



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

27 AUGUST 2019

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr M Canny
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, Ms G Cutri
Planning Consultant, Mr M Atkinson

The meeting commenced at 6.01pm

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Mr Mosel will be an apology for the September meeting.

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 23 July 2019, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

5.1.1 361/821/2019/3B

Alterations and additions to existing community facility and place of worship - retrospective (including extension of car park onto 174 Burton Road) at 172 and 174 Burton Road, Paralowie for TK Building Design

REPRESENTORS

Mr Bach was not present at the meeting.

APPLICANT

Nil

Ms Gill 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 4th April 2019; and
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/821/2019/3B for alterations and additions to existing community facility and place of worship – retrospective (including extension of car park onto 174 Burton Road), 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
File No. 1669 Dated 2/7/2019	Site Plan	Dated 2 July 2019	TK Building Design
Dated 25 th June 2019	Response to Representations	Letter dated 25 th June 2019	TK Building Design

File No. 1669 Dated 26/4/2019	Floor Plan & Elevations	Dated 26 April 2019	TK Building Design
File No. 1669 Dated 26/4/2019	Toilet & Tool Shed Floor Plans & Elevations	Dated 26 April 2019	TK Building Design
File No. 1669 Dated 26/4/2019	Shed & Verandah Plans & Elevations	Dated 26 April 2019	TK Building Design
File No. 1669 Dated 26/4/2019	Monk's Residence, Meeting Halls and Office Floor Plans	Dated 26 April 2019	TK Building Design
File No. 1669 Dated 26/4/2019	Monk's Residence, Meeting Halls and Office Elevations	Dated 26 April 2019	TK Building Design

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

2. Except where otherwise approved, the place of worship and community centre shall be limited to operating hours between 7:00am and 10:00pm.

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

3. Except where otherwise approved, the maximum number of persons on the site at any one time shall not exceed 50 persons.

Reason: To limit the impact of the facility on nearby residential properties.

4. No amplified devices of any type are to be used outside of the buildings on the site at any time.

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

5. Internal noise shall be limited to ensure that noise measured at the nearest residential property boundary remains within the requirements of the Environment Protection Authority (EPA) guidelines for development within a residential area.

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

6. All driveways and car parking areas as shown on the Approved Site Plan, prepared by TK Building Design, dated 2nd July 2019, shall be constructed in concrete, pavers or bitumen. Individual car parking bays shall be line-marked and wheel stops provided where designated. The driveways and car parking areas shall be established within three months from the date of Development Approval and shall be maintained at all times thereafter 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.

7. The designated landscaping areas shown on the Approved Site Plan, prepared by TK Building Design, dated 2nd July 2019, 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. All landscaping shall be completed within three months from the date of Development Approval.

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

8. All waste and other rubbish shall be contained and stored pending removal in covered containers, in an area screened from public view. The waste containers must not be located within designated car parks or manoeuvring areas at any time.

Reason: To maintain the amenity of the locality.

9. 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.

10. Except where otherwise approved, all open sided structures (ie. Verandahs) shall remain open and unobstructed at all times.

Reason: To maintain the open appearance of these structures.

11. 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 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.

Advice Notes

1. This is not a Building Rules Consent. An application for Building Rules Consent must be granted before the Council can issue a Development Approval.
2. Advertisements and advertising displays are not included in this Consent. A fresh application must be made to the Council for any signage.
3. Except where otherwise varied by this Consent, the conditions imposed herein are in addition to conditions that apply to the subject property from previous approvals that remain active.
4. 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.
5. 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>.
6. If you are a developer, you are responsible for providing telecommunications infrastructure in your developments. You can choose any carrier you want to service your development, if you don't wish to choose another carrier, NBN is the infrastructure provider of last resort (IPOLR) in those areas of its fixed line footprint where NBN has established its network, or where it has publicly identified an area as a fixed line rollout region. NBN is also the IPOLR for developments with 100 lots or more. Telstra is the IPOLR in developments with fewer than 100 lots where NBN Co has not established its network. Carriers, including NBN and Telstra, can charge for providing infrastructure in new developments. More information can be found at <https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>.

If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbco.com.au/buildwithnbn> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence.

All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install.html>.

5.1.2

361/366/2019/3B

Parking of a Truck In Excess of 3 Tonne Tare at 193 Salisbury Highway, Salisbury Downs SA 5108 for Mr Shawn Van Groesen

REPRESENTORS

Mr Sergio Riccio and Mr G Caruso spoke to the representation.

APPLICANT

Mr Shawn Van Groesen and Cr Buchanan spoke on behalf of the applicant.

Mr Bateup_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 361/366/2019/3B for Parking of a Truck In Excess of 3 Tonne Tare 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
SP_01 Revision 4	Site Plan	03/07/2019	Shawn Van Groesen
Supporting Statement		03/07/2019	Shawn Van Groesen

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

- 2. The approved onsite parking is restricted to one medium rigid vehicle not exceeding 10 metres in length and no other commercial vehicles are to be parked or stored on the subject site.

Reason: To ensure the proposal is established in accordance with the submitted plans and maintain the amenity of the locality

- 3. Except where otherwise approved, no materials, goods or containers shall be stored on the subject site at any time, other than within the existing building.

Reason: To maintain the amenity of the locality.

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4. The approved use operating times shall be limited as follows:
 - a. Entry to the site shall not occur after 7pm Monday to Saturday;
 - b. Exit from the site shall not be before 7am Monday to Friday and 9am Saturday;
 - c. No activity Sundays and Public Holidays

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

5. All landscaping identified on the Approved Site Plan, shall be completed, within three months and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

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

6. All driveways and manoeuvring areas shall be constructed in accordance with the Approved Site Plan. The driveway crossover (i.e. between the kerb and the property boundary) shall be constructed to a standard appropriate for the intended traffic, inclusive of a sealed surface in accordance with Council standard detail SD15 for asphalt, concrete or paved light duty commercial verge crossovers. The driveway crossover shall be established within three months (as hereby approved) and shall be maintained at all times to the satisfaction of Council. Further, the existing driveway crossover is to be removed and the kerb and verge reinstated to Council's requirements.

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

7. That the use of the land be for parking of a truck as outlined in the details submitted with the application referred to in condition 1, and that no maintenance of the truck occur outside the hours of 7am to 6pm, Monday to Friday.

Reason: To maintain the amenity of the locality.

Department of Planning Transport and Infrastructure Conditions

8. All vehicles shall enter and exit the site in a forward direction.
9. The access point to Spains Road shall be designed and flared to cater for the swept path of the largest vehicles expected on site. No access to Salisbury Highway will be permitted.
10. The internal manoeuvring areas for commercial vehicles shall be designed in accordance with AS2890.2:2018.

11. Any obsolete crossover/s (or any portion thereof) on Spains Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense.
12. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Advice Notes

The verge surface has been modified between April and July 2018 at the same time that the site was resurfaced. A verge development request should be lodged to Council for consideration by Council's Landscape Team.

5.1.3

361/849/2019/3B

Construction of a Place of Worship with associated carparking, acoustic fencing and landscaping (to be constructed in two (2) stages) at 21 Playford Crescent, Salisbury North SA 5108 for Vaishnav Sangh of Adelaide

REPRESENTORS

Mr Doug Sabel was not present at the meeting.

APPLICANT

Mr John Stimson (Planning Consultant) spoke on behalf of the applicant.

Mr Canny_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 4th April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/849/2019/3B for Construction of a Place of Worship with associated carparking, acoustic fencing and landscaping (to be constructed in two (2) stages) 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
181102 A102	Site Plan	Dated 13 June 2019	Vastu Design
181102 A103	Site Plan – Stage 1	Dated 13 June 2019	Vastu Design
181102 A101	Landscape Plan	Dated 13 June 2019	Vastu Design
181102 A103	Floor Plan	Dated 13 June 2019	Vastu Design
181102 A104	Stage 1 & 2 Floor Plans	Dated 13 June 2019	Vastu Design
181102 A204	Stage 1 Elevations	Dated 13 June 2019	Vastu Design
181102 A203	Stage 1 Side Elevations	Dated 13 June 2019	Vastu Design
181102 A202	Elevations	Dated 17 May 2019	Vastu Design
181102 A201	Side Elevations	Dated 17 May 2019	Vastu Design
AJX 18020.00	Civil Plan	Dated 11 August 2019	Ajax Engineering

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

2. Except where otherwise approved, the operating hours for the place of worship shall not extend beyond the times specified in the approved documents, namely: Monday to Sunday – 9.00am to 9.00pm.

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

3. The maximum number of persons within the building at any particular time shall not exceed 120 persons.

Reason: To ensure that sufficient car parking is provided commensurate with the existing demand for the site.

4. No amplified devices of any type are to be used outside of the building on the site at any time.

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

5. The place of worship shall be constructed in accordance with the Environmental Noise Assessment S6112C1 prepared by Sonus, dated June 2019.

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

6. A fence shall be constructed along the rear boundary in accordance with Environmental Noise Assessment S6112C1, prepared by Sonus, dated June 2019. The fence shall be maintained in accordance with the report and in good repair at all times.

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

7. All side and rear doors shall remain closed while music is being played and/or worship is occurring within the building.

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

8. 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.

9. All waste and other rubbish shall be collected between the hours of:
 - Monday to Saturday, 7am to 7pm
 - Sunday and public holidays, 9am to 7pm.

Reason: To maintain the amenity of the locality.

10. 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.

11. An amended landscaping plan shall be provided to the satisfaction of Council or its delegate, which substitutes the Camelia Sasanqua with a suitable native species, prior to the granting of Development Approval.

Reason: To ensure that all proposed species are suitable for the subject land.

12. All landscaping shall be maintained at all times (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

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

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13. 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 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.

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 Annual Report of the Council Assessment Panel for 2018/19

Ms Gill moved and the Council Assessment Panel resolved that the draft Council Assessment Panel Annual Report for 2018/19 be noted and endorsed, and the Presiding Member be delegated to approve the final report for referral to Council.

5.2.2 Status of Current Appeal Matters and Deferred Items

Nil

5.2.3 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 24 September 2019

5.2.5 Meeting commencement time

Mr Brug moved and the Council Assessment Panel resolved to amend its operating procedures to commence its meetings at 6.30pm.

Carried

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 7.04pm.

PRESIDING MEMBER:

Mr T Mosel

DATE:

27 August 2019

(refer to email approving minutes registered in Dataworks Document Number 5558635)