



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

28 FEBRUARY 2017

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 Zafiroopoulos
Principal Planner, Mr G Pantelos
Development Officer – Planning, Ms K Thrussell
Consultant Planner, Mr D Starr

The meeting commenced at 6:03pm.

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

APOLOGIES

Nil

PRESENTATION OF MINUTES

Ms L Caruso moved and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 24 January 2017, be taken and read as confirmed.

REPORTS

Development Applications

- 5.1.1 361/1238/2016/2A**
Residential Development Comprising Six Two Storey Dwellings at 12-14 Ada Street, Salisbury SA 5108 for LJ Home Developments

REPRESENTORS

Cr David Balaza spoke on behalf of S.D. Round, to their representation.

Mr Z.S. Mysko spoke to his representation.

APPLICANT'S RESPONSE

Mr Nick Simos, LJ Home Developments, spoke on behalf of the applicant.

Mr R Bateup moved, seconded Mr S White, that:

- A. The proposed development is considered not to be seriously at variance with the Salisbury Development Plan – Consolidated 5th May 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1238/2016/2A for Residential Development Comprising Six Two Storey Dwellings in accordance with the plans and details submitted with the application and subject to the following conditions:

Reserved Matters:

The following 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. Detailed designs and specifications for all civil works and retaining.

Development Plan Consent Conditions

1. The proposal shall be developed in accordance with the details submitted with the application and the following Council stamped approved plans and documents, except where varied by the conditions herein:

Drawing No.	Drawing Type	Date	Prepared By
Page 1 of 10 Revision E	Site Plan – Lower Floor	Received by Council dated 18 th August 2016	LJ Home Developments
Page 2 of 10 Revision E	Site Plan – Upper Floor	Received by Council dated 18 th August 2016	LJ Home Developments
Page 3 of 10 Revision F	Landscape Plan	Received by Council dated 19 th September 2016	LJ Home Developments
Page 4 of 10 Revision E	Floor Plan – Res 1 & 6(mirror)	Received by Council dated 19 th September 2016	LJ Home Developments
Page 5 of 10 Revision E	Elevations	Received by Council dated 19 th September 2016	LJ Home Developments
Page 6 of 10 Revision E	Floor Plan – Res 2 & 5	Received by Council dated 19 th September 2016	LJ Home Developments
Page 7 of 10 Revision E	Elevations	Received by Council dated 19 th September 2016	LJ Home Developments
Page 8 of 10 Revision E	Floor Plan – Res 3 (mirror) & 4	Received by Council dated 19 th September 2016	LJ Home Developments
Page 9 of 10 Revision E	Elevations	Received by Council dated 19 th September 2016	LJ Home Developments
Page 10 of 10 Revision E	Streetscape Elevations	Received by Council dated 19 th September 2016	LJ Home Developments

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

- The external finishes shall be maintained in good condition at all times.

Reason: To ensure a high standard of external building appearance.

- The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as identified on the proposed plans. 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 at all times. All landscaping is to be completed prior to occupation of the dwellings.

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

4. 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.

5. The proposed building(s) finished floor level is to be a minimum of 300mm above the top of the roadside kerb immediately adjacent to the building site.

Reason: To allow disposal of stormwater.

6. 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 of any dwelling and shall be 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 motion was **CARRIED**

5.1.2 361/1549/2016/3B

Place of Worship with Associated Activities and Cemetery, Carparking, Landscaping and Stormwater Arrangements at 256-258 Bridge Road, Pooraka for Shia Community of South Australia

Mr J Watson advised that he was absent from the previous meeting and hearing at which the application was considered and he did not participate in the debate or vote on the application, but remained in the meeting as an observer.

REPRESENTORS

Representors wishing to be heard by the Panel were heard at the 13 December 2016 DAP meeting.

Clarification was sought by the Panel from the applicant represented by Lou Fantasia (Lou Fantasia Planning Pty Ltd) and Paul Simons (Tonkin Consulting) regarding the further information provided in the Traffic Impact Assessment (January 2017).

The meeting adjourned at 7.13pm and resumed at 7.20pm.

Ms S Johnston moved, seconded Mr R Bateup, 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 361/1549/2016 for a Place of Worship with associated activities and a cemetery with car parking, landscaping and stormwater arrangements at 256-258 Bridge Road, Pooraka 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:

Plan Type	Date	Prepared By
Site Plan	27/01/2017 (Rev 4)	Alborz Group
Front Elevation	26/07/2016	Alborz Group
East and West Elevations	26/07/2016	Alborz Group
North and South Elevations	26/07/2016	Alborz Group
Basement Floor Plan	26/07/2016	Alborz Group
Ground Floor Plan	26/07/2016	Alborz Group
First Floor Plan	26/07/2016	Alborz group
Section Plan	26/07/2016	Alborz Group
Additional Information Reports including <ul style="list-style-type: none">• Traffic Impact Assessment• Stormwater Report• Site Investigation Report• Development Report		

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

2. The finished floor level of the building is to be a minimum of 150mm above the post-developed Q100 flood level within the site, adjacent to the building.

Reason: To ensure flood protection of the buildings.

3. All driveways and carparking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. 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.

4. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to compliment the approved buildings and site layout and achieve a high level of amenity. Shade trees shall be planted throughout the carparking areas and screening shrubs shall be located to obscure views of large blank walls and less attractive elements of the development. Existing native vegetation should be retained where possible. 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 the approved use commencing.

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

5. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved land use shall be carried out entirely within the subject land.

Reason: To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.

6. No materials, goods or containers shall be stored in the designated carparking area or driveways.

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

7. A Soil Erosion, Construction and Drainage Management Plan is to be prepared in accordance with the Environmental Protection Authority Guidelines. The plan is to be submitted to Council for approval prior to the commencement of earthworks.

Reason: To ensure adequate compliance with the provisions of the Development Act, 1993.

-
8. 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 the development works.

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

9. The stormwater drainage system for the development is to demonstrate the incorporation of water sensitive urban design methods, to ensure that pre-development peak flows are not exceeded and that water quality targets are met.
10. The Developer shall employ measures to eliminate dust emission from the site during construction period so as not to cause nuisance to nearby residents.

Reason: To preserve the amenity of the locality during construction work.

11. Access to buildings and designated carparking spaces shall be designed and constructed in accordance with the provisions as outlined in the 'Guidelines for the Provision of Parking for People with Disabilities in South Australia' (March 1993) and in accordance with AS1428 Parts 1, 2 and 4.

Reason: Comply with DDA requirements

12. All mechanical services to the building shall be designed, installed and operated in such a manner that any person or persons working within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

Reason: To limit the effect of the mechanical services for activities on the subject land within the site, thereby maintaining the amenity of the locality.

13. All trade waste and other rubbish shall be contained and stored pending removal in covered containers which shall be kept at the rear of the proposed building and screened from public view.

Reason: To maintain the amenity of the locality.

14. No external speakers or other types of sound systems shall be operated outside of the approved building.

Reason: So as not to detrimentally impact on adjoining property owners and users.

15. The total number of people on the site at any one time shall not exceed 500 people with over flow car parking during special events to be provided on the subject land.

Reason: To ensure that adequate onsite carparking is available at all times.

16. Where events on the subject land are likely to generate in excess of 250 people, the applicant shall comply at all times with the requirements of Part 4 of the Department of Planning, Transport and Infrastructure – Guidelines for Events on SA Roads.

Reason: To ensure good traffic management practice.

17. Safety bars in accordance with AS1742 to be designed and constructed at the intersection of Research Road and Jay Street to improve traffic controls at this intersection due to increased traffic.

Reason: To ensure good traffic management practice.

DPTI Conditions

18. The access point to Bridge Road shall be constructed in general accordance with Alborz Group Pty Ltd, Site Plan, Revision 2, Page 1, Dated 17/11/2016
19. The Bridge Road access point shall be provided with generous flaring for entry/left turn taper and exit movements to the satisfaction of Council and DPTI in order to allow convenient ingress and egress movements and to minimise the disruption to the free flow of traffic on Bridge Road. These works shall be completed prior to place of worship becoming operational.
20. The footpath along Bridge Road shall be modified as necessary to facilitate the required flaring/left turn taper and access. All modifications shall be in accordance with Council and DPTI requirements.
21. All road works deemed to be required to facilitate safe access must be designed and constructed to comply with Austroads Guides and Australian Standards and to the satisfaction of DPTI, with all costs (including design, construction, project management and any changes to road drainage, etc.) to be borne by the applicant. Prior to undertaking any detailed design, the applicant shall contact DPTI Traffic Operations, A/Project Liaison Engineer, Mrs Christina Canatselis on telephone (08) 8226 8262 or mobile 0401 120 490 (christina.canatselis@sa.gov.au) to obtain approval and discuss any technical issues regarding the required works.
22. The front fence shall be setback in accordance with Alborz Group Pty Ltd, Site Plan, Revision 2, Page 1, Dated 17/11/2016 to ensure driver sightlines are maximised to/from the Bridge Road access point.

23. The gate shall be setback a minimum of 6.0 metres from the Bridge Road property boundary to ensure that a vehicle can store completely clear of the road prior to the gate being opened/closed.
24. All vehicles shall enter and exit the site in a forward direction.
25. Parking areas shall be designed in accordance with AS/NZS2890.1:2004 and AS/NZS 2890.6.
26. All commercial parking facilities shall be designed in accordance with AS2890.2-2002.
27. No stormwater from this development is permitted to discharge on-surface to Bridge Road and Jay Street. In addition, any existing drainage of the road shall be accommodated by the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the developer.

Advice Notes

The proposed cemetery shall be established and maintained in accordance with the Burial and Cremation Act 2013, Burial and Cremation Regulations 2014 and other relevant legislation.

Upon putting the motion to a vote the vote was **TIED** and was subsequently **CARRIED** on the casting vote of the Presiding Member.

5.1.3

361/1812/2016/1X

Corporate Directional Sign at Lot 512 Bolivar Road, Paralowie (Bolivar Road Interchange) for City of Salisbury

Mr S White 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 361/1812/2016/1X for Corporate Directional Sign 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.	Prepared By
Proposed Bolivar Interchange Corporate Directional Signage	City of Salisbury
DPTI-SKT-7366-99-1077 – AMEND No: D	DPTI

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

2. The corporate sign and associated structure shall be maintained in good repair at all times.

Reason: To maintain the visual amenity of the locality.

3. The corporate sign shall not move, flash, be internally illuminated or reflect light so as to be an undue distraction to motorists,

Reason: To maintain the visual amenity of the locality and prevent distraction to motorists.

Advice Notes

1. This is not a building consent, and a satisfactory application for Provisional Building Rules Consent has to be submitted before Council can issue a Development Approval.

OTHER BUSINESS

5.2.1 Council Policy and Procedure for the Removal of Regulated and Significant Street Trees

Mr G Reynolds moved, and the Panel resolved that:

1. The information be received and noted.

5.2.2 Status of Current Appeal Matters and Deferred Items

Nil

5.2.3 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 28 March 2017.

The meeting closed at 7:45pm.

PRESIDING
MEMBER.....

DATE.....