



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

23 JANUARY 2018

MEMBERS PRESENT

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

STAFF

Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Team Leader – Planning, Mr A Curtis
Planning Consultant, Mr B Green

The meeting commenced at 6:00pm

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

DECLARATIONS OF CONFLICTS OF INTEREST

Ms L Caruso declared a conflict of interest because of her role as Elected Member on Council in relation to Item 5.1.1 and left the meeting at 6:02pm.

REPORTS

Development Applications

5.1.1 361/2379/2017/1B

Demolition of existing council building, retail building, car parking and structures on civic square, and construction of a four storey civic building (Community Hub) with café, LED screen and associated car parking, pedestrian links and public spaces. at Salisbury Civic Square, 62-66 John Street, Salisbury; Parabanks Shopping Centre, 68-84 John Street, Salisbury; & Salisbury Council Offices, 12 James Street, Salisbury, SA 5108 for Hassell Studio

The Presiding Member invited Mr Liam Short, Hassell Studio to answer questions of the Panel.

Mr J Watson moved and the Council Assessment Panel resolved by consensus 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 361/2379/2017/1B for the demolition of existing council building, retail building, car parking and structures on civic square, and construction of a four storey civic building (Community Hub) with café, LED screen and associated car parking, pedestrian links and public spaces 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 including the Salisbury Community Hub – Planning Report (and Appendices) prepared by Future Urban Group for Hassell Studios dated 19 December 2017, and the following approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
SK-01	Location Plan	1 December 2017	Hassell
SK-02	Car Park Plan	1 December 2017	Hassell
SK-03	Site Plan	1 December 2017	Hassell
SK-04	Ground Level Plan	1 December 2017	Hassell
SK-05	Mezzanine Level Plan	1 December 2017	Hassell
SK-06	Level 1 Plan	1 December 2017	Hassell
SK-07	Level 2 Plan	1 December 2017	Hassell

SK-08	Level 3 Plan	1 December 2017	Hassell
SK-09	Level 4 (Roof) Plan	1 December 2017	Hassell
SK-10	Northern (James St) Elevation	1 December 2017	Hassell
SK-11	Eastern (Laneway) Elevation	1 December 2017	Hassell
SK-12	Southern (John St) Elevation	1 December 2017	Hassell
SK-13	Western (Church St) Elevation	1 December 2017	Hassell
SK-14	Longitudinal Section	1 December 2017	Hassell
SK-15	Shading Diagram: Summer Solstice	1 December 2017	Hassell
SK-16	Shading Diagram: March Equinox	1 December 2017	Hassell
SK-17	Shading Diagram: Winter Solstice	1 December 2017	Hassell
SK-18	Shading Diagram: September Equinox	1 December 2017	Hassell
SK-19	Materials and Finishes Palette	1 December 2017	Hassell
SK-20	External Perspective (Elevated)	1 December 2017	Hassell
SK-21	External Perspective: Ground Level Entry	1 December 2017	Hassell
SK-22	External Perspective: Level 1 Terrace	1 December 2017	Hassell
SK-02	Car Park Plan with landscape mark-ups	1 December 2017	Hassell
SK-34	Landscape – Surface Treatment Plan	19 January 2018	Hassell
SK-35	Landscape – Planting Plan	19 January 2018	Hassell

* *The approved documents referred to above may be subject to change by minor variations permitted through the Building Rules Consent process.*

* *Except where otherwise stated, the development shall be completed prior to the commencement of use.*

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

- All landscaping identified on the Approved Plans shall be completed within three (3) months of commencement of use and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

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

3. 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 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. All goods and materials placed in the areas designed for outdoor storage purposes shall be kept in a tidy manner at all times.

Reason: To improve the site appearance and amenity of the locality.

5. Stormwater from paved areas is to undergo water quality treatment prior to discharge using the principles of Water Sensitive Urban Design, consisting of grassed or vegetated swale drains, sedimentation basins and bio-retention/filtration swales and basins.

Reason: To ensure water quality is suitable for discharge.

6. 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.

7. The advertisement and advertising display shall be maintained in good repair at all times.

Reason: To maintain the visual amenity of the locality.

8. Demolition works in the vicinity of Tree 15 shall be undertaken from within the existing building footprint working away from the tree; in a manner that will not impact the tree, and; in accordance with the Arborman Tree Solutions ‘Demolition Methodology’.

Reason: To minimise impact on the identified significant tree.

9. Carpark and footpath construction outside of the building envelope and within the Tree Protection Zone of Tree 15 shall be constructed using permeable pavement laid on a non compacting cellular confinement system (Geoweb or similar) over the original grade i.e.: no excavation for the sub base.

Reason: To ensure the root system is intact when the car parks are no longer required and thereby minimise the impact on the identified significant tree.

Advice Notes

1. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, 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.
2. 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>.

Ms Caruso entered the meeting at 6:27pm

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

The Panel was provided the following information in relation to the status of current appeals:

Sikh Community Centre at 701- 709 Port Wakefield Road, Globe Derby (361/1144/2016)

The applicant (United Sikhs of SA Inc) has lodged an appeal to the Environment, Resources and Development Court against the Panel's decision to refuse the mixed use development comprising prayer hall and associated facilities at 701 – 709 Pt Wakefield Rd, Bolivar. The application was considered by the Panel on the 24th October 2017.

Three representors in relation to the proposal applied to the Court to join the appeal. The representors are Mr Robert and Ms Rosa Frezza of 719-727 Port Wakefield Road, Globe Derby Park; Mr John Chuong Tran, owner of 713A Port Wakefield Road, Globe Derby Park; and Mr Des Nolan of 9 Alabar Crescent, Globe Derby Park. The Court considered the joinder applications on the 15th January 2018. Mr Nolan and Mr & Mrs Frezza withdrew their applications to join as parties to the appeal. They agreed to support John Tran's submission. The Court allowed the joining of John Tran to the Appeal.

The preliminary Conference immediately followed the joinder applications to the Court. At the request of the applicant, the Appeal was left pending till the 15th May 2018 when the conference will resume. The applicant has indicated that they wish to present an amended plan for consideration of the parties, which will be presented to the Panel at a future meeting.

Shia Community of South Australia at 256-258 Bridge Road, Pooraka (361/1549/2016)

The Environment, Resources and Development Court has heard the third party appeals in relation to the Panel's approval of a Place of Worship with Associated Activities and Cemetery, Carparking, Landscaping and Stormwater Arrangements at 256-258 Bridge Road, Pooraka for the Shia Community of South Australia. The appeals were heard by the Court in June and August 2017 and is pending a decision.

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 27 February 2018.

ADOPTION OF MINUTES

Ms S Johnston 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 6:36pm.

PRESIDING MEMBER: Mr Doug Wallace

DATE: 23 January 2018
(refer to email approving minutes registered in Dataworks
Document Number 4698806)