



**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD AT THE SALISBURY  
COMMUNITY HUB, LITTLE PARA CONFERENCE ROOMS, 34 CHURCH STREET,  
SALISBURY ON**

**17 DECEMBER 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 Zafiroopoulos (Assessment Manager)  
Planning Consultant, Mr M Atkinson  
Team Leader, Business Services, Mrs H Crossley

The meeting commenced at 6.30pm.

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

**APOLOGIES**

Nil.

**ENDORSED MINUTES FROM PREVIOUS MEETING**

The Minutes of the Council Assessment Panel Meeting held on 26 November 2019, be taken and read as confirmed.

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## DECLARATIONS OF CONFLICTS OF INTEREST

Nil

## REPORTS

### *Development Applications*

#### 5.1.1 **361/1314/2019/2B**

Telecommunications facility comprising 31.7 metre high monopole with cluster mount headframe supporting six (6) antennas associated equipment cabinets and 2.2 metre high slatted fence with access gates at 147-153 Whites Road, Salisbury North SA 5108 for Telstra Corporation Pty Ltd

#### **REPRESENTORS**

Mr B Napper spoke to his representation.

#### **APPLICANT**

Mr M Baade, Planning Consultant, spoke on behalf of the applicant.

Mr R 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 4 April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1314/2019/2B for a Telecommunication Facility comprising a 31.7-metre high monopole with a cluster mount headframe supporting six (6) antennas, associated equipment cabinets and the installation of a 2.2m-high slatted fence with access gates, 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:

<b>Drawing No.</b>	<b>Plan Type</b>	<b>Date Received By Council</b>	<b>Prepared By</b>
S107388 Issue 1	Site Layout, Locality Plan and Site Access	21 November 2019	Ericsson
S107388 Issue 1	Antenna Layout	21 November 2019	Ericsson

S107388 Issue 1	North East Elevation	21 November 2019	Ericsson
S107388 Issue 1	Antenna Configuration Table	21 November 2019	Ericsson
-	Environmental EME Report	21 November 2019	Telstra
-	Planning Statement	11 September 2019	S K Planning Pty Ltd
-	Response to Representations	21 November 2019	S K Planning Pty Ltd

\* 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.

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

2. The buildings and structures approved herein shall be maintained in good repair and kept tidy and free of graffiti at all times.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

3. Except where otherwise approved, the external finishes of the facility shall:
  - (a) Be finished in new non-reflective materials; and
  - (b) Be finished in blue grey colour, in accordance with the approved plans; and
  - (c) Be maintained in good condition at all times.

*Reason: To maintain the visual appearance of the facility.*

4. The proposed slatted fence shall be painted in monument colour.

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

5. The slatted fence shall be adjusted in location to provide for a minimum 1.4 metre landscaping strip along Whites Road to provide a vegetated screening to the enclosure. The landscaping shall be maintained, including a replacement of diseased or dying plants and the removal of weeds and pests to the reasonable satisfaction of Council.

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

6. 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.*

Advice Notes

- Defence (Aviation Area) approval is required from the Department of Defence. Until such time as an approval is obtained, the proponent cannot construct any structure on the site that exceeds 15 metres AGL. This is separate to this approval.
- 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.
- 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>.
- During construction of the facility measures should be taken by the applicant to minimise disruption to the surrounding property owners and occupiers.

## 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 Wednesday 29 January 2020.

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## ADOPTION OF MINUTES

Mr B 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 7.43 pm.

**PRESIDING MEMBER:**

Mr T Mosel

**DATE:**

17 December 2019  
(refer to email approving minutes registered in Dataworks Document Number 5730838)