



**MINUTES OF DEVELOPMENT ASSESSMENT PANEL MEETING HELD IN THE  
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

**22 MARCH 2016**

**MEMBERS PRESENT**

Mr D Wallace (Presiding Member)  
Mr R Bateup  
Ms L Caruso  
Mr J Watson  
Mr S White

**STAFF**

Team Leader - Planning, Mr A Curtis  
Development Officer – Planning, Ms K Thrussell  
Development Officer – Planning, Ms K Brown

The meeting commenced at 6.01pm.

The Presiding Member welcomed the members, staff and the gallery to the meeting.

**APOLOGIES**

Apologies were received from Ms S Johnston.

**PRESENTATION OF MINUTES**

Ms L Caruso moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 23  
February 2016, be taken and read as confirmed.

## REPORTS

### *Development Applications*

- 5.1.1 361/1643/2015/2A**  
 Demolition of Existing Dwelling and sheds (2) and Residential Development (Residential Flat Building) Comprising Six (6) Two Storey Dwellings at 12-14 Ada Street, Salisbury for Rendition Homes Pty. Ltd.

### REPRESENTORS

Representor, Ms A Assiotis, spoke to her representation.

Representor, Mr Z Mysko, spoke to his representation.

Representor, Ms S Round, spoke to his representation.

Representor, Ms K Waddell, spoke to her representation.

Mr Phil Brunning, spoke on behalf of the applicant.

Mr S White moved, Mr R Bateup seconded that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 06 August 2015.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1643/2015/2A for; *residential development comprising six (6) two storey dwellings*; in accordance with the plans and details submitted with the application and subject to the following conditions:
  1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.
 

*Reason: To ensure the proposal is established in accordance with the submitted plans.*
  2. The designated landscaping areas shall be planted with advanced growth shade trees to achieve a minimum height of 4 metres, shrubs and ground covers as appropriate to achieve a high level of residential amenity. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed prior to occupation.
 

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (Residential ARI =5yrs). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.

*Reason: To ensure flood protection of the buildings.*

4. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Driveways and carparking areas shall be established prior to the occupation and maintained at all times to the satisfaction of Council.

*Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

5. Fixed obscure screening shall be installed to upper floor balconies to dwellings 1 and 6 on the eastern and western sides respectively to a minimum height of 1.7m above upper floor level. The above window treatments shall be established prior to occupation of the dwelling and shall be maintained to the reasonable satisfaction of Council.

*Reason: To minimize the loss of privacy for residents of adjacent dwellings.*

6. All construction is to be completed to the reasonable satisfaction of Council. Detailed designs and specifications for all civil works are to be provided to Council for comment prior to construction and no construction is to commence until requirements have been met. Damage sustained to any new or existing infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

*Reason: To ensure that the development complies with Standards, best Engineering Practice and Council Policy.*

**CARRIED**

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**OTHER BUSINESS**

**5.2.1 Status of Current Appeal Matters and Deferred Items**

**361/935/2015/3B** ..... DAP Decision Date 21 July 2015

**Farmers Market Independent of Existing Old Spot Hotel at 1955 Main North Road, Salisbury Heights for Mark Aldridge t/a Farm Direct Community Markets**

Waiting for Directions Hearing date to be set by Supreme Court.

**5.2.2 Policy Issues Arising from Consideration of Development Applications**

Nil

**5.2.3 Future Meetings and Agenda Items**

Next DAP meeting will be held on Wednesday 27<sup>th</sup> April 2016.

The meeting closed at 7.16pm.

PRESIDING  
MEMBER.....

DATE.....