



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

24 SEPTEMBER 2019

MEMBERS PRESENT

Mr M Canny (Deputy Presiding Member)
Ms C Gill
Mr B Brug

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafiroopoulos (Assessment Manager)
Development Officer – Planning, Ms K Thrussell

The meeting commenced at 6.32pm

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

APOLOGIES

Mr T Mosel (Presiding Member).

Mr R Bateup

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 27 August 2019, be taken and read as confirmed, subject to correction to spelling of staff member in attendance – G Cutri.

DECLARATIONS OF CONFLICTS OF INTEREST

Mr B Brug declared a conflict of interest on item 5.1.1 as he has been involved in the decision making in relation to matters leading to the development application as an Elected Member of Council.

REPORTS

Development Applications

The order of agenda items was altered with the agreement of Panel Members to enable consideration of Item 5.1.2 first.

5.1.2 **361/736/2019/2B**

Alterations and Additions to Existing Shopping Centre (New Retail Tenancy) at 225-241 Martins Road, Parafield Gardens SA 5107 for Martins Plaza Pty Ltd

REPRESENTORS

Nil

APPLICANT

Nil

Ms C 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 4 April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/736/2019/2B for Alterations and Additions to Existing Shopping Centre (New Retail Tenancy) 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 detailed civil and stormwater management plan shall be prepared by a suitably qualified consultant and shall confirm the capacity of the existing system and include details of stormwater disposal, drainage, finished floor levels, details of cut, fill and retaining walls.
2. A detailed Landscaping plan demonstrating the effective screening of the eastern wall, including details of species, irrigation systems and maintenance methods.

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
2443/04/19 – pa 1	Site Plan	19 July 2019	Zummo Design
2443/04/19 – pa 2	Demolition Floor Plan	19 July 2019	Zummo Design
2443/04/19 – pa 3	Proposed Floor Plan	19 July 2019	Zummo Design
2443/04/19 – pa 4	Proposed Elevations	19 July 2019	Zummo Design
	Traffic and Parking Assessment	15 May 2019	Phil Weaver and Associates
	Traffic and Parking Assessment	10 May 2019	Phil Weaver and Associates

- * The approved documents referred to above are subject to change permitted by minor variations under Regulation 47A of the Development Regulations 2008.
- * Except where otherwise stated, the development shall be completed prior to occupation/commencement of use (of the building extension).
- * All documents approved under Reserved Matter 1 constitute approved documents and form part of this Consent.

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

2. All external building materials and finishes of the building addition shall:
 - a) Be of new non-reflective materials; and
 - b) Be of natural tones which match the external colours of the existing building; and
 - c) Be maintained in good and reasonable condition at all times.

Reason: To ensure the building work achieves a high standard of design and complements the amenity of the locality.

3. 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.

4. 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.

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. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI =10yrs). 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 building.

7. 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.

8. 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.

-
9. The hours of operation of the development herein approved shall be limited to between 7am and 10.30pm daily. These hours similarly apply to all service and delivery vehicles.

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

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.
- Any additional advertisements and/or advertising displays are not included in the consent granted. It will be necessary to make a 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 22 October 2019.

Mr B Brug left the meeting at 6:51pm due to having declared a Conflict of Interest in Item 5.1.1.

The Deputy Presiding Member adjourned the meeting at 6.52pm due to there not being a quorum for Item 5.1.1.

The Meeting resumed at 7.10pm and the Presiding Member further adjourned the meeting pursuant to Clause 3.2 of the Panel's General Operating Procedures due to there not being a quorum for item 5.1.1, to be resumed via electronic communication pursuant to Clauses 8.5 and 8.6 of the Panel's General Operating Procedures, at a time, date and venue to be confirmed.

The time, date and venue of the resumed meeting was subsequently confirmed to be at the Norwood Payneham St Peters Council Offices at 175 The Parade, Norwood at 2pm on Thursday 26 September 2019.

The meeting adjourned at 7.15pm.

The meeting resumed at 2.00 pm on Thursday 26 September 2019 at Norwood Payneham St Peters Council Offices at 175 The Parade, Norwood.

Deputy Presiding Member Mr M Canny was present at the meeting.

Ms C Gill and Mr R Bateup attended the meeting by teleconference.

Having previously declared a conflict of interest on item 5.1.1 as he has been involved in the decision making in relation to matters leading to the development application as an Elected Member of Council, Mr B Brug was not present at the resumed meeting.

Staff in attendance: Chris Zafiropoulos (Assessment Manager) and Terry Sutcliffe, General Manager City Development.

5.1.1 361/1270/2019/3B

Construction of an athletic track with associated clubroom storage shed, six (6) 25m high light poles and carparking at Bridgestone Reserve, Frost Road, Salisbury South SA 5106 for City of Salisbury

REPRESENTORS

Nil

APPLICANT

Nil

Ms C Gill moved that the recommendation be adopted and voted in support of the recommendation.

Mr R Bateup voted in support of the recommendation.

Mr M Canny voted in support of the recommendation.

The Deputy Presiding Member Mr M Canny declared that the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 4 April 2019.

- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1270/2019/3B for the Construction of an athletic track with associated clubroom storage shed, six (6) 25m high light poles and carparking, in accordance with the plans and details submitted with the application and subject to the following Reserved Matter and conditions:

Reserved Matter

The following matter 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. Detailed designs and specifications for all civil engineering works, including cut/fill details, stormwater drainage, carparking and vehicle access, water quality devices and levels are to be submitted to Council for approval. Stormwater management arrangements, including accompanying design calculations, are to consider the minor storm (Q10) and major storm (Q100) events.

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	Dated	Prepared By
WD01	Site Plan	9 August 2019	City of Salisbury
WD01a	Lighting Site Plan	9 August 2019	City of Salisbury
WD02 – Rev B	Locality Plan	August 2019	City of Salisbury
WD04	Storage Shed Floor Plan and Elevations	1 June 2019	City of Salisbury
SK01 – Rev B	Clubroom Floor Plan and Elevations	22 August 2019	Intro
SK02 -Rev B	Visualisation	22 August 2019	Intro

- * The approved documents referred to above are subject to change permitted by minor variations through the Building Rules Consent process as per Regulation 47A of the Development Regulations 2008.
- * Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.

-
- * All documents referred to under Reserved Matter 1 constitute approved documents and form part of this consent.

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

2. Except where otherwise approved, the operating hours for functions held in the clubroom facility shall not extend beyond the following times:

Sunday to Thursday – 8.00am to 10.00pm;
Friday and Saturday – 8.00am to 12.00am.

Reason: To ensure the proposal will not have an unreasonable impact on the amenity of nearby residential land.

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

- (a) Be finished in new non-reflective materials; and
- (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.

4. Noise shall be limited to ensure that noise measured at the nearest residential property boundary remain within the requirements of the Environment Protection Authority (EPA) guidelines.

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

5. 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.

6. 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.

7. If additional car parking is required for athletics events held on the subject land, the playing field to the south east of the athletics track shall be opened for overflow car parking.

Reason: To ensure sufficient car parking is provided for the proposed use.

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.
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>.

Parafield Airport Limited Advice Notes

6. Parafield Airport Limited (PAL) advises the Owner/Developer of the following:
 - a) The site falls within the Parafield Obstacle Limitation Surface (OLS) Airspace protected for aircraft operations. As a result, restrictions apply to heights of structures including buildings, masts, towers, plume emissions and lighting illumination.
 - b) Any development within this area may be subject to noise emanating from overflying aircraft.
 - c) PAL requires fourteen (14) days prior notice of any crane operations during construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
 - d) Any further proposed buildings and/or structures constructed upon this site must be subject to a separate assessment.
 - e) Extraneous light not to exceed 0cd measured at 3 degrees above the horizontal.

ADOPTION OF MINUTES

Mr R Bateup moved that the minutes be adopted and voted in support of adopting the minutes.

Ms C Gill voted in support of adopting the minutes.

Mr M Canny voted in support of adopting the minutes

The Deputy Presiding Member Mr M Canny declared the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 2.13pm on 26 September 2019.

DEPUTY PRESIDING MEMBER: Mr M Canny

DATE: 26 September 2019
(refer to email approving minutes registered in Dataworks Document Number 5605823)