



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

25 JULY 2017

MEMBERS PRESENT

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

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafiropoulos
Development Officer – Planning & Compliance, Ms M Molinaro
Development Officer - Planning, Mr C Carrey

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 Mr G Reynolds.

PRESENTATION OF MINUTES

Ms L Caruso moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 27 June 2017, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

5.1.1 361/888/2017/3B

Change of use to a group fitness centre (tenancy 7) at 7/96 Research Road, Pooraka for Justin Beard

REPRESENTORS

Mr Ray Byster

Mr Justin Beard, Applicant

Mr Steve White moved, and the Development Assessment Panel resolved that:

- A. The proposed development is not considered 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 361/888/2017/3B for Change of use to a group fitness centre (tenancy 7) in accordance with the plans and details submitted with the application and subject to the following conditions:

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, except where varied by the conditions herein:

Drawing No.	Drawing Type	Date	Prepared By
	Site plan	30 May 2017	Justin Beard
	Floor plan	17 May 2017	
	Written correspondence	17 May & 21 June 2017	

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

- 2. Except where otherwise approved, the operating hours and maximum client numbers shall not exceed the following;

Monday – Friday 7:00am-6:30pm up to a maximum of five (5) clients at any one time.

Additional clients may be accommodated at the following times;

- Monday-Friday from 6:30pm-8:30pm up to a maximum of 15 clients at any one time.

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3. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers must not be located within designated car parks, manoeuvring areas or traffic aisles.

Reason: To maintain the amenity of the locality.

4. No materials, goods or containers shall be stored outside of the building at any time.

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

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.
2. Advertisements and advertising displays are not included in the consent granted. It will be necessary to make a fresh and separate application for any future proposed advertising signage.
3. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.

CARRIED

5.1.2 361/865/2017/NB

Change of use from dwelling and office to office and advertising signage (non-complying) at 120 Salisbury Highway, Salisbury, SA 5108 for Paul Cowling

REPRESENTORS

Nil

Ms Stephanie Johnston moved, and the Development Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Council Development Plan – Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/865/2017/NB for Change of use from dwelling and office to office and advertising signage (non-complying) in accordance with the plans and details submitted with the application subject to the following conditions and the concurrence of the Development Assessment Commission:

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, except where varied by the conditions herein:

<i>Drawing No.</i>	<i>Drawing Type</i>	<i>Date</i>	<i>Prepared By</i>
N/A	Planning Report Statement of Effect June 2017	Date Received 2 June 2017	MasterPlan
N/A	Statement of Support	Date Received 17 May 2017 & 15 May 2017	Masterplan
Apr 2017 DS:50332 1.0	Site and Floor Plan	Date Received 17 May 2017	Masterplan
May 2017 DS:50332 1.0	Elevation Drawing Retrospective Sign Application	Date Received 2 June 2017	MasterPlan
July 2017 DS:50331 1.0	Elevation Drawing Retrospective Sign Application (Entrance)	Date Received 4 July 2017	Masterplan

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

2. Except where otherwise approved, no materials, goods or containers shall be stored in the designated carparking area or driveways at any time.

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.

3. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to complement the approved buildings and site layout and achieve a high level of amenity within 3 months form the date of development approval. 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.

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

4. The carparking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1 – Off-street Parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

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

5. 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. 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.

Advice Notes

1. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.
2. 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.

CARRIED

OTHER BUSINESS

5.2.1 Annual Report of the Development Assessment Panel for 2016/17

Mr Steve White moved, and the Development Assessment Panel resolved that:

The draft Development Assessment Panel Annual Report for 2016/7 be noted and endorsed, subject to amendment to include reference to investigation of post-occupancy surveys of development for any learnings for application to policy and future decisions by the Panel.

5.2.1 Status of Current Appeal Matters and Deferred Items

5.2.2 Policy Issues is Arising from Consideration of Development Applications

5.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 29 August 2017

The meeting closed at 6.49 pm.

PRESIDING
MEMBER.....

DATE.....