



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

26 JULY 2016

MEMBERS PRESENT

Ms L Caruso (Presiding Member)
Mr R Bateup
Ms S Johnston
Mr G Reynolds
Mr J Watson
Mr S White

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafiroopoulos
Team Leader – Planning, Mr A Curtis
Development Officer – Planning, Ms S Gallarello

The meeting commenced at 6:01 pm

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

APOLOGIES

Apologies were received from Mr D Wallace.

PRESENTATION OF MINUTES

Mr S White moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 24
May 2016, be taken and read as confirmed.

REPORTS

Development Applications

5.1.1

361/650/2016/3B

Shade structure in association with the existing bowling club at 5-15 Orange Avenue, Salisbury for Salisbury Bowling Club Inc.

REPRESENTORS

Nil

Mr J Watson moved, and the Panel resolved that:

- A. The proposed development is not considered to be “seriously at variance” with the Salisbury Council Development Plan – consolidated 7 January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to Development Application number 361/650/2016/3B for the construction of shade structure in association with existing bowling club 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. Stormwater systems shall be designed and constructed to cater for minor storm flows (ARI = 10 years). 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 stormwater is disposed of in a controlled manner and to provide some flood protection.

Note:

The refuse/litter from the building site shall be contained in a suitable metal or mesh receptacle on the site. All waste produced on the site is to be retained in the container at all times and removed from the site at the completion of the building work.

5.1.2**361/743/2016/2B**

Change of Use (Tenancy B) from Warehouse (approved via DA 361/343/2015) to Industry (Powder Coating) at 59 Stanbel Road, Salisbury Plain for Vatroslav Saric

REPRESENTORS

Maxine Aumentado, resident, attended and spoke in support of her representation.

With the leave of the Panel, residents Patrick and Eilish Marron, residents from 23 Warringa Street, Salisbury Plain, spoke against the proposal.

Rosie Rowan, resident, did not appear to make a verbal submission.

Vatroslav Saric and Katina Dimitrou, applicant, spoke in support of the application when invited to speak by the Presiding Member.

Mr J Watson moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 7 January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/743/2016 for Change of Use (Tenancy B) from warehouse (approved via 361/343/2016) to industry (powder coating) 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:

Relevant plans and documentation are listed as follows:

- New Dimension Site plan dated as received 12 April 2016
- New Dimension Floor plan dated as received 12 April 2016
- Letter from Omega Prestige Coaters dated as received 29 April 2016
- Letter from Omega Prestige Coaters (to EPA) dated as received 1 June 2016
- Letter from Omega Prestige Coaters dated as received 7 June 2016
- GP Industries Plan, Drawing Number 464-005 Exhaust Ducts Set Out Plan;
- GP Industries Plan, Drawing Number 464-002 Plant Set Out Section A-A;

- Stack locations Plan, Dated as received 8 July 2016;
- Email from Vat Saric, dated as received 5 July 2016.

Reason: To ensure the proposal is established in accordance with the submitted plans.

2. No materials, goods or containers shall be stored in the designated car parking area or driveways.

Reason: To ensure the car parking areas are always available for the purpose they are designed. Further that the site be maintained in a clean and tidy state.

3. Hours of operation shall be restricted to Monday to Saturday 7am to 6pm.

Reason: To maintain the residential amenity of the locality and minimise disturbance.

Environment Protection Authority conditions:

4. All powder coating must be undertaken within the confines of the fully enclosed powder booths which must exhaust through a twelve cartridge filter unit (with reverse pulse cleaning) and a final filter prior to exhaust within the factory.
5. All combustion gases from the curing and drying ovens must vent to atmosphere through a stack discharging no less than three metres above the highest point within a thirty metres radius and with an exit velocity of not less than ten metres per second. This stack must not be fitted with any device such as a conical rain protector that inhibits upward flow of the combustion gases.
6. All liquid materials stored in the new facility must be stored undercover and in a bunded area. Flammable liquids must be in a bund of capacity 133% of the largest container, all other liquids must be in a bund with a capacity of at least 120% of the largest container.
http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf

Notes:

1. The applicant shall seek relevant approvals from SA Water concerning discharge of waste water.
2. The conditions imposed herein shall be in addition to conditions that apply to the subject property from DA 361/343/2015 and remain active.
3. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

4. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
5. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.

EPA Information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>

5.1.3 361/700/2016/NX

Demolition of existing freestanding pylon sign and construction of replacement freestanding pylon sign, replacement fascia signage and associated ancillary signage in association with existing petrol filling station (non-complying development) at 263-267 Wright Road, Valley View for P Iwanyshyn

Mr Pat Iwanyshyn, applicant, was invited by the Presiding Member to speak in relation to the proposal.

Mr J Watson moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 7th January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/700/2016/NX for “Demolition of existing freestanding pylon sign and construction of replacement freestanding pylon sign, replacement fascia signage and associated ancillary signage in association with existing petrol filling station” in accordance with the plans and details submitted with the application and subject to concurrence of the Development Assessment Commission and the following conditions:
 1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
Dated 31.03.16	Covering Letter	Received by Council dated 05.04.16	Meinhardt
Drawing No. SIG02 Revision A	Site Elevations	Received by Council dated 05.04.16	Meinhardt

Drawing No. SIG01 Revision B	Signage Plan and Elevations	Received by Council dated 30.05.16	Meinhardt
Drawing No. SIG03 Revision C	Pylon Sign Elevation	Received by Council dated 30.05.16	Meinhardt
Dated 30.05.16	Statement of Support	Received by Council dated 30.05.16	Meinhardt

Reason: To ensure the proposal is established in accordance with the submitted plans.

2. All advertisements and advertising structures approved under this application shall be maintained in good repair at all times.

Reason: To maintain the visual amenity of the locality.

3. Except where otherwise approved, no advertisements or advertising displays including flags, streamers or bunting shall be displayed on or about the subject land at any time.

Reason: To restrict the proliferation of advertisements on the site.

4. Except where otherwise approved, the advertisements approved as part of this application shall not:
 - a) Move; or
 - b) Flash; or
 - c) Reflect light so as to be an undue distraction to motorists; or
 - d) Be internally or externally illuminated.

Reason: To minimise driver distraction and disturbance to adjoining properties within the locality.

Advice Notes

1. Except where otherwise in conflict with any condition under this Consent, the conditions imposed herein are in addition to conditions that apply to the subject property from previous approvals that remain active.

OTHER BUSINESS

5.2.1 Annual Report of the Development Assessment Panel

Mr J Watson moved, and the Panel resolved that:

The draft Development Assessment Panel Annual Report for 2015/16 be noted and endorsed with the deletion of section 1.3 and amendments to section 2.2.

5.2.2 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

A Full Court hearing in the Supreme Court has been set down for 1st August in relation to the appeal by Mr Aldridge against the Environment, Resources & Development (ERD) Court determination that the market is a form of a shop.

With respect to the ongoing appeal lodged by Mr Aldridge in the ERD Court against the Council's issue of a Section 84 Notice, the matter has been adjourned to enable Mr Aldridge to submit the information that is necessary for a concurrent non-complying development application.

5.2.3 Policy Issues Arising from Consideration of Development Applications

Nil

5.2.4 Future Meetings and Agenda Items

Meeting scheduled for Tuesday 23rd August 2016.

The meeting closed at 7:06 pm.

PRESIDING
MEMBER.....

DATE.....