



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

25 SEPTEMBER 2018

MEMBERS PRESENT

Ms L Caruso (Acting Presiding Member)
Mr R Bateup
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
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 (Presiding Member) and Ms S Johnston.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

5.1.1 361/631/2018/2A

Residential Development Comprising the Construction of Two Two Storey Dwellings and Retention of Existing Single Storey Dwelling at 3 Elaine Avenue, Pooraka SA 5095 for Fadak Mohammadi

REPRESENTORS

A J Schloithe and S Parker, were invited to speak but were not present at the meeting.

M E M Klawitter, spoke to their representation.

APPLICANT

Mr Fadak Mohammadi to their application

Mr Watson moved and the Council 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 361/631/2018/2A for the construction of two (2), two-storey dwellings and the retention of a single storey dwelling, with associated retaining walls, fencing and landscaping, at 3 Elaine Avenue, Pooraka, 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
DA00	Cover	15 June 2018	1980 Home
DA01	Site Plan	15 June 2018	1980 Home
DA02	Ground Floor Plan	15 June 2018	1980 Home
DA03	First Floor Plan	15 June 2018	1980 Home
DA04	Lower Roof Plan	15 June 2018	1980 Home
DA05	Upper Roof Plan	15 June 2018	1980 Home

DA06	Elevations	15 June 2018	1980 Home
DA07	Elevations	15 June 2018	1980 Home
DA08	Landscape Plan	15 June 2018	1980 Home
N/A	Civil Plan	N/A	Unknown

* *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.

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. The designated landscaping areas shall be planted in accordance with the Landscape Plan, herein approved and 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. 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.

4. 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. 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. Driveways and carparking areas shall be established prior to the occupation 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.

Advisory Note:

That a temporary fence be installed along the common boundary with 5 Elaine Avenue, Pooraka, for the period of construction to maintain privacy and security to the adjoining dwelling.

5.1.2

361/1002/2018/3B

Supported care facility comprising 79 beds, 8 independent living units, offices, amenities, associated facilities and services, common areas, car parking, fencing and landscaping at 16-26 Parawae Road, Salisbury Plain, SA 5109 for St Basil's Homes (SA)

REPRESENTORS

A P Richardson and J A Richardson, spoke to their representation.

A L O'Toole and T J O'Toole, were invited to speak but were not present at the meeting.

P P Pham and P B T Vo, were invited to speak but were not present at the meeting.

T Q Pham and K O Tran, were invited to speak but were not present at the meeting.

M J Searle and M L Searle, spoke to their representation.

K L Carter, were invited to speak but were not present at the meeting.

APPLICANT

Carl Reeves – Director - Pruszinski PACT Architects

Greg Vincent – Director – Masterplan

Ben Wilson – Director – Cirqa Traffic Consultants

The Acting Presiding Member called for a mover.

Mr Bateup moved and Mr Watson seconded and the Council 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 361/1002/2018/3B for Supported care facility comprising 79 beds, 8 independent living units, offices, amenities, associated facilities and services, common areas, car parking, 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. An Environmental Site History Report prepared by a suitably qualified person which reports on the land use history and condition of the site. The report provided must be able to identify that the land is suitable for the proposed use with the overall risk being low.

Note: The report should be prepared in accordance with Planning Advisory Note 20 and the EPAs Implementation of the National Environment Protection (Assessment of Site contamination) Measure 1999. If the site has been used for any activities listed in Appendix 1 of PAN 20 (or any other potentially contaminating activity) or the preliminary site assessment reveals that contamination is suspected or identified, then further site assessment and investigations will be required.

2. A detailed Landscaping Plan which shall include:
 - a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers
 - b) Species to be used, which should predominantly comprise native species
 - c) Maintenance methods including irrigation
3. A Construction Environmental Management Plan (CEMP) which shall include:
 - a) Hours of operation
 - b) Arrangement for management of stormwater, noise and dust
 - c) Measures to eliminate drag out from the site during wet weather events
 - d) A Soil Erosion and Drainage Management Plan

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
17022-01-02	Site Plan - Ground	Date received	PACT

Issue 2		Stamped by Council 7 August 2018	
17022-01-03 Issue 1	Site Plan – Level 1	13.06.2018	PACT
17022-01-04 Issue 1	Site Plan – Roof	13.06.2018	PACT
17022-01-03 Issue 1	Site Plan – Level 1	13.06.2018	PACT
17022-01-11 Issue 1	Materials	13.06.2018	PACT
17022-02-01 Issue 1	Building 1 – Ground Plan	13.06.2018	PACT
17022-02-02 Issue 1	Building 1 – Level 1 Plan	13.06.2018	PACT
17022-02-03 Issue 1	Building 1 – Roof Plan	13.06.2018	PACT
17022-02-04 Issue 1	Building 1 – Elevation Sheet 1	13.06.2018	PACT
17022-02-05 Issue 1	Building 1 – Elevation Sheet 2	13.06.2018	PACT
17022-02-07 Issue 1	Building 2 – Plans	13.06.2018	PACT
17022-02-08 Issue 1	Building 2 - Elevations	13.06.2018	PACT
17022-02-010 Issue 1	Building 3 – Plans	13.06.2018	PACT
17022-02-11 Issue 1	Building 3 – Roof Plans	13.06.2018	PACT
17022-02-12 Issue 1	Building 3 - Elevations	13.06.2018	PACT
17022-02-14 Issue 1	Building 4 - Plans	13.06.2018	PACT
17022-02-15 Issue 1	Building 4 - Elevations	13.06.2018	PACT
17022-02-17 Issue 3	Building 5 - Plans	13.06.2018 (Date Received Stamped by Council 6 September 2018)	PACT
17022-02-18 Issue 1	Building 5 – Roof Plans	13.06.2018	PACT
17022-02-19 Issue 3	Building 5 - Elevations	13.06.2018 (Date Received Stamped by Council 6 September 2018)	PACT
17022-02-21 Issue 1	Building 6 - Plans	13.06.2018	PACT

17022-02-22 Issue 1	Building 6 – Roof Plan	13.06.2018	PACT	Assessment Panel Meeting - 25 September 2018 Minutes - Council
17022-02-23 Issue 1	Building 6 - Elevations	13.06.2018	PACT	
17022-02-25 Issue 1	Building 7 - Plans	13.06.2018	PACT	
17022-02-26 Issue 1	Building 7 - Elevations	13.06.2018	PACT	
17022-02-28 Issue 1	Building 8 - Plans	13.06.2018	PACT	
17022-02-29 Issue 1	Building 8 – Roof Plans	13.06.2018	PACT	
17022-02-30 Issue 1	Building 8 - Elevations	13.06.2018	PACT	
17022-01-12 Issue 4	Overlooking	10.09.2018 (Date Received Stamped by Council 10 September 2018)	PACT	
DT180304.01 Issue 1	Site Plan Part 1	14.06.2018 (Date Received Stamped by Council 6 September 2018)	Structural Systems	
DT180304.02 Issue 0	Site Plan Part 2	14.06.2018	Structural Systems	
DT180304.03 Issue 0	Details	14.06.2018	Structural Systems	
DT180304	Stormwater Management Report	14.06.2018	Structural Systems	
SP-01	Combined Services – Ground Level and Site Plan	May 2018	BESTEC	
SP-02	Combined Services – First Level	May 2018	BESTEC	
SP-03	Combined Services – Roof Level	May 2018	BESTEC	
55968/0/0	Electrical Services	31 May 2018	BESTEC	
N/A	Planning Report	June 2018	Masterplan	
17181	Traffic and Parking Report	13 June 2018	CIRQA	
N/A	Waste Management Statement	16 May 2018	PACT	
N/A	Response to Representations	Date Received Stamped by Council 6 August 2018	Masterplan	
17181/BNW	Response to Representations - CIRQA	Date Received Stamped by Council 7 August	CIRQA	

		2018	
N/A	Response to request for additional information	(Date Received Stamped by Council 6 September 2018	Masterplan

- *All plans and details approved by Council under Reserved Matters 1, 2 and 3 form part of this consent and are in addition to those plans and details listed in the table above.*
- *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. 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.

5. 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.

6. 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.

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7. Outside lighting shall be installed in accordance with the Lighting Plans approved by Council under Development Plan 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.

8. All waste and other rubbish shall be contained and stored pending removal in covered containers, screened from public view and kept within the designated waste storage areas identified on 'Site Plan – Ground' approved by Council under Development Plan Condition 1.

Reason: To maintain the amenity of the locality.

9. Waste collection shall only occur during the following periods:
- 9.00am to 7.00pm on any Sunday or public holiday; or
 - 7.00am to 7.00pm on any other day

Reason: To manage noise and security at the boundary interface and to improve the amenity of the locality.

10. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved land use shall be carried out entirely within the subject land.

Reason: To ensure that vehicles associated with the land use does not cause disruption or danger to vehicles on adjoining public roads.

11. All mechanical services to the building and in conjunction with the proposed use shall be designed, installed and operated in such a manner that any person or persons working within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

Reason: To limit the effect of the mechanical services for activities on the subject land within the site, thereby maintaining the amenity of the locality.

Conditions recommended by Development Engineering

12. 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.

13. 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.

14. All construction is to be completed to the reasonable satisfaction of Council. 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.

15. The site stormwater drainage system shall be designed to control the quantity and quality of stormwater discharged from the site, to minimise flooding and to prevent adverse impacts on neighbouring properties and downstream drainage systems. In particular:

- A flow path (north to south) is to be maintained within the site to enable any overland flow to pass through the site.

Reason: To ensure appropriate flood and water management across the site

16. All existing crossovers/inverts made redundant by this development shall be reinstated to kerb, prior to occupation of the dwelling/commencement of use, 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.

Advice Notes

1. Food for sale available on the premises, including from the restaurant and supermarket must be constructed in compliance with the *Food Act 2001* and Food Safety Standard 3.2.3.
2. If a high risk manufactured water system (warm water system) is installed within any of the buildings, ensure that it is installed, managed and maintained in accordance with the *Public Health (Legionella) Regulations*.
3. The hydrotherapy pool must be installed, managed and maintained in accordance with the *Public Health (General) Regulations*.

The motion was carried.

5.1.3 361/1208/2017/NC

Change of Use from a Garage to a Shop with Associated Cool Room, Canopy and Car Parking (Non-Complying) at 1333-1339 Port Wakefield Road, Waterloo Corner for Angelyn Building Designs

Mr Watson moved and the Council Assessment Panel resolved 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 361/1208/2017/NC for a Change of Use from a Garage to a Shop with Associated Cool Room, Canopy and Car Parking (Non-Complying) in accordance with the plans and details submitted with the application, subject to the concurrence of the State Commission Assessment Panel (SCAP) and the following reserve matter and conditions:

Reserve Matter

- 1. A stormwater management plan shall be provided for review by Development Engineering demonstrating how water quality will be addressed prior to discharge. No detention is sought in this instance in order to allow stormwater to get away from the site ahead of headwaters from the north.

Discharge to the swale on Pt Wakefield Road via a water quality improvement process (may be as simple as an RSM Pillow in an existing sump) and an appropriate outlet would be acceptable.

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
1 of 3	Site Plan	Received by Council dated 4 September 2018	Angelyn Building Designs
2 of 3	Floor Plan	Received by Council dated 4 September 2018	Angelyn Building Designs
3 of 3	Elevations	Received by Council dated 4 September 2018	Angelyn Building Designs

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

2. 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 or manoeuvring areas.

Reason: To maintain the amenity of the locality.

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

Reason: To ensure the car parking 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.

DPTI Conditions

4. The access points to Port Wakefield Road shall be modified in accordance with the Angelyn Building Designs Site Plan, Job No. 21/16, dated 13 June 2018.
5. All vehicles shall enter and exit the site in a forward direction.
6. The largest vehicle permitted to access the site shall be restricted to 12.5-metre Heavy Rigid Vehicle (HRV) as per AS2890.2-2002.
7. The internal manoeuvring areas shall be designed in accordance with AS 2890.2-2002 and all passenger parking areas be designed in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.
8. All electronic signage shall be located entirely within private property.
9. Longitudinal drainage shall be maintained along Port Wakefield Road in order to minimise the potential for flooding on the road. All costs associated with any upgrade/alterations shall be borne by the applicant.
10. The applicant shall ensure that all stormwater generated by the proposal is appropriately collected and disposed of without entering or jeopardising the safety of the adjacent arterial road network.

Advice Notes

1. This is not a building consent, and a satisfactory application for Building Rules Consent must be submitted and approved before the 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.

DPTI Notes

1. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 15 metres in width from the Port Wakefield Road frontage of this site for future road purposes. Due to the construction of the Northern Connector this requirement is subject to review and whilst the exact requirements have not been determined at this point in time, it is considered likely that the current 15-metre strip requirement will be significantly reduced.
2. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6 metres of the possible requirements. Consent can be anticipated.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

361/1144/2016 - United Sikhs, 701-709 Port Wakefield Road, Globe Derby Park

The ERD Court has adjourned matter until 6 December 2018 at the request of the United Sikhs of SA. The appellant has advised of their intention to proceed with the appeal but wish to initially put an amended plan to Panel and Mr Tran (Joiner to the appeal). The appellant will aim to have an amended plan prepared for the Panel's consideration at the meeting to be held in November 2018.

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 23 October 2018.

ADOPTION OF MINUTES

Mr Watson 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 7.04 pm.

ACTING PRESIDING MEMBER: Ms L Caruso

DATE: 25 September 2018
(refer to email approving minutes registered in Dataworks Document Number 5047725)