



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

26 MARCH 2019

MEMBERS PRESENT

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

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Development Officer – Planning, Ms K Brown
Planning Consultant – Mr M Atkinson

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 26 February 2019, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

- 5.1.1 361/67/2019/3B**
Change of use from shop to funeral parlour at 829 Main North Road, Pooraka for Country Road Funerals

REPRESENTORS

Mr Leo de Jonge, spoke to his representation.

APPLICANT

Mr Daniel Rowett (Country Road Funerals), spoke on behalf of the applicant.

Mr J 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 361/67/2019/3B for Change of use from shop to funeral parlour 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 Received by Council	Prepared By
N/A	Site Plan	15 January 2019	Country Road Funerals
N/A	Statement of Particulars	15 January 2019	Country Road Funerals
N/A	Response to Representations	1 March 2019	Country Road Funerals

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

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2. Except where otherwise approved, the operating hours for the funeral parlour shall not extend beyond the times specified in the approved documents, namely:

Monday to Friday – 9.00am to 5:00pm.

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

3. Except unless otherwise approved, chapel services are precluded.

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

4. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers screened from public view and must not be located within designated car parks, manoeuvring areas or traffic aisles.

Reason: To maintain the amenity of the locality.

5. No materials, goods or containers shall be stored outside of 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.

6. That the site plan and floor plan be amended to incorporate a door into the mortuary from the adjacent external staff car parking area.

Reason: To ensure direct access to the mortuary.

Advice Notes

- 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.
- This is not a building consent, and a satisfactory application for Provisional Building Rules Consent has to be submitted before Council can issue a Development Approval.
- Any additional advertisements and/or advertising displays except for the rebadging of the existing sign are not included in the consent granted. It will be necessary to make a separate application for any future proposed advertising signage.

5.1.2

361/2098/2018/2T

Removal of a significant tree on Council reserve at Parafield Gardens Oval, Bradman Road, Parafield Gardens for City of Salisbury

REPRESENTORS

Mr N R Aplin, spoke to his representation.

APPLICANT

Mr K Davey, spoke on behalf of the City of Salisbury.

Ms S Johnston 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 Approval is **GRANTED** to application number 361/2098/2018/2T for Removal of a significant tree on Council reserve 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.	Document Type	Date Received Stamped	Prepared By
File Number: DA 361/2098/2018/2T	Park Tree Assessment, Parafield Gardens Oval, Bradman Road, Parafield Gardens	21 February 2019	Symatree

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

- 2. Semi-mature native tree species (>1m in height) indigenous to the local area shall be planted on a three for one basis to compensate for the removal of the significant tree. The replacement tree planting shall be maintained in good condition at all times and replaced if necessary.

Reason: To comply with requirements of Regulation 117 (2) of the Development Regulations 2008.

5.1.3

361/747/2018/LD

Land Division (Torrens Title) - Creation of twenty (20) allotments from one (1) existing allotment, construction of public roads and stormwater contributions payment at 354-358 Martins Road, Parafield Gardens for Parafield Developments Pty Ltd

REPRESENTORS

Mr Michael Naylor spoke to his representation.

Cr Kylie Grenfell spoke to the representation of Mr Michael Pit and Ms Maria Pit.

Ms Luisa Antoniciello, was not present at the meeting.

Ms Jutta Burns, was not present at the meeting.

Mr Michael Meyers, was not present at the meeting.

APPLICANT

Mr Phil Weaver and Mr Rocco Ursida, spoke on behalf of the applicant.

Mr J 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 and Land Division Consent is **GRANTED** to application number 361/747/2018/LD for a Torrens Title Land Division creating twenty (20) allotments from one (1) existing allotment and the construction of public roads and stormwater contributions payment at 354-358 Martins Road, in accordance with the plans and details submitted with the application and subject to the following Reserved Matter, Conditions and Land Division Requirements:

Reserved Matter

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

1. A limited soil sampling report shall be undertaken which shall be targeted in the former location of green houses and olive orchards on the land. The sampling report shall evidence that the land is suitable for the proposed use.

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.

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 Received By Council	Prepared By
Ref: 18135 Revision G	Plan of Division	19 February 2019	Zaina Stacey Development Consultants

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

2. A Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be submitted to Council for Approval. The Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be prepared in accordance with the document entitled “*Handbook for Pollution Avoidance on Commercial and Residential Building Sites*”, prepared by the Environment Protection Authority. No works shall commence until prior written approval has been issued by Council’s Principal Development Engineer.

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

3. All recommendations contained under the Soil Erosion and Drainage Management Plan and Construction Environment Management Plan, Approved under Development Plan Consent Condition 2, shall be met at all times.

Reason: To ensure the Soil Erosion and Drainage Management Plan is implemented at all times.

4. The generation of airborne dust caused as a result of construction works shall be minimised at all times. Where generation of airborne dust is likely to cause nuisance beyond the site boundaries, dust control measures shall be implemented immediately.

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

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5. 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.

6. The Defects Liability Period for the civil works will be 12 months from the date of issue of the Acceptance of Practical Completion and Asset Transfer.

Land Division Consent Requirements

1. A final plan showing all driveway locations be provided to Council for approval, prior to construction.
2. Detailed designs and specifications for all civil engineering works, including roads, culverts, footpaths, stormwater drainage, lighting, signage, line marking and pram ramps are to be submitted to Council for Approval by Council's Principal Development Engineer. No works shall commence until written approval has been issued by the Principal Development Engineer.
3. All civil and construction works shall be carried out in accordance with all detailed designs and specifications approved by Council under Land Division Consent Condition 1.
4. Existing bores and wells previously used for irrigation and water supply are to be identified, abandoned, plugged and backfilled in accordance with the *Natural Resources Management Act 2004*, the Department of Environment, Water and Natural Resources (DEWNR) and relevant region NRM board to prevent contamination, degradation and wastage of groundwater.
5. A Proof Roll is to be undertaken at each stage of road construction (ie. Subgrade, prior to kerb and prior to sealing) with both Council and Superintendent Representatives in attendance, to ensure compliance with the approved plans and specifications. Council is to be given a minimum of 24 hours' notice of required attendance.
6. A geotechnical Inspection and Testing Plan (ITP) is to be forwarded to Council prior to construction. The fully completed ITP is to be provided to Council prior to Practical Completion. Field Density testing is to be undertaken on all pavement layers and common service backfill in accordance with AS 3798-2007 and AS 1289-2003.
7. CCTV footage of the underground drainage system is to be supplied prior to Practical Completion to confirm that works have been completed in accordance with the specification.

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8. Public roads centrally located within the Clive Road and Gepps Avenue road reserves shall be constructed as follows:
- In respect to Clive Road, as per the Approved Land Division Plan, prepared by Zaina Stacey, revision G dated 19th February 2019;
 - In respect to Gepps Avenue, have a 7.2m wide road carriage, flaring out to 12.0m as it relates to the widened portion of Gepps Avenue (ie. 18.20m section).

The road shall be sealed in hot mix to a standard Approved by Council under Land Division Consent Condition 1. Statutory line marking and signage shall be installed in accordance with the *Road Traffic Act 1961* and Australian Standard 1742 Manual of Uniform Traffic Control Devices, noting that car parking within the Clive Road turning bay and widened portion of Gepps Avenue shall be prohibited.

9. To ensure the minimum thickness of hot mix has been achieved during road pavement construction, Council require certification from a registered surveyor that the road formation levels have been checked prior to and after road surfacing (5 points every 50m). Council may at its discretion request core samples to verify asphalt thickness and compaction.
10. The terminating boundaries of Clive Road (bordering 344-352 Martins Road and proposed allotment 354) and Gepps Avenue (bordering 344-352 Martins Road) shall:
- Be fenced with transparent style fencing (ie. post and rail or tubular) in a manner that precludes access into the neighbouring site at 344-352 Martins Road and proposed allotment 354 but preserves overland flow as per Land Division Requirement 10(b) and 11; and
 - Be fitted with the largest and longest D4-5 Hazard Board adjacent the fencing at the terminating ends of the road and shall face toward the road.
11. The stormwater system shall be designed and constructed as follows:
- Underground piped stormwater system to cater for minor storm flows (ARI = 5 years); and
 - Overland flowpath designated to cater for the 100 year ARI major storm event.
12. All surface runoff in the 100 year ARI major storm event shall be safely conveyed through the new road network, providing an overland flow path within the road reserves to accommodate peak flow.
13. Allotment fill may be required to ensure that the floor levels of proposed residential development will be 300mm above top of kerb for the proposed road frontage and graded a minimum 0.5% towards the road. This may require that the general level of each residential allotment be raised in layers of 150mm of compacted fill. Any filling in excess of 300mm is to be constructed with Level 1 Supervision.

14. The excavation and filling of land must be undertaken in accordance with the specifications of Council. Those specifications shall comply with “AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*”. Geotechnical documentation shall be provided to Council, prior to Section 51 clearance, demonstrating that all filling complies with the requirements of AS 2870-1011: Residential Slabs and Footings.
15. Existing footings and verge areas shall be reinstated to Council specification after excavation trenching and underground services have been installed.
16. Electricity supply servicing the development shall be installed underground in accordance with SA Power Networks Technical Standards for underground residential distribution of electricity.
17. All Communication Carrier’s services (including NBN Broadband) shall be installed underground.
18. Street and public area lighting shall comply in all respects with the Lighting Code AS1158. The style and type of lighting shall be Approved by Council, prior to the commencement of any works. All public lighting must incorporate the use of unmetered LED Luminaires that are certified to be compliant with TS 1158.6 and must be listed on the AEMO load table. The standard public lighting tariff shall be Energy Only and electrical designs shall comply with AS 3000. Lighting design is to comply with AS/NZS 1158.
19. A 1.5m wide footpath, associated pram ramps and landing shall be constructed in accordance with G6 Council Standard, adjacent the full length of Clive Road and Gepps Avenue (as an extension of the existing footpath). The final footpath location and materials shall be Approved by Council, prior to commencement of footpath construction.
20. A stormwater contribution is payable in lieu of onsite stormwater detention. The contribution is payable at the rate of \$32,500/hectare (\$53,012.00).
21. A Landscaping Plan shall be submitted to Council for Approval, prior to commencement of site works. The Landscaping Plan shall achieve the following:
 - a) Incorporate advanced growth street trees (at least 1.2m at planting) at a rate of at least 1 tree per allotment frontage (on both sides of all public roads), of a species agreed to by Council’s Team Leader – Landscape Design;
 - b) Removal of all weed and pest species on the site and preparation of the topsoil within all road reserves, such that weed and pest species do not thrive.
22. All landscaping works identified on the Landscaping Plan, Approved by Council under Land Division Consent Condition 20, shall be completed in full or bonded.
23. Except where contained within the boundaries of proposed allotment 354, all buildings, structures, irrigation pipes, building materials, rubbish and deleterious materials shall be removed from the site.

24. All conditions must be met, including zero defects and full payment of any contributions prior to acceptance of Practical Completion and “handover” of infrastructure. Until the “Acceptance of Practical Completion and Asset Transfer” is issued by Council, all liability and maintenance of infrastructure remains responsibility of the Developer.
25. A bond for 10% of the agreed total value of the land division (ie. the development) or 100% of the agreed value of the outstanding works (whichever is greater) shall be provided to Council, prior to Section 51 Clearance, to be held in trust during the Defects Liability Period and returned upon satisfactory Final Completion of the Land Division.
26. Damage sustained to any new or existing infrastructure during the course of the works shall be rectified to Council satisfaction prior to the completion of development works.
27. As ‘as constructed’ survey, of all infrastructure including but not limited to stormwater pipes, kerbing, road pavement, line-marking, footpaths, signage and street tree plantings, shall be provided to Council in PDF and DWG format, prior to Practical Completion.

State Commission Assessment Panel Requirements

28. The following SA Water requirements shall be met:
 - a) The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 2018/00188);
 - b) The necessary easements shall be granted to the SA Water Corporation free of cost.

NOTE: SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

29. Payment of \$129,770.00 into the Planning and Development Fund (19 allotment/s @ \$6830.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked “Not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
30. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

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.

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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>
 3. The applicant consult with Council to incorporate measures to have all traffic movements for the duration of construction from Martins Road.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

The information be received.

5.2.1 Policy Issues is Arising from Consideration of Development Applications

5.2.2 Future Meetings & Agenda Items

Next meeting scheduled for Wednesday 24 April 2019

ADOPTION OF MINUTES

Mr R 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 7.35 pm.

PRESIDING MEMBER:

Mr D Wallace

DATE:

26 March 2019

(refer to email approving minutes registered in Dataworks Document Number 5311008)