



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

27 JUNE 2017

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
Development Officer – Planning, Ms K Thrussell

The meeting commenced at 6:04 pm.

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

APOLOGIES

Apologies were received from Mr S Johnston.

PRESENTATION OF MINUTES

The Panel resolved that:

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

The Development Assessment Panel Meeting held on 23 May 2017 was cancelled as a quorum could not be achieved. The development applications were considered under delegated authority by the Manager Development Services.

With the leave of the meeting, item 5.2.1 was brought forward on the agenda for consideration by members.

5.2.1 Status of Current Appeal Matters and Deferred Items

Mr C Zafiropoulos provided an update on the following appeals:

361/1549/2016

The Environment, Resources and Development Court has held a hearing for the six (6) third party appeals made against the decision of the Panel to approve the place of worship with associated activities and cemetery at 256 Bridge Road, Pooraka for the Shia Community of South Australia. The hearing is still continuing and the court will schedule additional dates to hear witnesses.

361/1075/2016/2B

The development application for the Northern Adelaide Waste Management Authority to change of use from industry to material recovery facility (recycling depot) and service depot at 1-2 Gidgie Court, Edinburgh has been approved by the Development Assessment Commission. All third party appeals have been withdrawn following a conciliation agreement between the parties.

DECLARATIONS OF CONFLICTS OF INTEREST

Mr S White declared a conflict of interest in relation to item 5.1.2 as he had provided prior advice to representors in relation to this application in his capacity as an Elected Member, and did not participate in debate on this item, and left the meeting at 6:08 pm.

REPORTS

Development Applications

5.1.2 361/128/2017/2A

Two (2), Two Storey Dwellings at 32 Nelson Crescent, Mawson Lakes SA 5095 for 3mt Solutions Pty Ltd

REPRESENTORS

Anita Marling-Bauer spoke on behalf of self and K & S A Roche, S M Renfrey, R P & T Dellow, D Murphy and E J T Murphy, to their representations.

Marcus Rolfe, Planning Consultant, URPS, appeared on behalf of the applicant, in conjunction with the applicant represented by Ms Natasha Yacoumis.

Mr R Bateup moved

Ms L Caruso seconded, and the Development Assessment Panel resolved that:

- A. The proposed development is considered not to be seriously at variance with the Salisbury Development Plan – Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/128/2017/2A for Two (2), Two Storey Dwellings 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. The Applicant shall submit a Landscaping Plan, drawn to scale, which shall include all of the following:
 - a. Location for all designated landscaped areas;
 - b. Planting of shade trees, shrubs and groundcovers within the designated landscaped areas;
 - c. Details of irrigation management.
2. The Applicant shall submit a full schedule of colours and materials.

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
8716-1	Siteworks and Drainage Plan	27/01/17	Jim Pantzikas & Associates
Sheet 1 of 6, Revision 2	Site Plan	28/02/17	3MT Solutions
Sheet 2 of 6, Revision 2	Dwelling 1 Ground Floor Plan	28/02/17	3MT Solutions
Sheet 3 of 6, Revision 2	Dwelling 1 Upper Floor Plan	28/02/17	3MT Solutions
Sheet 4 of 6, Revision 2	Dwelling 1 Elevations 1,3,5 & 6	28/02/17	3MT Solutions
Sheet 5 of 6, Revision 2	Dwelling 1 Elevations 2 & 4	28/02/17	3MT Solutions
Sheet 6 of 6, Revision 2	Dwelling 1 Details	28/02/17	3MT Solutions
Sheet 1 of 6, Revision 2	Site Plan	28/02/17	3MT Solutions
Sheet 2 of 6, Revision 2	Dwelling 2 Ground Floor Plan	28/02/17	3MT Solutions
Sheet 3 of 6, Revision 2	Dwelling 2 Upper Floor Plan	28/02/17	3MT Solutions
Sheet 4 of 6, Revision 2	Dwelling 2 Elevations 1, 3 & 5	28/02/17	3MT Solutions
Sheet 5 of 6, Revision 2	Dwelling 2 Elevations 2 & 4	28/02/17	3MT Solutions
Sheet 6 of 6, Revision 2	Dwelling 2 Details	28/02/17	3MT Solutions

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

2. The designated landscaping areas approved by Council under Reserved Matters 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 at all times.

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

3. 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

5.1.1 361/1144/2016/3B

Mixed use development comprising Prayer Hall, Dining Hall and Library/Museum with associated facilities, including playground, carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree. at 701-709 Port Wakefield Road, Globe Derby Park for Town Planning Advisors

This item was deferred following a request from the applicant to investigate alternative options for the use of the site prior to the determination of the application by the Panel.

OTHER BUSINESS

5.2.2 Presentation on Changes to Development Assessment Panels arising from implementation of Planning, Development and Infrastructure Act.

The Panel was provided a presentation on the implementation of the Planning, Development and Infrastructure Act and the proposed introduction of Council Assessment Panels on 1 October 2017. The Panel was informed of Council’s decision to offer an extension of term to the independent members until May 2019.

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 25 July 2017.

The meeting closed at 7:23 pm.

PRESIDING
MEMBER.....

DATE.....