands Reserve to continue to provide habitat value to the local fauna.
- 2. Any bird species observed to be accessing the hollows should be relocated prior to removal of the tree to ensure they are not injured in the removal process.

3.2 Report Reference: CAP161220 - 3.2 Application No: 100/2020/0934

Site Location: 674-678 Marion Road PARK HOLME SA 5043

 Andrew Giannasca on behalf of Jolt Charge Pty Ltd (Applicant) responded to questions of the Panel

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 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: 100/2020/934 for Two electric vehicle charging units with integrated LED (light-emitting diode) advertising displays and associated metering boxes at 674-678 Marion Road, Park Holme be GRANTED subject to the following conditions:

# 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. 100/2020/934, except when varied by the following conditions of consent.
- 2. The car parking space associated with each unit shall be linemarked or delineated in a distinctive fashion prior to use of the electric vehicle charging units, with the marking maintained in a clear and visible condition at all times.
- 3. The advertisement(s) and supporting structure(s) shall be prepared and erected in a professional and workmanlike manner and maintained in good repair at all times, to the reasonable satisfaction of the Council.

## **DIT Conditions**

- 4. The Marion Road unit shall be constructed as shown on Jolt, City of Marion Site Survey Plan, Site No. SA\_MAR\_10, Revision B dated 17 June 2020.
- 5. The Oaklands Road unit shall be constructed as shown on Jolt, City of Marion Site Survey Plan, Site No. SA\_MAR\_15, Revision B dated 17 June 2020.
- 6. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the installation of the units shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
- 7. The LED displays associated with each unit shall not flash, scroll or move. Furthermore, the signs shall not be permitted to display or imitate a traffic control device in any way.

- 8. The LED displays shall be permitted to display one 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 or move.
- 9. The LED displays 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. Accordingly, all illuminated signs visible from Marion Road and Oaklands Road shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m²) Max	
Sunny Day	40000	6300	
Cloudy Day	4000	1100	
Twilight	400	300	
Dusk	40	200	
Night	<4	150	

 The LED displays 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.

#### **NOTES**

- 1. The applicant is advised that formal approval of the required permits from Council is required prior to the commencement of any construction/site works.
- 2. This approval does not relate to the removal of, or to any tree damaging activity to, any regulated or significant tree (as defined under the Development Act 1993) that may be located on the subject site or adjoining land. If any tree-damaging activity is anticipated, a separate Development Application is required to be lodged prior to any such damage occurring.

Tree-damaging activity means the killing, destruction or removal of a tree, the severing of branches, limbs, stems or trunk of a tree, ringbarking, topping or lopping of a tree or other substantial damage (including damage to root systems of trees).

For your information a regulated tree is any tree that has a trunk circumference of 2.0m or more - or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2.0m or more and have an average circumference of 625mm or more - measured at a point 1m above natural ground level. A significant tree is any tree that has a trunk circumference of 3.0m or more - or, in the case of trees with multiple trunks, that have trunks with a total circumference of 3.0m or more and have an average circumference of 625mm or more - measured at a point 1m above natural ground level.

Should regulated or significant tree(s) exit on the subject site, care must be taken during demolition/construction of the proposed buildings to ensure no damage is done to that/those tree(s) (including their root systems) unless otherwise approved by Council. For this reason, a protective barrier should be erected at the dripline of the tree, and that barrier should be maintained for the duration of the demolition/construction. It is also recommended that you seek the advice of a qualified arborist.

#### **DIT Notes**

3. Should traffic flows on the adjacent arterial roads be affected during installation of the units the applicant should contact DIT's Traffic Management Centre on Ph. 1800 018 313 prior to undertaking any works and the contractor(s) must complete a 'Notification of Works' form via the following link:

https://www.dpti.sa.gov.au/contractor documents/works on roads by other organisa tions

4. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Marion Road and Oaklands Road frontage of this site for future upgrading of Marion Road / Oaklands Road intersection. Given that the units are located in road reserve and the meter boxes and other infrastructure are located on private property (Oaklands Road unit), the Commissioner of Highways consent should be obtained.

The attached consent form and a copy of the approved plan/s must be provided to DIT (via <a href="mailto:dit.landusecoordination@sa.gov.au">dit.landusecoordination@sa.gov.au</a>) for consent purposes.

#### **APPEALS UPDATE**

41	<b>APPFAI</b>	S AGAINST	PANFI	DECISIONS
<b></b> - 1		O AUAIIIO I		DECIDION

# 4.2 APPEALS AGAINST DELEGATED APPLICATIONS

## 5. POLICY OBSERVATIONS

07:03 PM The meeting was paused.

07:10 PM The meeting resumed.

# 6. OTHER BUSINESS

6.1 The Council Assessment Panel resolves to endorse the General Operating Procedures, as attached to these Minutes as Attachment III.

07:30 PM Cr Telfer left the room.

6.2 The Council Assessment Panel notes the Report and seeks Administration prepare separate reports for each item and presented for formal consideration at a future meeting.

## 7. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 16 December 2020 taken as read and confirmed this sixteenth day of December 2020

# 8. MEETING CLOSURE

Length of meeting: 1:17
 Number of Representors appearing before the Panel: 1

Number of Applicants appearing before the Panel:

**MEETING DECLARED CLOSED AT 7.44PM** 

Terry Mosel

**Presiding Member** 

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## **CITY OF MARION**

## ASSESSMENT PANEL

# **General Operating Procedures**

(adopted by CAP on 16/12/2020)

## 1. TIMING & NOTICE OF MEETINGS

- 1.1. CAP meetings will be scheduled by the CAP to occur in the first week of every month (except the first week of January), with a second meeting to occur on the third week of the month, on an as need basis.
- 1.2. The CAP will meet in the Council Administration Centre at 245 Sturt Road, Sturt or at such other place as the CAP may determine.
- 1.3. The Assessment Manager must provide written notice to all CAP members at least three working days before the meeting.
- 1.4 Notice of a meeting of the CAP must:
  - 1.4.1 set out the date, time and place of the meeting;
  - 1.4.2 include the agenda for the meeting and any documents and/or reports that are to be considered at the meeting (in so far as practicable);
  - 1.5 The Presiding Member may include late items in the Agenda of a meeting with the leave of the meeting.
  - 1.6. Notice of CAP meetings may be given to CAP members by email to an address nominated by a CAP Member, or by personal delivery or post to the usual residence of a CAP Member, or via such other means as authorised in writing by a CAP Member.
  - 1.7. A copy of the Agenda for every meeting of the CAP shall be available for viewing by the public on the Council's web site at least three working days before the meeting.
  - 1.8. A special meeting of the CAP may be convened by the Presiding Member at any time to consider urgent business by giving not less than forty eight hours written notice to all CAP Members.
  - 1.9. Notice of a Special Meeting must be accompanied by an Agenda stating the item(s) of business for which the meeting has been convened. A Special Meeting must only deal with the business for which the meeting has been convened.

## 2. COMMENCEMENT OF MEETINGS & QUORUM

- 2.1. CAP Meetings will be conducted in accordance with the *Planning, Development and Infrastructure Act* ('the Act') and *Planning, Development and Infrastructure (General) Regulations* ('the Regulations'), the CAP's Terms of Reference, the CAP's Policy for Assessment Panel Review of Decision of Assessment Manager ('Assessment Manager Review Policy') and these Operating Procedures.
- 2.2. Meetings will commence on time and as soon as a quorum is present. If a quorum is not present within thirty minutes of the time for commencement, the Presiding Member

- may adjourn the meeting to the next scheduled meeting time and date, or to another time and date.
- 2.3. In accordance with Regulation 15 of the Regulations, a quorum for a meeting of the CAP is three (3) CAP Members.
- 2.4. If the number of apologies received by the Assessment Manager in advance of a meeting indicate that a quorum will not be present at a meeting, the Presiding Member may, by notice from the Assessment Manager provided to all CAP Members in advance of the meeting, (a copy of which will be placed on the Council's website) adjourn the meeting to a future time and date specified in the notice.
- 2.5. If a meeting is required to be adjourned by the Presiding Member, the reason for the adjournment, and the date and time to which the meeting is adjourned will be recorded in the minutes.
- 2.6. A Deputy Presiding Member of the CAP must be appointed by resolution of the CAP at its first meeting, and will preside at any meeting or part thereof when the Presiding Member is not present.
- 2.7. The Presiding Member will preside at all CAP meetings, however, in the absence of the Presiding Member, the Deputy Presiding Member will preside at the meeting (or part thereof).
- 2.8. If both the Presiding Member and Deputy Presiding Member are absent from a CAP meeting (or part thereof), a CAP Member chosen from those present will preside at the meeting and will have all of the powers and duties of the Presiding Member.
- 2.9. Subject to the Act, the Terms of Reference and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes healthy, orderly, constructive, respectful and expeditious discussion, but not repetitious or irrelevant discussion.
- 2.10. The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by a CAP Member, an applicant, a representor or any other person present at the CAP meeting until such time as the disruption or disturbance ceases.
- 2.11. The Presiding Member may ask a member of the public who is present at a meeting of a CAP who is:
  - 2.11.1 behaving in a disorderly manner; or
  - 2.11.2 causing an interruption; or
  - 2.11.3 using audio and video recording devices, without the prior agreement of the Presiding Member; to leave the meeting.

# 3. DECISION MAKING

3.1. In the interest of raising accountability and promoting transparency in local government decision making, the CAP will conduct its meetings and undertake all considerations in accordance with Section 83 and 85 of the Act and Part 3 of the Regulations, and will only exclude the public from attendance when one or more of the requirements of Clause 13(2)(a) or 13(2)(b) of the Regulations are met, or in accordance with clause 2.11 above.

3.2. Each CAP Member present at a meeting is entitled to one vote on any matter arising for decision and, if the votes are equal, the Member presiding at the meeting is entitled to a second or casting vote.

3.3. All decisions of the CAP shall be made on the basis of a majority decision of the Members present (subject to clause 3.2) and the minutes shall record that decision only (votes for/against will not be recorded and are not relevant once the majority is determined).

## 4. ASSESSMENT OF DEVELOPMENT APPLICATIONS

The procedures in Part 3 of these Operating Procedures relate only to the CAP's assessment of development applications under Part 7 of the Act and Part 4 of the *Development Act 1993* ('D Act'). NB: The procedures for determining an application for review of an Assessment Manager's decision are contained in the Assessment Manager Review Policy.

- 4.1 The CAP must use the Development Plan or Planning Rules (as relevant) as the basis for its decisions, having had regard to any written and verbal representations made in accordance with the provisions of the Act and Regulations or the DAct and Development Regulations 2008 ('D Regulations') (as relevant).
- 4.2 The CAP must, for each and every application, determine whether the proposal is seriously at variance with the Development Plan and expressly record its determination on this matter in the minutes. If the CAP determines that the proposal is seriously at variance with the Development Plan or the Planning Rules (as relevant), and the CAP must provide reasons for its determination and must expressly record those reasons in the minutes.
- 4.3. A development application that is assessed by the CAP as being seriously at variance with the Development Plan or the Planning Rules (as relevant) will not be granted approval.
- 4.4. The CAP must, for each and every application, provide reasons for granting or refusing Development Plan Consent or planning consent (as relevant) and expressly record those reasons in the minutes.
- 4.5 If the CAP determines to defer making a decision on an application, the reasons for that deferral must be clearly articulated and recorded in the minutes. Reasons to defer making a decision must be limited to;
  - 4.5.1 a need for additional information/clarification regarding a matter(s) to be considered; and/or
  - 4.5.2 an opportunity to address concerns of the CAP that will not alter the essential nature of the development, and where the applicant/proponent has indicated a willingness to undertake such amendments.
- 4.6. Subject to the Act, Instrument of Delegation under the DAct and DRegulations, and Development Delegations Policy endorsed at the General Council 19 May 2019, a person who has lodged a development application or a valid representation and wishes to be heard by the CAP in relation to a matter, is entitled to appear before the CAP and be heard in support of the application or representation, in person or by an agent. Representors and applicants will be allowed 5 minutes each to address the CAP, unless a longer time is allowed by the Presiding Member.

4.7. At the discretion of the Presiding Member, any new or additional material to be submitted to the CAP by a person who has made a development application or a valid representation in relation to a matter may be accepted and considered by the CAP.

4.8. At the discretion of the Presiding Member, a CAP Member may ask questions of any person appearing before the CAP. The Presiding Member may refuse any such question posed by a CAP Member if in his/her opinion it is not relevant to the subject development application. The Presiding Member's determination in this regard is final.

#### 5. MINUTES

- 5.1. The Assessment Manager is responsible for ensuring that accurate minutes are kept of CAP meetings and that they are confirmed by the CAP and signed by the Presiding Member.
- 5.2. The minutes of the proceedings of a CAP meeting will record:
  - 5.2.1 the names of the CAP Members present;
  - 5.2.2 the name and time that a CAP Member enters or leaves the meeting;
  - 5.2.3 the name of a person who has made a representation to the CAP at the meeting;
  - 5.2.4 in relation to each development application:
    - 5.2.4.1 the decision of the CAP, including an express opinion on whether the proposed development is seriously at variance with the Development Plan or Planning Rules (as relevant) (including reasons as appropriate);
    - 5.2.4.2 detailed reasons for granting or refusing Development Plan Consent;
  - 5.2.5 In relation to each application for review of an Assessment Manager decision:
    - 5.2.5.1the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan or Planning Rules (as relevant); and
    - 5.2.5.2the reasons for the CAP's decision under Section 203(4) of the Act, including the reasons for the imposition of any new or varied conditions:
  - 5.2.6 in the absence of a decision, the deferral of the application including the reasons for the deferral;
  - 5.2.7 any disclosure of interest made by a CAP Member in accordance with Section 83(1)(g) of the Act, or the Code of Conduct adopted by the Minster under Clause 1(1)(c) of Schedule 3 of the Act, and the nature of the interest;
  - 5.2.8 a decision to exclude public attendance; and
  - 5.2.9 a notation, describing the confidential nature of the information and matter, in the event that a matter has been excluded from the minutes; and
  - 5.2.10 the start, finish and overall duration of the meeting; and
  - 5.2.11 the total number of applicants, appellants and representors appearing (i.e. speaking) before the Panel; and
  - 5.2.12 a numerical summary of the decisions made during the meeting (excluding items considered in confidence); and
  - 5.2.13 if a meeting is adjourned by the Presiding Member, the reason for the adjournment and the date and time to which the meeting is adjourned
- 5.3. Minutes of the meeting shall be adopted prior to the conclusion of the meeting.
- 5.4. On the confirmation of the Minutes, the member presiding at the meeting will place his or her signature and the date of confirmation on the last page of the Minutes.
  - 5.5. The Minutes of a CAP meeting must be forwarded to the Council and must be publicly available within two business days after their confirmation by the CAP.

## 6. CAP PROCEDURES & SUPPORT

6.1. Insofar as the Act and Regulations (and, during the transition to the Act and Regulations, the D Act and D Regulations), the Terms of Reference, the Assessment Manager Review Policy and these Operating Procedures do not prescribe the procedure to be followed at a CAP meeting, the CAP may determine the procedure at that time. Any such determination will be added to these Operating Procedures.

- 6.2. The CAP will permit and encourage the active participation of Council staff in attendance at a meeting in providing advice to the CAP.
- 6.3. The CAP may call for and consider such professional assistance from Council staff and other professional advisors as it deems necessary and appropriate.
- 6.4 The CAP will undertake an Annual Performance Review (APR), examining the composition of the CAP from a 'needs' perspective, the contribution, behaviour and conduct of CAP Members, the function and procedures of the CAP, and other relevant matters.

#### TEMPORARY ADDENDUM TO FACILITATE ELECTRONIC MEETINGS

On 9 April 2020, the *COVID-19 Emergency Response Act 2020* (**COVID Act**) commenced operation. The COVID Act will expire on the earlier of 6 February 2021 or 28 days after the day on which all relevant declarations relating to the outbreak of COVID-19 within South Australia have ceased (**Expiry Day**).

Section 17 of the COVID Act provides (relevantly) that despite a provision of any other act, a requirement that a meeting occur that requires 2 or more persons to be physically present will be taken to be satisfied if the persons meet remotely using audio-visual or audio only communication.

In reliance on Section 17 of the COVID Act, on 16 December 2020, the CAP adopts the following temporary amendments to the General Operating Procedures numbered 1 to 6 above (**Ordinary Procedures**). These amendments will operate until the Expiry Day of the COVID Act.

#### 7. **DEFINITIONS**

The following definitions apply in relation to these temporary amendments:

- 7.1 *connect* means able to hear and/or see the meeting by electronic means, including via a live stream
- 7.2 *disconnect* means to remove the connection so as to be unable to hear and see the meeting
- 7.3 *electronic means* includes a telephone, computer or other electronic device used for communication
- 7.4 *live stream* means the transmission of audio and/or video from a meeting at the time the meeting is occurring

## 8. AMENDMENTS TO CLAUSE 1

8.1 Sub-clause 1.4 of the Ordinary Procedures is supplemented with the inclusion of the following additional paragraph:

- 1.4.3 where attendance at the meeting is able to occur by electronic means (in whole or in part), include details of how to connect to the meeting; and
- 8.2 Sub-clause 1.7 of the Ordinary Procedures is supplemented with the inclusion of the following additional text after the words "the CAP"

and, where the meeting is to be live streamed for viewing by members of the public, details of how to access and/or connect to the live stream,

#### 9. AMENDMENTS TO CLAUSE 2

- 9.1 New sub-clauses 2.1A to 2.1E are inserted into the Ordinary Procedures after Clause 2.1 as follows:
  - 2.1A One or more Panel members may attend a meeting via electronic means.
  - 2.1B A Member attending a meeting by electronic means is taken to be present at the meeting provided that the Member:
    - 2.1B.1 can hear and, where possible, see all other Members who are present at the meeting;
    - 2.1B.2 can hear and, where possible, see, all representors (or their representatives) and applicants (or their representatives) who speak at the meeting:
    - 2.1B.3 can be heard and, where possible, seen by all other Members present at the meeting; and
    - 2.1B.4 can be heard and, where possible, seen by the person recording the minutes of the meeting.
- 2.1C Where a meeting occurs via electronic means, it shall (to the extent that the public is not able to physically attend the meeting) be live streamed.
- 2.1D Where a meeting is being live streamed, the live stream shall be disconnected only during those parts of the meeting during which the public has been excluded from attendance pursuant to Regulation 13(2) of the Regulations.
- 2.1E Where the public has been excluded from attendance pursuant to Regulation 13(2) of the Regulations, the Assessment Manager or a person nominated by the Assessment Manager shall ensure that all parties except for CAP members disconnect from or are disconnected from the meeting.

9.2 Sub-clause 2.11 of the Ordinary Procedures is amended with the inclusion of the words "or disconnect from" after the word "leave".

## 10. AMENDMENTS TO CLAUSE 3

- 10.1 New sub-clause 3.4 is inserted into the Ordinary Procedures as follows
  - 3.4 Where a person is entitled or has been requested to appear before the CAP in relation to an application for review of an Assessment Manager decision (including the Assessment Manager or delegate), the person may appear via electronic means. The Presiding Member may require that any such appearance be via electronic means

## 11. AMENDMENTS TO CLAUSE 4

- 11.1 Sub-clause 4.6 of the Ordinary Procedures is supplemented with the inclusion of the following additional paragraph:
  - 4.9 Clause 4.6 is satisfied if a representor or applicant (as the case may be) appears via electronic means. The Presiding Member may require that any such appearance be via electronic means.

## 12. AMENDMENTS TO CLAUSE 5

Sub-clause 5.2 of the Ordinary Procedures is supplemented with the inclusion of the following additional paragraph:

5.2.3A methods of attendance by all Members present and by every person who makes or responds to a representation.