



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

28 NOVEMBER 2017

MEMBERS PRESENT

Mr D Wallace (Presiding Member)
Mr R Bateup
Ms L Caruso(arrived 6.12pm)
Ms S Johnston
Mr J Watson

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Development Officer - Planning, Mr C Carrey
Development Officer - Planning, Mr M Molinaro

The meeting commenced at 6:00 pm

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

APOLOGIES

Linda Caruso registered an apology for lateness.

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

The Panel resolved that the Minutes of the Council Assessment Panel Meeting held on 24 October 2017, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

5.1.1 361/1282/2017/2B

Waste Depot (temporary storage of waste oil) in Association with Existing Industrial Activities (Exact Mining) at 43-45 & 47 Hawker Road, Burton SA 5110 and 71 & 79-85 Helps Road, Burton SA 5110 for Exact Mining Services

REPRESENTORS

Mr William Kirtland and Mr David Cockington were not present at the meeting when called to make a verbal submission.

The Presiding Member called for other representors in relation to the application, none were present.

Mr J Watson moved, and the Council Assessment Panel resolve 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 361/1282/2017/2B for Waste depot (temporary storage of waste oil) in association with existing industrial activities (Exact Mining) 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
N/A	Letter – operational details	Date Received 12 July 2017	Exact Mining Group
N/A	Letter – operational details	Date Received 30 August 2017	Exact Mining Group
S1417 DA1	Site Plan	Date Received 30 August 2017	Geoff Matthews & Associates Building Designers
S1417 DA2	Site Plan	Date Received 30 August 2017	Geoff Matthews & Associates Building Designers

N/A	Response to Representations	Date Received 17 October 2017	Exact Mining Group
N/A	Email regarding hours of operation and access via Helps Road	Date sent 18 October 2017	Sent by Terri Rhodes (Exact Mining)

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

- All loading and unloading associated with the temporary storage of waste oil shall be limited Monday to Saturday 7.00am to 6.30pm with no activity on Sundays and Public Holidays.

Reason: To limit the effect of nuisance to residents living in the locality

- All loading and unloading associated with the temporary storage of waste oil shall occur inside the concrete bund.

Reason: To avoid the risk of contamination and minimise the impact of any spillages.

Condition Directed by the Environment Protection Authority (EPA)

- Prior to receipt of waste oil, an impervious bunded area must be installed with a net capacity of at least 133 per cent of the volume of the largest oil container to be stored within the bunded area. All waste oil must be stored within the bunded area. For further information refer to the EPA's Guidelines for bunding and spill management (May 2016) accessed here:
http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf

Advice Notes

- The conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.

Environment Protection Authority

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site:
<http://www.epa.sa.gov.au>

5.1.2

361/241/2017/2A

Twelve (12) two storey dwellings, combined fence & retaining walls (maximum height 3.5m) and associated internal driveway, car-parking & landscaping at 231 Bridge Road, Ingle Farm for Distinctive Homes Pty Ltd

REPRESENTORS

Mr Daniel McKenna of Masterplan spoke to the representation of Ms Carri Hollis (Pooraka Bottle & Can Recycling Pty Ltd).

Ms Linda Caruso attended the meeting at 6.12pm.

Mr David Little spoke to his representation.

Ms Julie Lewis, Urban Regional Planning Solutions, and Kelly from Distinctive Homes spoke on behalf of the applicant, Distinctive Homes.

Ms S Johnston moved, and the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/241/2017/2A for Twelve (12) two storey dwellings, combined fence & retaining walls (maximum height 3.5m) and associated internal driveway, car-parking & landscaping 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. Final designs and specifications for all civil works and retaining, including stormwater management plan.
2. A Construction Environmental Management Plan (CEMP).

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.	Drawing Type	Date	Prepared By
-	Amended site plan	8 November 2017	URPS
-	Amended ground floor plan & first level floor plan – units 1 & 2	10 May 2017	Distinctive Homes
-	Amended ground floor plan – units 3-5	10 May 2017	Distinctive Homes
-	Amended first floor plan – units 3-5	10 May 2017	Distinctive Homes
-	Amended ground floor plan & first floor plan – units 6 & 7	10 May 2017	Distinctive Homes
-	Amended ground floor plan – units 8-10 & 11&12	10 May 2017	Distinctive Homes
-	Amended first floor plan – units 8-10 & 11&12	10 May 2017	Distinctive Homes
-	Amended Baloo street Elevation, internal elevation units 6-12 and internal elevation units 1-5	Received 23 June 2017	Distinctive Homes
-	Amended rear elevation units 12-6, Bridge road elevation units 1 & 12 and east elevation units 6 & 5	Received 23 June 2017	Distinctive Homes
-	Amended Baloo Street fencing, Bridge Road fencing and north-east boundary retaining & fence	10 May 2017	Distinctive Homes
-	Amended sun study diagram June 21 st 9am	10 May 2017	Distinctive Homes
-	Sun study diagram June 21 st 12 noon	10 May 2017	Distinctive Homes
-	Amended sun study diagram June 21 st 3pm	10 May 2017	Distinctive Homes
27272 SR2-1/A	Amended site and drainage plan	25 August 2017	Ginos Engineers

Note: All plans and documents approved by Council under Reserved Matters 1-2 form part of this Consent and shall be implemented in full prior to occupation of the dwellings, except where otherwise varied by this conditions of consent.

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

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

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

3. No materials 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.

4. The designated landscaping areas as shown on the amended site plan dated 8 November 2017 shall be completed prior to occupation of the dwellings. 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.

5. All driveways and carparking areas shall be constructed with 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 occupation of the dwellings 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.

6. The south facing rear windows fixed to the upper storey walls of dwellings 6 – 12 and the east facing side windows of dwellings 5 and 6 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 windows 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.

The above window treatments shall be established prior to occupation of the dwellings and shall be maintained to the reasonable satisfaction of Council.

Note: Other forms of privacy screening may be a suitable alternative to the above such as fixed external screens, so long as it can be demonstrated to Council that the alternative screening solution will prevent overlooking. Should you wish to use an alternative screening method, you will be required to lodge a Development Application to vary the above condition.

Reason: To minimise the loss of privacy for residents of adjacent dwellings.

7. All existing crossovers made redundant by this development shall be reinstated to kerb, prior to occupation of the dwellings, in accordance with Council's kerb design standard, to the satisfaction of Council.

Reason: To maximise on-street parking and appropriately manage stormwater within the street water table.

8. All vehicular access to/from the site shall be gained via Baloo Street only. No direct vehicular access to/from Bridge Road shall be permitted.

Reason: DPTI condition.

9. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Bridge Road, Any alterations to the road drainage infrastructure shall be at the applicant's cost.

Reason: DPTI condition.

10. The Construction Environmental Management Plan (CEMP) provided under Reserved Matter 1 is to be adhered to at all times.

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

11. The visitor parking spaces shall be clearly identified 'visitor parking'.

Reason: To ensure that these car-parking spaces are easily identifiable to visitors.

12. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI =10yrs). 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 conditions, and no runoff into neighbouring property for the major storm event ARI = 100 years.

Reason: To ensure satisfactory disposal of stormwater.

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13. The Finished Floor Level 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.

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 Assessment Panel Operating Procedures

Ms L Caruso moved, and the Council Assessment Panel resolved that:

The changes to the City of Salisbury Council Assessment Panel General Operating Procedures, forming an attachment to the agenda report, be adopted.

5.2.1 Status of Current Appeal Matters and Deferred Items

No further update was provided.

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 19 December 2017.

Ms S Johnston advised that she will be an apology for the December 2017 meeting.

ADOPTION OF MINUTES

Ms L Caruso moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 6.56 pm.

PRESIDING MEMBER: Mr Doug Wallace

DATE: 28 November 2017
(refer to email approving minutes registered in Dataworks
Document Number 4636208)