



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

28 AUGUST 2018

MEMBERS PRESENT

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

OBSERVERS

Nil

STAFF

Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Team Leader Planning, Mr A Curtis
Development Officer Planning, Mr C Carrey
Planning Consultant, Mr M Atkinson

The meeting commenced at 6.00 pm

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

APOLOGIES

Apologies were received from Mr D Wallace.

LEAVE OF ABSENCE

Mr D Wallace for meetings in August and September 2018.

Ms S Johnston for meeting in September 2018.

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 5.1.2.

REPORTS

Development Applications

5.1.1 361/2349/2017/NB

Change in use of the land to a store (storage of caravans, boats and storage containers) and the parking of commercial vehicles (trucks) with associated access, manoeuvring, fencing, lighting, landscaping and retention of two (2) existing dwellings with dwelling 1 to be used as a caretakers residence (Non Complying Development) at 16-22 Summer Road, Bolivar SA 5110 for D Haines

Mr Bateup moved and the Council Assessment Panel resolved that:

1. The proposed development is not considered to be seriously at variance with the Salisbury Council Development Plan – Consolidated 15 December 2016.
2. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/2349/2017/NB for Change in use of the land to a store (storage of caravans, boats and storage containers) and the parking of commercial vehicles (trucks) with associated access, manoeuvring, fencing, lighting, landscaping and retention of two (2) existing dwellings with dwelling 1 to be used as a caretakers residence (Non Complying Development) in accordance with the plans and details submitted with the application subject to the following reserved matters, conditions and the concurrence of the State Commission Assessment Panel:

Reserved Matter

The following matters shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Council Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. The Applicant shall submit to Council for Approval, an amended landscape plan which shall include the following:
 - a) Provide for a mix of shade trees, shrubs and groundcovers
 - b) Designate the location for all landscaping areas
 - c) Provide for an appropriate irrigation system
 - d) Screening along the eastern boundary should include *Allocasuarina verticillata* or *Lophostemon conferta* species.
 - e) Planting in the break in hard stand running through the parking bays to be planted out with *Atriplex semibacatta* instead of *Myoporum parvifloium*,
 - f) *Acacia acuminata* to be substituted with *Acacia pycnantha*.
 - g) At least one of the *Banksia* species to be replaced with a *Callistemon* species such as *Callistemon salignus*.
 - h) The detention basin to be landscaped with grass covers such as kikuya.

2. The Applicant shall submit to Council for approval:
 - a. Typical turn paths are to be provided for typical articulated vehicles for parking bays 137 – 154 to confirm safe on-site manoeuvring and safe entry and exit in a forward direction.
 - b. The stormwater detention modules are not vehicle trafficable. The module between Parking Bays 145 and 146 is to be realigned to be in line with the parking bays. It is also recommended that the extent of the modules be delineated (i.e. guide posts or similar) to deter vehicles from inadvertently driving over them. This should be shown on amended site plan.
 - c. CCTV footage is to be provided showing that the pipe within the Summer Road swale drain has been constructed to Council's satisfaction, prior to placement of the concrete driveway. CCTV imaging to be undertaken with the pipe in a clean and dry condition.

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
2048/12/17 pa-1	Site Plan	Date Received Stamped by Council 26 June 2018	Zummo Design
2048/12/17 pa-2	Elevations	Date Received Stamped by Council 26 June 2018	Zummo Design
N/A	Statement of Effect	Date Received Stamped by Council 25 July 2018	ekistics
N/A	Response to Representations	Date Received Stamped by Council 25 July 2018	ekistics
N/A	Traffic and Parking Assessment	Date Received Stamped by Council 1 June 2018	Phil Weaver and Associates
S5606C4	Environmental Noise Assessment	Date Received Stamped by Council 25 June 2018	Sonus
3437 Pages 1 -3	Lighting Plan	Date Received Stamped by	Haneco Lighting

		Council 25 July 2018	
N/A	Vega-GS Lighting Specification	Date Received Stamped by Council 25 July 2018	Haneco Lighting
2956 C02	Hydraulic Siteworks Drainage Pavements (1)	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
2956 C03	Hydraulic Siteworks Drainage Pavements (2)	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
2956 C04	Hydraulic Siteworks Drainage Drains (1)	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
2956 C05	Hydraulic Siteworks Drainage Drains (2)	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
C2956 SD/01	Siteworks and Drainage: Typical Details – Retention Module (1)	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
C2956 SD/02	Siteworks and Drainage: Typical Details – Trafficable Overflow Module	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
C2956 SD/03	Siteworks and Drainage: Typical Details – Detention Module (2)	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
C2956 SD/04	Siteworks and Drainage: Typical Details – Concrete Silt Trap	Date Received Stamped by Council 8 March 2018	MiScion Structural Designers
2956	Evidence of Suitability	Date Received Stamped by Council 18 March 2018	MiScion Structural Designers
2956	Letter – Additional Information	Letter dated 15 April 2018	MiScion Structural Designers

- *All plans and details approved by Council under Reserved Matters 1 and 2 form part of this consent and are in addition to those plans and details listed in the table above.*

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- *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. This extends to documents approved as Reserved Matters.*

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

2. The Developer shall employ measures to eliminate dust emission from the site during construction period so as not to cause nuisance to adjoining residents.

Reason: To preserve the amenity of the locality during construction work.

3. Site work, demolition work and building work shall be carried out only between the hours of 7.00am to 7.00pm Monday to Saturday and 9.00am to 5.00pm Sunday.

Reason: To limit the effect of construction on the amenity of the locality.

4. The approved use operating times shall be limited to:
 - a. Monday to Friday 7.00am to 10.00pm
 - b. Saturday 7.00am to 9.00pm
 - c. Sunday and Public Holidays 8.00am to 5.00pm

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

5. The noise attenuation measures contained within the Environmental Noise Assessment Report, approved by Council under Development Plan Consent Condition 1, shall be implemented prior to the commencement of use.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.

6. Noise measured at the nearest residential property boundary shall remain within the requirements of the Environment Protection Authority (EPA) guidelines for development within a residential area.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.

7. No materials, goods or containers shall be stored in the designated vehicle parking area or driveways.

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

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8. All materials placed in the areas designated for storage purposes on the approved plans shall be kept in a tidy manner at all times.

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

9. The external surfaces of the storage containers shall:
- be of new non-reflective materials; and
 - be finished in natural tones; and
 - be maintained in good condition and appearance at all times.

Reason: To ensure the containers are of a high standard of appearance and complement the site and surrounds.

10. There shall be no stacking of storage containers.

Reason: To maintain the visual amenity of the locality.

11. The designated landscaping areas, approved by Council under Reserved Matter 1 shall be established within three (3) months of the approved use commencing. 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.

12. Outside lighting shall be installed in accordance with the Lighting Plans approved by Council under Development Plan Consent Condition 1 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 floodlighting 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.

13. Fencing shall be maintained in good repair and appearance at all times with graffiti removed within 24 hours.

Reason: To maintain the visual amenity of the locality.

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14. 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 condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.

Reason: To ensure flood protection of the buildings.

15. All construction is to be completed to the reasonable satisfaction of Council. Detailed designs and specifications for all civil works are to be provided to Council for comment prior to construction and no construction is to commence until requirements have been met. Damage sustained to any new or existing infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

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

16. All WSUD wetland, bio-retention and filtration systems are to be planted with appropriate aquatic plants to assist in treatment for water quality improvement. Landscaping plans of these systems are to be submitted to Council for approval.

Reason: To ensure that the development complies with standard and council policy.

17. 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.

18. Stormwater generated from the major storm event ARI = 100 years is to be captured and disposed of in a manner that does not put downstream properties at risk of inundation, and does not discharge over any other land. Discharge to the Summer Road swale drain not to exceed the equivalent of the pre-developed minor storm event ARI = 10 years.

Reason: To ensure stormwater is disposed of in a controlled manner and to provide some flood protection.

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19. Stormwater from the truck parking area 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.

20. All driveway and vehicle parking areas shall be constructed to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly marked. 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. The storage containers shall be placed a minim of 3 metres away from any existing onsite waste water systems.
2. This is not a building consent, and a satisfactory application for Provisional Building Rules Consent relating to the 3.5 metre high acoustic fence has to be submitted before Council can issue Development Approval.

Ms L Caruso left the meeting at 6.04pm

Mr Bateup moved and the Council Assessment Panel resolved to appoint Ms Johnston as Acting Presiding Member for item 5.1.2.

5.1.2 361/1227/2018/1A

Ten (10) two storey detached dwellings with two associated freestanding carports, fencing and landscaping at Lots 50-57, 151 & 152 Boardwalk Drive, Paralowie SA 5108 for Normus Urban Projects

Mr Watson moved and the Council 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 361/1227/2018/1A for the construction of ten (10) two-storey detached dwellings with associated freestanding carports, fencing and landscaping, in accordance with the plans and details submitted with the application and subject to the following reserved matters and conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Council 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. A detailed landscaping plan including details of species, irrigation systems and maintenance plans.

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:

Project No.	Plan Type	Date	Prepared By
09.2017C – PA 01/05	Site Plan	February 2017	Normus Urban Projects
09.2017C – PA 02/05	Dwelling 1 - Site Plan, Floor Plans and Elevations	February 2017	Normus Urban Projects
09.2017C – PA 03/05	Dwellings 2, 5, 6 & 9 - Site Plan, Floor Plans and Elevations	February 2017	Normus Urban Projects
09.2017C – PA 04/05	Dwellings 3, 4, 7 & 8 - Site Plan, Floor Plans and Elevations	February 2017	Normus Urban Projects
09.2017C – PA 05/05	Dwelling 10 - Site Plan, Floor Plans and Elevations	February 2017	Normus Urban Projects
S41318–262069 HC01 Revision A	Civil Plan	13 April 2017	FMG Engineering

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

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

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

Note: All plans and documents approved by Council under Reserved Matters 1-3 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.

2. The external surfaces of the building shall:
 - a. be of new non-reflective materials; and
 - b. be finished in natural tones; and
 - c. be maintained in good condition at all times.

Reason To ensure the building is of a high standard of appearance and complements the site and surrounds.

3. 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.

4. 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. 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.

5. The designated landscaping areas as approved under Reserved Matter 3 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.

Ms L Caruso returned to the meeting at 6.10pm

OTHER BUSINESS

5.2.1 Annual Report of the Council Assessment Panel for 2017/18

Ms Johnston moved and the Council Assessment Panel resolved to endorse the draft Council Assessment Panel Annual Report for 2017/18.

5.2.2 Status of Current Appeal Matters and Deferred Items

Information was received.

5.2.3 Policy Issues is Arising from Consideration of Development Applications

5.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 25 September 2018.

ADOPTION OF MINUTES

Mr Bateup 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 6.20 pm.

ACTING PRESIDING MEMBER: Ms L Caruso

DATE: 28 August 2018
(refer to email approving minutes registered in Dataworks Document Number 5004880)