



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

**26 FEBRUARY 2019**

**MEMBERS PRESENT**

Mr D Wallace (Presiding Member)  
Mr R Bateup  
Ms S Johnston  
Mr J Watson  
Mr B Brug

**STAFF**

General Manager City Development, Mr T Sutcliffe  
Manager Development Services, Mr C Zafirooulos (Assessment Manager)  
Team Leader – Planning, Mr A Curtis  
Development Officer – Planning, Mr C Carrey

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

**ENDORSED MINUTES FROM PREVIOUS MEETING**

The Minutes of the Council Assessment Panel Meeting held on 04 December 2018, be taken and read as confirmed.

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## DECLARATIONS OF CONFLICTS OF INTEREST

Nil

## REPORTS

### *Development Applications*

#### 5.1.1 **361/1728/2018/2B**

Demolition of car park, transportable building, three (3) dwellings and associated outbuildings, construction of two storey school building, car park with associated access from Countess Street and egress to Blaess Drive and increase in school capacity to 580 students for Temple Christian College at Temple Christian College, 9-25 Countess Street, 5 Countess Street, 7 Countess Street and 18 Blaess Drive, Paralowie SA 5108 for Temple Christian College

## REPRESENTORS

Mr & Mss Valenzuela spoke to their representation.

J Atai was not present at the meeting.

F Simcik spoke on behalf of M Munro.

F Simcik spoke on behalf of L & M Depares.

F Simcik spoke to his representation.

R Grunwald was not present at the meeting.

## APPLICANT

Mr G Maiorano, URPS

Ms C Adams, Hodgkinson Architects

Mr Phil Weaver, Phil Weaver & Associates

Ms Johnston moved 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 361/1728/2018/2B for *Demolition of car park, transportable building, three (3) dwellings and associated outbuildings, construction of two storey school building, car park with associated access from Countess Street and egress to Blaess Drive and*

increase in school capacity to 580 students for Temple Christian College 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 Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. 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:

<b>Drawing No.</b>	<b>Plan Type</b>	<b>Date</b>	<b>Prepared By</b>
PL01 Revision A	Drawing Schedule and Location Plan	Date Received by Council Stamped 8 February 2019	Hodgkison
PL02	Demolition Plan	Date Received by Council Stamped 8 February 2019	Hodgkison
PL03 Revision C	Car Parking – Early Works	Date Received by Council Stamped 8 February 2019	Hodgkison
PL04 Revision A	Site Plan – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL05 Revision A	Site Plan – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL06 Revision A	Ground Floor Plan – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison

PL07	First Floor Plan – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL08 Revision A	Ground Floor Plan – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL09 Revision A	First Floor Plan – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL10 Revision B	Roof Plan – Stage 1 and 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL11 Revision B	Elevations – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL12 Revision C	Elevations – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL13	Streetscape elevations and materials	Date Received by Council Stamped 8 February 2019	Hodgkison
PL14 Revision B	Perspectives – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL15 Revision B	Perspectives – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
16128 Council-02- PlanningApp lication.docx	Planning Application – Cover Letter	Date Received by Council Stamped 28 September 2018	Hodgkison
18-132	Traffic and Parking Assessment	Date Received by Council Stamped 28 September 2018	Phil Weaver and Associates
18-132	Traffic and Parking Assessment – Further Information	Date Received by Council Stamped 8 February 2019	Phil Weaver and Associates
180132	Stormwater Management Plan	Date Received by Council	CPR

		Stamped 28 September 2018	
180132- C100 Revision D	Siteworks and Drainage Plan	Date Received by Council Stamped 12 February 2019	CPR
2018-0440	Additional information	Date Received by Council Stamped 23 November 2018	URPS
2018-0440	Reply to Representations	Date Received by Council Stamped 29 January 2019	URPS

- *All plans and details approved by Council under Reserved Matter 1 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 development shall be completed in stages (Early Works, Stage 1 and Stage 2) in accordance with the plans and correspondence approved by Council under Development Plan Condition 1.

*Reason: To ensure the development is completed in stages in accordance with the submitted plans.*

3. The development shall be substantially completed by 31 December 2023, unless further extended by Council.

*Reason: To ensure the development is substantially completed within a reasonable timeframe and in accordance with the submitted plans.*

4. Student numbers for Temple Christian College shall be limited to a maximum of 580 students at any one time, unless otherwise approved by Council.

*Reason: To ensure student numbers do not exceed the proposed capacity.*

5. 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.*

6. 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.*

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

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

8. All waste and other rubbish shall be contained and stored pending removal in covered containers which shall be kept within the designated bin enclosure area, screened from public view as shown on the plans approved by Council under Development Plan Condition 1.

*Reason: To maintain the amenity of the locality.*

9. The designated landscaping areas, as shown on the plans approved by Council under Development Plan Condition 1 and the amended plan required under condition 14, shall be planted with shade trees, shrubs and ground covers as appropriate to complement the approved buildings and site layout and achieve a high level of amenity. Shade trees shall be planted throughout the car park and screening shrubs shall be located to obscure views of large blank walls and less attractive elements of the development. 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. All landscaping within the carpark area shall be completed at the 'early works' stage of the development and the balance of the landscaping completed within three (3) months of the completion of Stage 2.

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

10. Outside lighting shall be installed in accordance with the correspondence and 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.*

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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.*

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

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

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 in accordance with the staging plans approved by Council under Development Plan Condition 1 and shall be maintained at all times to the reasonable satisfaction of Council's Principal Development Engineer.

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

14. That the layout of the parking area be amended to delete the proposed exit to Blaess Drive and all vehicle entry and exit to be via the proposed Countess Street Driveway. Amended plans are to be submitted for consideration and approval of Council prior to seeking Development Approval. The amended parking layout shall provide:

- Internal maneuverability and turn around areas to accepted engineering standards.
- A landscape buffer to the full extent of the Blaess Drive frontage.

*Reason: To minimise impacts of traffic movements on the adjoining residential area.*

15. A Construction Environmental Management Plan (CEMP) be submitted to Council for approval prior to the issue of development approval that includes:

- 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; and
- d) A Soil Erosion and Drainage Management Plan.

*Reason: To minimise impacts of construction on the amenity of the*

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*locality.*

Advice Notes

The applicant shall ensure that the process to realign Easement A (drainage easement in favour of the City of Salisbury), is completed prior to construction works commencing. Council's Property Section can provide further information if required and it is the applicant's responsibility to prepare the relevant extinguishment and grant of easement documents and provide these to Council for approval.

The Panel notes the proposal of the applicant to establish a working group with Council, residents and the school to explore opportunities for improvements to traffic management in streets surrounding the school.

**5.1.2 Development Application 361/1144/2016 - Applicant Appeal to Environment, Resources and Development Court, Town Planning Advisors v City of Salisbury (ERD 17-263)**

Mr Nolan spoke to the amended proposal.

Mr Tran spoke to the amended proposal.

APPLICANT (Appellant)

Mr G Manos, Botten Levinson Lawyers

Mr Stefanopoulos, Town Planning Advisors

Mr B Wilson, CIRQA Pty LTD

Mr Watson moved and the Council Assessment Panel resolved to decline the amended proposal and uphold the original decision, dated 24 October 2017.

**OTHER BUSINESS**

**5.2.1 Status of Current Appeal Matters and Deferred Items**

Mr Brug moved and the Council Assessment Panel resolved that the Information be received.

**5.2.1 Policy Issues is Arising from Consideration of Development Applications**

Nil



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**5.2.2 Future Meetings & Agenda Items**

Next meeting scheduled for Tuesday 26 March 2019

**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 8.12pm.

**PRESIDING MEMBER:**

Mr D Wallace

**DATE:**

26 February 2019  
(refer to email approving minutes registered in Dataworks  
Document Number 5263318)