MINUTES

OF THE

COUNCIL ASSESSMENT PANEL

HELD ON

THURSDAY 4 JUNE 2020
MINUTES OF A MEETING OF THE COUNCIL ASSESSMENT PANEL HELD IN THE VIRTUAL MEETING ROOM OF COUNCIL CHAMBERS, 131 BELAIR ROAD, TORRENS PARK ON THURSDAY, 4 JUNE 2020 AT 5.30PM.

MEMBERSHIP:  David Billington (Presiding Member), Steve Hooper, Michael Osborn and Rebecca Rutschack

CR: Andrew Tilley  CR: Yvonne Todd (Deputy for Cr Tilley)

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1. **PRESENT**
   - David Billington (Presiding Member)
   - Steve Hooper
   - Michael Osborn
   - Rebecca Rutschack
   - Cr Andrew Tilley
   - Alex Mackenzie (Manager Development Services)
   - Tim Pride (Acting Assessment Manager)
   - Tegan Lewis (Minute Taker)

2. **APOLOGIES**
   - Cr Yvonne Todd

3. **ABSENT**
   - Nil

4. **CONFIRMATION OF MINUTES**
   **RECOMMENDATION**
   - That the Minutes of the Council Assessment Panel Meeting held on 7 May 2020 be confirmed.
   - **CARRIED**

5. **DISCLOSURE OF PECUNIARY INTERESTS**
   - Nil.

6. **DISCLOSURE OF INTERESTS**
   - Nil.

7. **CATEGORY 3 NOTIFIED APPLICATIONS**
   - Nil

8. **CATEGORY 2 NOTIFIED APPLICATIONS**
   - Nil
9. DEFERRED ITEMS (FROM PREVIOUS MEETING)

9.1 12 RIVIERA COURT PASADENA

<table>
<thead>
<tr>
<th>Author:</th>
<th>Sean Elliott</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal:</td>
<td>Attached Deck &amp; Privacy Screen (Retrospective)</td>
</tr>
<tr>
<td>Development Number:</td>
<td>080/1071/19</td>
</tr>
<tr>
<td>Date of Lodgement:</td>
<td>16/09/2019</td>
</tr>
<tr>
<td>Owner:</td>
<td>Mr D J Crawford-Marshall &amp; Mrs B N Crawford-Marshall</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Hills Design &amp; Drafting</td>
</tr>
<tr>
<td>Location:</td>
<td>12 Riviera Court PASADENA SA 5042</td>
</tr>
<tr>
<td>Zone:</td>
<td>Hills Face Zone [Mit/14]</td>
</tr>
<tr>
<td>Application type:</td>
<td>Merit</td>
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<tr>
<td>Public Notification Category:</td>
<td>Category 3</td>
</tr>
<tr>
<td>Representations Received:</td>
<td>3</td>
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<tr>
<td>Internal Referrals:</td>
<td>Nil</td>
</tr>
<tr>
<td>External Referrals:</td>
<td>Nil</td>
</tr>
<tr>
<td>Development Plan:</td>
<td>Consolidated 20 February 2018</td>
</tr>
<tr>
<td>Delegation:</td>
<td>Council Assessment Panel – ‘Application was previously considered by CAP and deferred, and is presented back for a decision.</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>To Grant Development Plan Consent subject to conditions</td>
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</table>

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

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and

2. GRANTS Development Plan Consent to the application by Hills Design & Drafting to construct an Attached Deck & Privacy Screen (Retrospective) at 12 Riviera Court PASADENA, as detailed in Development Application No. 080/1071/19 subject to the following conditions and advisory notes:

Development Plan consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 080/1071/19 and more specifically the following plans:
   - Email from David Marafioti of Hills Design & Drafting – detailing earthworks and slat gap sizes – sent 18 September 2019.

Except where varied by any condition(s) listed below:
Reason: To ensure the proposal is established in accordance with the plans and details submitted

2. The privacy screen along the northern side of the deck is to be installed prior to the use of the herein approved deck and shall be maintained in good condition at all times to the satisfaction of Council.

Reason: To minimise the impact on privacy to the residents of adjacent dwellings

CARRIED
10. CATEGORY 1 APPLICATIONS

10.1 30 CLIFTON STREET, HAWTHORN

<table>
<thead>
<tr>
<th>Author:</th>
<th>Jorina Robbertse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal:</td>
<td>Remove One Regulated Tree</td>
</tr>
<tr>
<td>Development Number:</td>
<td>080/0328/20</td>
</tr>
<tr>
<td>Date of Lodgement:</td>
<td>01/04/2020</td>
</tr>
<tr>
<td>Owner:</td>
<td>Ms Y Wang</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Yuanyuan Wang</td>
</tr>
<tr>
<td>Location:</td>
<td>30 Clifton Street HAWTHORN SA 5062</td>
</tr>
<tr>
<td>Zone:</td>
<td>Residential (Central Plains) [Mit/4] Policy Area 9 [Mit/28]</td>
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<td>Application type:</td>
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<tr>
<td>Delegation:</td>
<td>Council Assessment Panel – Applications recommended for refusal</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>To Refuse Development Plan Consent</td>
</tr>
</tbody>
</table>

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

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and

2. REFUSES Development Plan Consent to the application by Ms. Yuan Yuan Wang to remove one regulated tree at 30 Clifton Street, Hawthorn as detailed in Application No. 080/0328/20 on the following grounds:

Reasons for Refusal:

1. The proposal does not meet Council Wide, Regulated Trees Objective 37 as it will not conserve trees that provide an important aesthetic benefit.

2. The proposal does not meet Council Wide, Regulated Trees Objective 38 in that the proposal would not preserve regulated trees which significantly contribute to the character and visual amenity of the area.

3. The proposal does not satisfy Council Wide, Regulated Trees Principles 225 in that the development would have an adverse effect on a regulated tree.

4. The applicant has not sufficiently demonstrated that removal of the regulated tree is warranted in accordance with Council Wide, Regulated Trees Principles 226 (a), (b) & (c).

CARRIED
11. CONFIDENTIAL ITEMS

Nil

12. APPEALS UPDATE

12.1 APPEALS UPDATE


12.1.2 080/1232/18 - Divide Land to Create 3 Additional Allotments for the Purpose of Row Dwellings (3:6), Demolition of Existing Dwellings and Structures and Construction of Six (6) Single-Storey Row Dwellings (Non-Complying).

12.1.3 080/0207/20 – Divide Land to Create One (1) Additional Allotment (1:2) Construction of Two 2-Storey Semi-Detached Dwellings, Front Masonry Fence & Fencing and Retaining Over 2.1 Metres. This appeal was lodged following the finalisation of the June CAP agenda.

Panel members noted receipt of the appeals update

13. OTHER BUSINESS

The Panel welcomed Alex Mackenzie, recently appointed as Manager of Development Services, to meetings of the CAP. The Panel looks forward to working with Alex in the future.

14. ASSESSMENT MANAGER REPORT

Nil

15. STRATEGY AND POLICY CONSIDERATIONS

Nil.

16. CLOSE

There being no further business, the meeting closed at 5.53pm.