



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

22 NOVEMBER 2016

MEMBERS PRESENT

Mr D Wallace (Presiding Member)
Mr R Bateup
Ms L Caruso
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 Zafiropoulos
Development Officer Planning, Mr G Pantelos
Development Officer Planning, Mr C Carrey
Principal Development Engineer, Ms S Chadwick

The meeting commenced at 6:00 pm

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Ms L Caruso moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 25
October 2016, be taken and read as confirmed.

REPORTS

Development Applications

5.1.1 361/1443/2016/2A

Four (4) two storey dwellings on one allotment at 3 Penelope Avenue, Valley View, SA 5093 for F.I. Investments Pty Ltd

REPRESENTORS

Representors who indicated they wished to be heard advised prior to the meeting they were not attending.

Ms S Johnston 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 July 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1443/2016/2A for *Four (4) two storey dwellings on one allotment* in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan Consent 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
C21931 Sheet 1 of 2	Siteworks Plan	15 July 2016 – amended 26/08/2016	RCI
C21931 Sheet 2 of 2	Siteworks Plan	15 July 2016 – amended 26/08/2016	RCI
Sheet 2 of 10 Revision D	Site Plan	Date Received 17 August 2016	ET Design
Sheet 3 of 10 Revision D	Landscape Plan	Date Received 17 August 2016	ET Design
Sheet 4 of 10 Revision D	Lower and Upper Floor Plan Res 1 & 3	Date Received 17 August 2016	ET Design
Sheet 5 of 10 Revision D	Front and Rear Elevation	Date Received 17 August 2016	ET Design
Sheet 6 of 10 Revision D	Side Elevation	Date Received 17 August 2016	ET Design
Sheet 4 of 10 Revision D	Lower and Upper Floor Plan Res 2 & 4	Date Received 17 August 2016	ET Design

Sheet 8 of 10 Revision D	Front and Rear Elevation	Date Received 17 August 2016	ET Design
Sheet 9 of 10 Revision D	Side Elevation	Date Received 17 August 2016	ET Design
Sheet 10 of 10 Revision D	Streetscape Elevation / Rear Elevations	Date Received 17 August 2016	ET Design

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

- The designated landscaping areas shall be planted with shade trees, 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.

- 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.

- 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.

- All construction is to be completed to the reasonable satisfaction of Council. 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.

- The applicant shall ensure that any proposed driveway, stormwater and/or other underground infrastructure or services shall be built a minimum of 2.5m away from any Council street tree, otherwise the applicant shall pay for the full cost of relocation of these items.

Reason: To ensure orderly development.

5.1.2

361/11/2016/NA

Amended carpark layout and access arrangements in association with the existing hotel and construct 15 two-storey dwellings with associated car parking and landscaping (Non-Complying Development) at 1572-1582 Main North Road, Brahma Lodge for Studio Nine Architects

Ms L Caruso moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 7th January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/11/2016/NA for Amended carpark layout and access arrangements in association with the existing hotel and construct 15 two-storey dwellings with associated car parking and landscaping (Non-Complying Development) in accordance with the plans and details submitted with the application, subject to the concurrence of the Development Assessment Commission and subject to the following conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

- 1. The applicant shall engage a qualified Environmental Engineer to carry out further testing of soil under the existing bitumen hardstand on the subject site to determine the level of contamination that may exist and prepare a management plan for its removal if so required. The report is to be prepared to the reasonable satisfaction of Council and shall be submitted to Council for approval prior to Development Act 1993 Approval being granted.

Development Plan Consent Conditions

- 1. The development shall be carried out in accordance with the details submitted with the application and the following approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
0901-291-PA01	Locality and perspectives	2.09.2016	Studio Nine Architects
0901-291-PA02	Site Plan	31.10.2016	Studio Nine Architects
0901-291-PA07 Rev A	Car Park Plan	09.11.2016	Studio Nine Architects

0901-291-PA03 Rev.3	Floor Plan	2.09.2016	Studio Nine Architects
0901-291-PA04 Rev.1	External Elevations 1	2.09.2016	Studio Nine Architects
0901-291-PA05 Rev 1	External Elevations 2	2.09.2016	Studio Nine Architects
Not Stated	Amended Traffic and Parking Review	10 November 2016	Phil Weaver and Associates
Not Stated	Statement of Effect and attachments	September 2016	Masterplan
Not Stated	Civil report and details	5 September 2016	MCZ Consulting Engineers
SK01	Landscaping Plan	6 September 2016	Yardstick Landscaping Services P/L
Not Stated	Preliminary Site Investigation	23 August 2016	Tierra Environment
S4882C1	Environmental Noise Report	September 2016	Sonus

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

- 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.

- 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 approved use commencing 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.

- The remaining carpark of Lodge Hotel, not affected by the proposed development, shall be re-line marked in accordance with the relevant Australian standard, clearly identifying individual carparking bays and driveways. Driveways and carparking areas shall be established prior to the approved use commencing 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.

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5. 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.

6. The proposed development shall incorporate the noise attenuation measures outlined in the Environmental Assessment Report S4882C1 prepared by Jason Turner of Sonus and dated September 2006 submitted with the Statement of Effect.

Reason: To protect the amenity of future dwelling occupiers.

7. Prior to Approval being granted, the applicant shall submit a final landscape plan to Council for Approval. The landscaping plan shall provide:
 - a) Location of all proposed landscape plantings within the proposed residential development site and the balance hotel site;
 - b) Species of all landscaping to be used;
 - c) Landscaped buffer on the hotel side of the new dividing fence (between the hotel and residential development), incorporating traffic calming in the design;
 - d) A mix of shade trees, shrubs and groundcovers;
 - e) An appropriate irrigation system.

Once approved, the designated landscaping areas 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 at all times. All landscaping is to be completed prior to the commencement of use.

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

Advice Notes

1. The applicant shall ensure that any proposed driveway shall be built a minimum of 1m away from any public infrastructure or services and 2.5m away from any Council street tree, otherwise the applicant shall pay for the full cost of relocation of these items. Such works may include but are not limited to light poles, pram ramps and stormwater entry pits.
2. The conditions applied to the previous approvals for the hotel land use remain in force unless expressly modified by the current approval.

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

The appeal has been adjourned to enable the Development Assessment Commission sufficient time to consider whether to grant concurrence to the non-complying development application.

361/1075/2016/2B..... DAP 27 September 2016

Change of use from industry to material recovery facility (recycling depot) and service depot (including truck parking), construction of ancillary office and workshop, gas re-fueling facilities comprising supply lines and storage, freestanding sign, removal of significant tree and associated vehicle parking, manoeuvring area, fencing and perimeter landscaping at 1-2 Gidgie Court and 71-75 Woomera Avenue, Edinburgh for Northern Adelaide Waste Management Authority

The appeal has been adjourned to enable the Development Assessment Commission the opportunity to confirm that it is the relevant authority for the development application. The Commission has since confirmed that it is the relevant authority and will now process and assess the development application, and the advice has been provided to the Court and applicant.

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 13th December 2016.

The meeting closed at 7:32 pm.

PRESIDING
MEMBER.....

DATE.....