



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

22 OCTOBER 2019

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafiropoulos (Assessment Manager)
Development Officer – Planning, Ms G Cutri
Team Leader Business Services, City Development, Ms H Crossley

The meeting commenced at 6.32pm

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

APOLOGIES

Apologies were received from Mr M Canny.

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 24 September 2019, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

5.1.1 361/1279/2019/2B

Change of use to Place of Worship and associated internal and external building alterations, landscaping, carparking, acoustic fencing and demolition of outbuildings. at 30-36 Woodyates Ave, Salisbury North for Stimson Consulting.

REPRESENTORS

Mr Ivan Iankov and Ms Tina Iankov spoke to their representation.

Ms Helen Frazer spoke to their representation.

Ms Margaret Deeble spoke to their representation.

APPLICANT

John Stimson, John Stimson Consulting, spoke on behalf of the applicant.

Ms Gill moved and Mr Bateup seconded, 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.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1279/2019/2B for Change of use to Place of Worship and associated internal and external building alterations, landscaping, carparking, acoustic fencing and demolition of outbuildings. 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) A civil site works and drainage plan prepared by suitably qualified civil engineer which shall include the following:
 - a) Finished floor level for driveways and impervious surfaces;
 - b) Cut/fill details;
 - c) Retaining walls;
 - d) Closure of all redundant inverts and crossovers and reinstatement with upright kerb;
 - e) Car parking dimension and aisle widths; and
 - f) Storm water management system including all sumps, drains, pipes, etc, their sizes and fall to ensure appropriate stormwater management of the site.
- 2) An amended site plan shall be provided to modify the existing access gate to 6.4m and to straighten the angle of parking bays 1-3 (closest to the entrance gate in relation to driveway to better facilitate vehicle access.

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
SK01-Rev D	Site Plan	23/09/2019	Mavtech Designs
SK02 – Rev D	Existing floor plan/demolition plan	23/09/2019	Mavtech Designs
SK03 –Rev D	Floor Plan – Option 1	23/09/2019	Mavtech Designs
SK04 –Rev D	Elevations	23/09/2019	Mavtech Designs
	Environmental Acoustic Assessment	August 2019	Sonus Pty Ltd
	Floor Plan	Received 3/10/2019	

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

2. The herein approved use shall be limited to 100 attendees at any one time.

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

3. The herein approved use shall operate the following hours:
 - Monday to Saturday, 8:00am and 9:00pm
 - Sunday, 8am to 2pm

Reason: To maintain the amenity of the area.

4. Christmas Eve (6th of January) and Easter Eve shall operate as the following extended hours only:
- 8pm to 3:00am (the following day)
 - Quiet worship (no singing, music, amplification or instruments) is to occur after 10pm on the above days.

Reason: To maintain the amenity of the area.

5. Stage 2 of the development (sealing of the carpark) shall be completed within 12 months:

Reason: To maintain the amenity of the area .

4. Except where otherwise approved, the external finishes of the building shall:

- (a) Be finished in new non-reflective materials;
- (b) Be finished in natural tones, in accordance with the approved plans; and
- (c) Be maintained in good condition at all times.

Reason: To achieve the building achieves a high standard of appearance.

5. All waste and other rubbish shall be contained and stored pending removal in covered containers which shall be contained within the building or otherwise screened from public view.

Reason: To maintain the amenity of the locality.

7. Designated landscaping areas shall be established and maintained at all times (including the replacement of diseased or dying plants and the removal of weeds and pest plants) in accordance with the landscaping/site plan prepared by Mavtech Designs dated 23/09/2019.

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

8. Noise measured at the nearest residential property boundary shall achieve compliance with the Environmental Noise Assessment (reference S6134C1), dated August 2019, prepared by Sonus (based on requirements of the Environment Protection Authority (EPA) and World Health Organisation guidelines for development adjacent to a residential area).

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

9. The glazed areas to the northern façade of the auditorium space shall be infilled with brick consistent to the remainder of the building (as shown in **GREEN** in Figure 2 of the Environmental Noise Assessment (reference S6134C1), dated August 2019, prepared by Sonus) prior to occupation of the building.

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

10. Acoustic seals *Raven “RP10/RP10Si” with “RP99Si” and ‘RP71Si”* or equivalent are to installed to doors as herein conditioned.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.
11. All external doors to the rear of the premises are to be a minimum 35mm solid core doors fitted with acoustic seals and shall be maintained at all times.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.
12. External doors shall remain close except when required for egress/access.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.
13. All windows to the rear (southern) façade of the premises shall comprise a minimum of 6.38mm laminated glazing.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.
14. An fence shall be constructed along the site boundary to a minimum of 2.4m to the extent shown as **BLUE** in Figure 2 of the Environmental Noise Assessment (reference S6134C1), dated August 2019 prepared by Sonus. The fence shall be constructed from a minimum of 0.42 BMT sheet steel (“Colorbond” or similar) or a material with the same or greater surface density (kg/m²). Ensure the fence achieves an airtight seal at all junctions, including at the ground and with the roof.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.
15. All new mechanical plants (such as air-conditioner condenser/outdoor units) shall be located at ground level.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.
16. All driveways, manoeuvring areas and hardstand areas shall be constructed of brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line-marked. Driveways and car parking areas shall be established prior to the commencement of use (as hereby approved) and shall be maintained at all times to the satisfaction of Council.

Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.

17. The car parking layout and associated aisle widths and car park manoeuvring area shall 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. The developer shall employ measures to eliminate dust emission from the site during the construction period so as not to cause nuisance to adjacent or nearby properties.

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

19. The car parking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1-2009 - Off-Street Car Parking and AS 2890.6-2009 - Parking Facilities - Part 6: Off-street parking for people with disabilities’.

Reason: To ensure access and car parking is provided on the site in a safe and equitable manner and to ensure compliance with the Disability Discrimination Act 1992.

20. Except where otherwise approved, outside lighting shall be restricted to that necessary for security purposes only 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 lighting 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.

21. No amplified music shall be played from the site in accordance with the Environmental Noise Assessment (reference S6134C1), dated August 2019, prepared by Sonus.

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

22. The Annual Feast and Special Events shall not be conducted at the subject site, except where otherwise approved.

Reason: To ensure that the proposal is conducted in accordance with plans and details submitted to Council.

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.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

Nil

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 26 November 2019.

ADOPTION OF MINUTES

Mr Brug 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 8.00pm.

PRESIDING MEMBER:

Mr T Mosel

DATE:

22 October 2019
(refer to email approving minutes registered in Dataworks
Document Number 5646937)