



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

**28 MARCH 2017**

**MEMBERS PRESENT**

Ms L Caruso (Deputy Presiding Member)  
Mr R Bateup  
Ms S Johnston  
Mr G Reynolds (from 6:19pm)  
Mr J Watson  
Mr S White

**STAFF**

General Manager City Development, Mr T Sutcliffe  
Manager Development Services, Mr C Zafiropoulos  
Development Officer – Planning, Ms K Thrussell  
Principal Development Engineer, Ms S Chadwick

The meeting commenced at 6:04 pm

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

**APOLOGIES**

Apologies were received from Mr D Wallace, Presiding Member.

**PRESENTATION OF MINUTES**

Ms S Johnston moved,

Mr R Bateup seconded, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 28 February 2017, be taken and read as confirmed.

**REPORTS**

*Development Applications*

**5.1.1 361/1428/2016/2B**

Change of land use to General Industry (Manufacture of concrete panels), incidental parking of 1 tray top truck, 2 shipping containers and ancillary storage of materials and finished concrete panels at 13 Ceafield Road, Para Hills West for Steven Conlon

**REPRESENTORS**

The representor did not attend.

Mr J Watson moved

Ms S Johnston seconded , and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1428/2016/2B for Change of land use to General Industry (Manufacture of concrete panels), incidental parking of 1 tray top truck, 2 shipping containers and ancillary storage of materials and finished concrete panels 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:

<b>Drawing No.</b>	<b>Plan Type</b>	<b>Date</b>	<b>Prepared By</b>
Not Stated	Site Plan	Received by Council dated 09.01.17	Innovative Walling
Dated 09.01.17	Letter to Council	Received by Council dated 10.01.17	Innovative Walling
Dated 23.02.17	Letter to Council – Response to Representations	Received by Council dated 27.02.17	Innovative Walling

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

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2. The hours of operation shall be restricted to Monday to Saturday, 7am to 6pm. No operations are permitted on Sundays or Public Holidays.

*Reason: To maintain the residential amenity of the locality and to minimize disturbance.*

3. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time. Any storage within the designated hardstand area shall be designed in such a manner so as to facilitate appropriate vehicular manoeuvring and shall be maintained in a neat and tidy manner at all times.

*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.*

4. All trade waste and other rubbish shall be contained and stored pending removal in containers which shall be screened from public view at all times.

*Reason: To ensure the building appears as one and maintains the 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. The designated landscaping areas as shown on the Approved Site Plan, prepared by Steven Conlon, received by Council dated 9<sup>th</sup> January 2017, shall be planted with shade trees, shrubs and vine in order to screen the activities from Ceafield Road and to provide for filtering of dust. All landscaping shall be completed within 3 months from the date of Development Approval and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council.

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

7. All vehicles shall enter and exit the site in a forward direction at all times.

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

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8. External lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.

*Reason: To ensure that lighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.*

9. All driveways, manoeuvring areas and hardstand areas as shown on the Approved Site Plan, prepared by Steven Conlon, received by Council dated 9<sup>th</sup> January 2017, shall be constructed with bitumen (or rubble where otherwise shown) to a standard appropriate for the intended traffic volumes and vehicle types. Driveways, manoeuvring areas and hardstand areas shall be established prior to the commencement of use and shall be maintained at all times to the satisfaction of Council.

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

10. Driveways and manoeuvring areas shall be designed in accordance with AS 2890.2 – Facilities for Commercial Vehicles.

*Reason: To ensure that access and car parking complies with best practice standards.*

11. The site stormwater drainage system shall be designed to control the quantity and quality of stormwater discharged from the site to minimize flooding to prevent adverse impacts on downstream drainage systems and to protect the quality of receiving waters. In particular, the following principles and components are to be included in the stormwater drainage design:

- a) The stormwater swale shall be grassed and vegetated. The swale shall be designed to provide primary treatment of stormwater runoff by filtering and removal of silt, sediments, oil and grease prior to discharge to the downstream drainage system;
- b) The capacity of the grassed swale, pipes and pits shall be designed so that the maximum discharge to the kerb and water table is 10 litres per second;
- c) The swale shall achieve a width of at least 1m and a depth of at least 750mm.

*Reason: To ensure that stormwater is disposed of in a controlled manner and ensure the quality of Council's downstream drainage system is maintained.*

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With leave of the Panel, the Presiding Member brought forward consideration of item 5.1.3 in recognition of the presence of a number of representors in relation to this item.

### 5.1.3 361/1755/2016/3B

Entertainment facility comprising three go kart tracks, family entertainment shed, mechanical shed, corporate shed, fuel storage tank and associated boundary fencing, signage, car parking, manoeuvring areas and landscaping at 1113-1117 Port Wakefield Road and 73-79 Summer Road, Bolivar for ESD Planning & Design

Ms L Caruso made a declaration of perceived interest, but not a conflict of interest, as owner of an outdoor golf course and putt-putt, and remained in the meeting for the discussion and determination of the item.

#### REPRESENTORS

Ms K Carey, representor, spoke to her representation with Cr Donna Proleta.

Ms D Jacques, resident of 18 Summer Road, Bolivar, on behalf of W & S Gowley, A Jenkins and A Gliscinski, on behalf of their representations.

Mr R (Wayne) Jacques, spoke to his representations and on behalf of T Jacques and M Jacques on their representations .

Ms D Russell, resident, spoke to their representation.

Ms Elinor Sedman, Planning Consultant, and Mr Ross Edwards spoke on behalf of the applicant.

Mr J Watson moved,  
Ms L Caruso seconded, that:

- A. The proposed development is considered to be seriously at variance with the Salisbury Development Plan – Consolidated 7<sup>th</sup> July 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **REFUSED** to application number 361/1755/2016/3B for Entertainment facility comprising three go kart tracks, family entertainment shed, mechanical shed, corporate shed, fuel storage tank and associated boundary fencing, signage, car parking, manoeuvring areas and landscaping for the following reasons:

1. The proposal is considered to be seriously at variance with the following provisions of the Development Plan;
  - Deferred Urban Zone objectives 1 and 3.
  - Deferred Urban Zone Principles of Development Control 1 and 8.

The voting was tied, upon which the Deputy Presiding Member exercised a casting vote and the application was refused.

#### 5.1.2 361/1775/2016/2A

Twenty one (21) two storey dwellings and associated internal driveway, landscaping and construction of new vehicle access and refuse collection area on Public Road at 29-41 Resthaven Road, Parafield Gardens SA 5107 for Esmond Fok

#### REPRESENTORS

The representor did not attend, and the applicant (Mr Esmond Fok and Mr Sam Hamra) were invited to respond to questions from the Panel.

Mr S White moved,

Ms S Johnston seconded, and the Panel resolved that:

- A. The proposed development is considered not to be seriously at variance with the Salisbury Development Plan – Consolidated 7<sup>th</sup> July 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1775/2016/2A for Twenty one (21) two storey dwellings and associated internal driveway, landscaping and construction of new vehicle access and refuse collection area on Public Road in accordance with the plans and details submitted with the application 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. Detailed designs and specifications for all civil works and retaining.
2. Stormwater Management Plan.
3. Detailed designs for the construction of a vehicle access and refuse collection area on public road at the eastern end of Resthaven Road in order for Council to provide approval under Section 221 of the *Local Government Act 1999*.

4. A Construction Environmental Management Plan (CEMP).
5. A detailed landscaping plan including details of species, irrigation systems and maintenance plans.

*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:

<b>Page No.</b>	<b>Plan Type</b>	<b>Date</b>	<b>Prepared By</b>
3 of 22 Revision E	Site Plan – Lower Floor	09/12/2016	ET Design
4 of 22 Revision E	Site Plan – Upper Floor	09/12/2016	ET Design
5 of 22 Revision E	Landscape Plan	09/12/2016	ET Design
6 of 22 Revision E	Site Plan	09/12/2016	ET Design
7 of 22 Revision E	Floor Plan – Res 1-4	09/12/2016	ET Design
8 of 22 Revision E	Elevations	09/12/2016	ET Design
9 of 22 Revision E	Floor Plan – Res 5	09/12/2016	ET Design
10 of 22 Revision E	Elevations	09/12/2016	ET Design
11 of 22 Revision E	Floor Plan – Res 6 & 15	09/12/2016	ET Design
12 of 22 Revision E	Elevations	09/12/2016	ET Design
13 of 22 Revision E	Floor Plan – Res 7-14	09/12/2016	ET Design
14 of 22 Revision F	Elevations	30/01/2017	ET Design
15 of 22 Revision E	Floor Plan – Res 16	09/12/2016	ET Design
16 of 22 Revision E	Elevations	09/12/2016	ET Design
17 of 22 Revision E	Floor Plan – Res 17-20	09/12/2016	ET Design
18 of 22 Revision E	Elevations	09/12/2016	ET Design
19 of 22 Revision E	Floor Plan – Res 21	09/12/2016	ET Design
20 of 22 Revision E	Elevations	09/12/2016	ET Design
21 of 22 Revision E	Streetscape Elevations SS01 & SS03	09/12/2016	ET Design

22 of 22 Revision E	Streetscape Elevations SS02 & SS04	09/12/2016	ET Design
23 of 22 Revision G	Floor Plan – Res 10 &11	09/03/2017	ET Design
24 of 22 Revision G	Elevations – Res 10 & 11	09/03/2017	ET Design
A of A	Proposed New Road Plan	06/02/2017	ET Design

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

*Note: All plans and documents approved by Council under Reserved Matters 1-5 form part of this Consent and shall be implemented in full prior to occupation of the dwellings except where otherwise varied by the conditions of consent.*

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

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

- Stormwater systems shall be designed and constructed to cater for minor storm flows (ARI = 5 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. All stormwater systems are to comply with AS3500.3 – Stormwater Drainage. An overland flow path to the drainage reserve is to be provided for the major storm event ARI = 100 years.

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

- The finished floor levels of the buildings are to be a minimum of 150mm above the calculated post-development flood level adjacent each building for the major storm ARI = 100 years.

*Reason: To allow disposal of stormwater.*

- All driveways and car parking areas shall be constructed with either brick paving, concrete or asphalt to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas are to be designed and constructed in accordance with AS2890.1 – Off-street Parking, and shall be established prior to 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.*



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6. The excavation and filling of land must comply with AS3798-2007 Guidelines for Earthworks – Residential and Commercial Development. All fill is to comply with the requirements of AS2870-2011 (Residential Footing Code).

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

7. The Construction Environmental Management Plan (CEMP) provided under Reserved Matter 4 is to be adhered to at all times.

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

8. Construction and ongoing maintenance of the new vehicle access and refuse collection area over Public Road at the eastern end of Resthaven Road is to be the full responsibility of the applicant and Community Corporation.

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

9. The designated landscaping areas as approved under Reserved Matter 5, shall be planted with shade trees, shrubs and ground covers. 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.*

10. All side and rear windows fixed to the upper storey walls of the building shall have a sill height of at least 1.7m above finished floor level or where the sill height is less than 1.7m above finished floor level, the window shall be fixed, unable to be opened and provided with translucent glass or film up to a height of 1.7m above finished floor level. In addition front windows to dwellings 10 and 11 are to include suitable privacy screens to restrict direct views into 27 Resthaven Road and 13 Carmelina Court. 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 minimise the loss of privacy for residents of adjacent dwellings.*

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**OTHER BUSINESS**

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

The Panel was advised that an appeal had been lodged in relation to the Panel’s approval of Development Application 361/1549/2016 for a 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

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

A request was made to include the notification category in the Development Application details summary section of the report.

**5.2.3 Future Meetings & Agenda Items**

Next meeting scheduled for Wednesday 26 April 2017.

The meeting closed at 7:44 pm.

PRESIDING  
MEMBER.....

DATE.....