

MINUTES OF THE MEETING OF THE TOWN OF GAWLER COUNCIL ASSESSMENT PANEL HELD ON MONDAY 12 FEBRUARY 2018, IN THE CONFERENCE ROOM, GAWLER ADMINISTRATION CENTRE, 43 HIGH STREET, GAWLER EAST, COMMENCING AT 6.30pm

1. Attendance Record

1.1 Present

Presiding Member Dr Susan Shannon

Members

Mr Robert Veitch
Ms Fleur Bowden
Mr Simon Zeller
Mr Marilyn Nicolson

Staff in Attendance

Ryan Viney	Manager Development, Environment and Regulatory Services
David Bielatowicz	Team Leader Development Services
Jane Strange	Senior Development and Strategic Policy Officer
Jessica Lewig	Development Assessment Planner
Sarah Molloy	Development Administration Officer

1.2 Apologies

Nil

1.3 Leave of Absence

Nil

2. Confirmation of Minutes

Moved: Simon Zeller
Seconded: Fleur Bowden
Motion No CAP: 2018:02:04

That the Minutes of the Council Assessment Panel Meeting held on Monday 22 January 2018 as presented to this Panel be taken as read and are hereby confirmed as a true and correct record.

CARRIED

3. Business Arising from Previous Minutes

Nil

4. Declaration of Interest by Members of the Panel

Nil

.....
Chair

.....
Date

**COUNCIL ASSESSMENT PANEL
MINUTES**

Monday 12 February 2018

5. Applications:

5.1 Development Application:	490/427/2017
Applicant:	LA Larwood
Address:	163 Murray Street Gawler
Nature of Development:	Demolition of Existing Outbuilding and Construction of a Consulting Room, associated car parking area, landscaping, retaining walls and free standing signage.

Moved: Robert Veitch
Seconded:
Motion No CAP:

That the Council Assessment Panel DEFER the DEVELOPMENT PLAN CONSENT for Development Application 490/427/2017 by L A LARWOOD for Demolition of Existing Outbuilding and Construction of a Consulting Room, associated Car Parking area, Landscaping, Retaining Walls and free standing Signage at 163 Murray Street GAWLER 5118, in order to submit the following information:

- Plans with improved building design relating to aesthetics, materials, use of the land and energy efficiency provisions in line with the historic conservation zone character.
- Plans indicating a sufficient landscaping provision to soften the street scape view to Murray Street Gawler from the rear carpark at the location of the retaining wall.
- Improved vehicle access design to and from the property.
- Provide clarification on any future development that may occur on the land, specifically the elevated portion of land at the rear of the property.

Lapsed for want of a seconder

Moved: Robert Veitch
Seconded: Simon Zeller
Motion No CAP: 2018:02:05

That the Council Assessment Panel REFUSE DEVELOPMENT PLAN CONSENT for Development Application 490/427/2017 by L A LARWOOD for Demolition of Existing Outbuilding and Construction of a Consulting Room, associated Car Parking area, Landscaping, Retaining Walls and free standing Signage at 163 Murray Street GAWLER 5118, for the following reasons:

.....
Chair

.....
Date

COUNCIL ASSESSMENT PANEL MINUTES

Monday 12 February 2018

The proposed development does not:

- Show good design relating to aesthetics, materials, use of the land and energy efficiency provisions in line with the view of the historic conservation zone.
- Provide sufficient landscaping provision to soften the street scape view to Murray Street Gawler from the rear carpark.
- Does not show well thought out design for vehicle access to and from the property.
- Does not provide clarity relating to any future development of the elevated portion of land at the rear of the property.

Due to the above mentioned reasons the proposal is inconsistent with the following provisions:

TOWN CENTRE HISTORIC (CONSERVATION) ZONE

Objective 9: A built character which: (a) is individualistic and strongly identified with the zone;

Objective 10: Retention and enhancement of the historic character and significance of the Policy Areas based on a consistent patterning of buildings to the street and to their sites, and a preponderance of 19th Century and early 20th Century architecture characterised by:

- (a) buildings developed up to the street alignment with verandahs and/or balconies overhanging the footpath;*
- (b) no direct vehicle access from Murray Street and frontages developed with traditional shop fronts;*
- (c) orientation of buildings to the street with minimal or no set-backs from side boundaries having regard to traffic safety;*
- (g) buildings with a high proportion of “solid” to glass fronts, and where presentation emphasises horizontal rather than vertical elements; and*
- (h) simple or orthogonal built-form typical of the character of 19th Century building stock using elements such as pitched, gable (25 to 45°), hip or hip-gable combination roofs, parapets and cornices with traditional materials, particularly stone and rendered masonry and traditional colours.*

Objective 12: Conservation and enhancement of the historic character of the Policy Areas through consideration of:

.....
Chair

.....
Date

COUNCIL ASSESSMENT PANEL MINUTES

Monday 12 February 2018

- (a) *Streetscape character;*
- (b) *Building alignment and set-backs;*
- (c) *Building form, materials and colours;*
- (d) *Site layout, landscaping and fencing.*

Conservation

- PDC 13 Development should reinforce and complement the historic character and significance of the area and the integrity of any places and items identified in Table Ga/2, Table Ga/5 or Table Ga/6.*
- PDC 15 Development should conserve, maintain, enhance and reinforce the existing streetscape character of the Policy Area and the historic character of individual buildings, items, structures, and places.*
- PDC 16 Development should enhance and contribute to the visual cohesiveness and historic character of the Policy Area by reference to the external appearance of the building (architectural detail, materials and colours) and any new buildings should be of complementary height, scale, setback, form and external appearance, and display creative and diverse examples of high standard contemporary architecture.*
- PDC 22 Development abutting or in close proximity to a place or item identified in Table Ga/2, Table Ga/5 or Table Ga/6 should:*
- (a) respect the historic character of the area and the integrity of the particular place or item of significance and be designed to a high architectural standard; and*
 - (b) be compatible in respect of its design, siting, scale, building and roof shape, bulk, height, materials and colours, fences and landscaping and any advertising signs and external illumination.*
- PDC 30 Car parking should be coordinated with other parking sites and preferably located at the rear of buildings which incorporate clearly defined pedestrian links.*

Access

- PDC 338 Development should be provided with safe and convenient access which:*

.....
Chair

.....
Date

**COUNCIL ASSESSMENT PANEL
MINUTES**

Monday 12 February 2018

- (a) *avoids unreasonable interference with the flow of traffic on adjoining roads;*

PDC 340 The number of vehicle access points onto arterial roads should be minimised, and where possible access points should be:

- (a) *limited to local roads;*

CARRIED

5.2 Development Application:	490/6/2018
Applicant:	C W Sims
Address:	22 Lawrence Avenue, Gawler South
Nature of Development:	Removal of Regulated Tree

Moved: Simon Zeller
Seconded: Merilyn Nicolson
Motion No CAP: 2018:02:06

That having regard to the relevant provisions of the Gawler (CT) Development Plan, pursuant to Section 33(1) of the *Development Act 1993*, that the application is not seriously at variance with the Development Plan and that DEVELOPMENT PLAN CONSENT be GRANTED to Development Application 490/6/2018 by C W SIMS for Removal of a Regulated Tree at 22 Lawrence Avenue GAWLER SOUTH 5118, subject to the following conditions:

1. That the development must be undertaken in accordance with Development Application No. 490/6/2018, the approved plans and details therein.

REASON: To ensure the development is undertaken in accordance with the approved plans.

2. Pursuant to Regulation 117 of the *Development Regulations 2008*, a financial contribution of \$175.00 must be made to Council's Urban Tree Fund in lieu of two replacement trees being planted for each regulated tree removed pursuant to this development consent.

REASON: To ensure the legislative requirements of the Development Act 1993 are met.

CARRIED

.....
Chair

.....
Date

**COUNCIL ASSESSMENT PANEL
MINUTES**

Monday 12 February 2018

5.3	Development Application:	490/9/2018
	Applicant:	S Noble
	Address:	8 Gerlach Grove, Evanston Park
	Nature of Development:	Removal of Regulated Tree

Moved: Robert Veitch
Seconded: Marilyn Nicolson
Motion No CAP: 2018:02:07

That having regard to the relevant provisions of the Gawler (CT) Development Plan, pursuant to Section 33(1) of the *Development Act 1993*, that the application is not seriously at variance with the Development Plan and that DEVELOPMENT PLAN CONSENT be GRANTED to Development Application 490/6/2018 by S NOBLE for Removal of a Regulated Tree at 8 Gerlach Grove EVANSTON PARK 5116, subject to the following conditions:

1. That the development must be undertaken in accordance with Development Application No. 490/9/2018, the approved plans and details therein.

REASON: To ensure the development is undertaken in accordance with the approved plans.

2. Pursuant to Regulation 117 of the *Development Regulations 2008*, two replacement trees of a native species must be planted for each regulated tree removed pursuant to this development consent.

REASON: To ensure the legislative requirements of the Development Act 1993 are met.

3. The replacement trees must be of a native species from Council's list of suitable trees and must be planted on the northern or eastern boundaries during the first available planting season following the granting of Development Approval to the reasonable satisfaction of Council.

REASON: To offset the removal of the regulated tree.

4. The replacement trees must be nurtured and maintained in a healthy state to the reasonable satisfaction of Council. Should a tree become diseased or die, it must be replaced in the same location (or other location approved by Council through a new location plan) within the first available planting season following such event with a further tree approved from Council's list of suitable trees.

.....
Chair

.....
Date

**COUNCIL ASSESSMENT PANEL
MINUTES**

Monday 12 February 2018

REASON: To offset the removal of the regulated tree.

CARRIED

6. Information Items:

Item No 6.1. – Information Item – Appeal Matters

Moved: Marilyn Nicolson

Seconded: Simon Zeller

Motion No: CAP: 2018:02:08

Item No 6.2 - Information Item – Matters Previously Deferred

Moved: Marilyn Nicolson

Seconded: Robert Veitch

Motion No: CAP: 2018:02:09

That the contents of this report be received and noted.

CARRIED

7. Other Business

- Members discussed further education to prospective buyers of vacant land in relation to the planting and retention of large trees and the potential impacts it can cause in the future.
- Members discussed when the annual report from Council Assessment Panel to Council was due. The panel was advised that this is due at the end of the financial year.

8. Next Meeting Monday, 26 March 2018

9. Closure The meeting closed at 7:28pm

.....
Chair

.....
Date