



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

25 OCTOBER 2016

MEMBERS PRESENT

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

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos
Team Leader – Planning, Mr A Curtis

The meeting commenced at 6:00 pm

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 27 September 2016, be taken and read as confirmed.

REPORTS

Development Applications

- 5.1.1 361/1057/2016/2T**
Removal of a Regulated Tree on Road Reserve at Adjacent 38 Halifax Avenue, Parafield Gardens for City of Salisbury

REPRESENTORS

Mr Jason Mallia, on behalf of the J & L Mallia, spoke to their representation.

APPLICANT

Mr Michael Oborn, on behalf of the City of Salisbury, as applicant.

Ms L Caruso 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 5 May 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **REFUSED** to application number 361/1057/2016/2T for Removal of a Regulated Tree on Road Reserve Adjacent 38 Halifax Avenue, Parafield Gardens for the following reasons:
 - a) The tree warrants retention as it provides important aesthetic benefit to the locality and significantly contributes to the character and visual amenity of the locality, consistent with Objective 1 and 2, Council-wide “Regulated Trees” module.
 - b) There are no relevant grounds for removal of the tree under Principle of Development Control 2, Council-wide “Regulated Trees” module.

- 5.1.2 361/1512/2016/LD**
Land Division at 5-15 Orange Avenue, Salisbury for City of Salisbury

Mr R Bateup moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 7 July 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1512/2016/LD for Land Division in accordance with the plans and details submitted with the application and subject to the following condition and requirements.

Development Plan Consent Condition

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
18451-DIV	Plan of Division	Version 1	John C Bested & Associates Pty Ltd

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

Council Requirement

2. All structures and materials are to be removed from proposed Allotment 2.

Land Division Requirements

3. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0049013). SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees. A sewer extension may be required. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
4. Payment of \$6676 into the Planning and Development Fund (1 allotment/s @ \$6676/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor,101 Grenfell Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

Mr R Bateup moved, and the Panel resolved, that it be noted that DA 361/1075/2016/2B, previously deferred by the Panel pending the receipt of legal advice on the relevant authority, has been referred by the Council administration to the Development Assessment Commission for determination as the relevant authority on the basis of legal advice received subsequent to the deferral of the application.

5.2.2 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 22nd November 2016.

The Panel requested consideration be given to holding the December DAP meeting on Tuesday 13th December 2016 (to be confirmed).

The meeting closed at 7:13 pm.

PRESIDING
MEMBER.....

DATE.....