



**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN LITTLE PARA
CONFERENCE ROOMS, 34 CHURCH STREET, SALISBURY ON**

22 SEPTEMBER 2020

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug
Mr M Atkinson

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafiropoulos (Assessment Manager)
Team Leader Planning, Mr A Curtis
Development Officer Planning, Ms K Brown
Team Leader, Business Services, Ms H Crossley

The meeting commenced at 6.33pm.

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 25 August 2020, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Mr Beau Brug declared a perceived conflict of interest in relation to Item 5.1.1 in his role as a Work Cover claims manager who may manage claims involving the applicant, and left the meeting at 7:13pm and did not participate or vote to determine the application. Mr Brug returned to the meeting at 7:15pm

REPORTS

Development Applications

5.1.1 **361/1033/2020/NB**

Change of use from child care centre to office (health and welfare services) and community support facility (non-complying) at 254 Kings Road, Paralowie SA 5108 for Aboriginal Family Support Services Limited

REPRESENTORS

Mr T Nguyen, spoke to his representation.

Ms K Ibanez, spoke to her representation.

APPLICANT

Mr Michael Richardson, Master Plan, and Mr Peter Shattock, Senior Manager Corporate Services on behalf of Aboriginal Family Support Services Ltd.

7.11pm Mr B Brug left meeting.

7.12pm Mr B Brug returned to meeting.

Mr Beau Brug declared a perceived conflict of interest in relation to Item 5.1.1 in his role as a Work Cover claims manager who may manage claims involving the applicant, and left the meeting at 7:13pm and did not participate or vote to determine the application. Mr Brug returned to the meeting at 7:15pm

Mr M Atkinson 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 361/1033/2020/NB for Change of use from child care centre to office (health and welfare services) and community support facility (non-complying) 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 Council, as Reserved Matter under Section 33(3) of the *Development Act 1993*. When approved, the plan will be endorsed and will form part of the Development Plan Consent.

1. A Landscaping Plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include (but not limited to) all of the following:
 - a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers (including replacement trees as required by Development Plan Consent Condition 6);
 - b) Designated species to be used. Species should be selected from the Lower Alluvial Plain plant list from the City Landscape Plan available from:
http://www.salisbury.sa.gov.au/Council/Council_Plans_and_Documents/City_Management_Plans/Landscape_Plan?BestBetMatch=city%20landscape%20plan/9d82872e-4b5e-4c6f-a134-d113dc2dea71|0e93b394-4add-4c5f-8840-a2280124c87f/en-AU;
 - c) Semi-mature trees along property boundaries and road frontages to Kings Road;
 - d) Shade trees within the car parking areas;
 - e) In the case of tree planting shall comprise advanced growth species at time of planting;
 - f) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

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	Prepared By
-	Site Plan – Community Support Facility	23 July 2020	Masterplan
-	Statement In Support	1 July 2020	Masterplan
-	Statement Of Effect	1 July 2020	Masterplan
-	Traffic Impact Assessment	1 July 2020	GTA Consultants
-	Response To Representations	25 August 2020	Masterplan

- * 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 approved by Council 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. The approved use operating times shall be limited to Monday to Friday 8.00am to 5.00pm with no activity on weekends or public holidays. For up to 30 minutes before 8am and after 5pm Monday-Friday staff may attend site for office opening and closing, but no programs or services shall be provided outside the hours of 8am-5pm Monday to Friday.

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

3. All landscaping identified on the Landscaping Plan, approved by Council under Reserved Matter 1, shall be completed, prior to commencement of use (as hereby approved) and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council.

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

4. All driveways, manoeuvring areas and hardstand areas shall be constructed in accordance with the approved Site Plan, prepared by Masterplan, received by Council dated 13 June 2020. The surface shall consist of brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line-marked. Driveways and car parking areas shall be established prior to the commencement of use (as hereby approved) and shall be maintained at all times to the reasonable 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.

5. The car parking layout and associated aisle widths and car park manoeuvring area shall 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.

6. The access shall be a minimum width of 6.0 metres at the Kings Road property boundary and a sealed apron is provided to the existing edge of Kings Road.

Reason: To prevent the deterioration to the edge of the road and prevent dust and stones being dragged onto the road.

7. All crossovers made redundant by this development (ie. those not required by the approved development) shall be removed and reinstated, in accordance with Council’s Design Standard, prior to commencement of use.

Reason: To ensure that redundant crossovers are reinstated to upright kerb.

8. No vehicle access to the site is to be obtained to the site from Louis Court at any time.
Reason: To ensure the proposal is established in accordance with the submitted documents.
9. Stacked car parking spaces 1, 2, 4 and 5 are to be designated as staff parking only. A sign with the message 'Staff Car Parking', having an advertising area not exceeding 0.2m² shall be erected and shall be maintained in good condition at all times to the reasonable satisfaction of Council.
Reason: To ensure the car parking areas and manoeuvring areas are always available for the purpose they are designed.
10. A 2.1 metre high colorbond fence shall be constructed all side and rear property boundaries. In addition, a 1.5 metre high tubular steel fence shall be constructed on the front property boundary and between the rear portion of the car parking area and rear yard of the site. All fencing shall be completed prior to the commencement of use and maintained to the reasonable satisfaction of Council at all times.
Reason: To limit the effect of nuisance to residents living in the locality.
11. The site shall contain a gate at the access point to Kings Road. This gate shall be locked at the end of each business day and only open during the approved hours of operation.
Reason: To prevent access to the site on weekends and after hours.
12. The portion of the existing car parking area, fencing, access gates and shed which currently encroach onto the adjacent road reserve are to be removed prior to commencement of use.
Reason: To ensure the proposal is established in accordance with the submitted plans and documents.
13. All waste shall be contained and stored pending removal in covered containers which shall be contained within the building or otherwise screened from public view.
Reason: To maintain the amenity of the locality.
14. 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.

15. 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.

Commissioner of Highways

16. The Department of Planning, Transport and Infrastructure supports the proposed development subject to the following:
- a. All access to the site shall be gained in accordance with the Master Plan Site Plan, IC:51609-F2-3C, dated June 2020. The access shall be 6 metres wide at the property boundary shall be suitably flared to the kerb line to facilitate simultaneous two-way vehicle movements.
 - b. All vehicles shall enter and exit the site in a forward direction.
 - c. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
 - d. Any redundant crossovers on Kings Road shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the development becoming operational.

Advice Notes

- 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 do not pollute the environment in a way which causes or may cause environmental harm.
- Environment Protection Authority (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>
- The applicant is reminded that construction is required to be carried out so that it complies with the mandatory construction noise provisions contained in Part 6, Division 1 of the Environment Protection (Noise) Policy 2007 and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- On any Sunday or public holiday; or
- After 7pm or before 7am on any other day.

5.1.2**361/1923/2018/3B**

Demolition and replacement of existing retail fuel outlet comprising new control building, fuel canopy and petrol bowsers, car wash, vacuum bays, pylon sign, underground fuel tanks, modified car parking and access arrangements, landscaping, removal of two Regulated Trees and combined retaining walls and fencing exceeding 2.1m at 105-109 Park Terrace, Salisbury for Peregrine Corporation

REPRESENTORS

B Morgante and F Morgante, who were to be represented by Frank and Anthony Morgante, advised prior to the meeting that they did not wish to appear before the Panel as the applicant has agreed to include in the development application a 2.4 metre high colorbond fence along the entire south-western boundary of the site.

APPLICANT

Mr Tim Beazley, Town Planner, Mr Kim Pomario, Peregrine Corporation, spoke on behalf of the applicant.

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 15 December 2016.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1923/2018/3B for Demolition and replacement of existing retail fuel outlet comprising new control building, fuel canopy and petrol bowsers, car wash, vacuum bays, pylon sign, underground fuel tanks, modified car parking and access arrangements, landscaping, removal of two Regulated Trees and combined retaining walls and fencing exceeding 2.1m in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and conditions:

Reserved Matters:

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

- 1. Provision of a final Traffic Control Layout plan that shall include all of the following:
 - a) All line-marking and signage to clarify and facilitate the one-way movements within the site;
 - b) Required line-markings within Cross Keys Road to facilitate the safe right hand turn movement without conflict with through movement of southbound vehicles.

2. Provision of stormwater calculations, which address the minor storm (Q10) and major storm (Q100) events. Direct discharge to the external underground system shall be at the equivalent of the pre-development minor storm flows (Q10 and Q100 respectively).
3. An Obtrusive Light – Compliance Report prepared by a qualified and experienced Electrical Engineer in accordance with Australian Standard 4282 – 1997 ‘Control of the obtrusive effects of outdoor lighting.

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
14/JN1188SK0 1F	Site Plan	10 August 2020	ADS Architects
14/JN1188SK0 2B	North-East, North-West, South West Elevations	10 August 2020	ADS Architects
14/JN1188SK0 3B	South East Elevations	10 August 2020	ADS Architects
Letter dated 31.10.18	Letter to Council	31 October 2018	Peregrine Corporation
Letter dated 07.12.18	Letter to Council (Response to Further Information)	7 December 2018	Peregrine Corporation
Letter dated 08.04.20	Letter to Council (Response to Representations)	8 April 2020	Peregrine Corporation
Letter dated 18.08.20	Letter to Council (Response to Further Information)	18 August 2020	Peregrine Corporation
80017-39	Construction Environment Management Plan	28 May 2018	Fyfe
SA190095-C01	Stormwater Plan	April 2020	Sagero
SA190095-C02	Grading Plan	April 2020	Sagero
SA190095-C03	Concrete Joints Plan	April 2020	Sagero
S5080.5C3	Environmental Noise Assessment	November 2018	Sonus
S1177712	Parking and Traffic Management Report	29.11.17	GTA Consultants
S140680	Site Traffic Compliance Statement	29 November 2018	GTA Consultants
ATS5313-105-109ParTceDIR	Arboricultural Impact Assessment	3 May 2019	Arborman Tree Solutions

	and Development Impact Report		
15.047.015	Landscape Plan	28 February 2020	Oxygen
Letter dated 12.04.19	Letter to EPA and Council	12 April 2019	Peregrine Corporation

* *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 Matters constitute approved documents and form part of this consent.*

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

2. The advertisements and advertising structures shall be maintained in good repair at all times.

Reason: To maintain the visual amenity of the locality.

3. Except where otherwise approved, the external finishes of the building shall:
 - (a) Be of new non-reflective materials; and
 - (b) Be finished in materials and colours/tones as shown on the Approved Plans; and
 - (c) Be maintained in good condition at all times.

Reason: To ensure the building achieves a high standard of external appearance.

4. Any roof mounted plant or equipment shall be sited to avoid being visible to street view or otherwise be screened in a manner that forms an integral part of the building design.

Reason: To ensure roof mounted plant and equipment is appropriately designed.

5. All of the recommendations contained in the acoustic report, prepared by Sonus Acoustic consultants, numbered S5080.5C3 dated November 2018, shall be implemented in full, prior to commencement of use and shall remain in place at all times thereafter.

Reason: To ensure all acoustic treatments are implemented in accordance with the consultant's recommendations.

6. All of the recommendations contained in the Arboricultural Impact Assessment report, prepared by Arborman Tree Solutions consultants, numbered ATS5313-105-109ParTceDIR dated 3 May 2019, shall be adopted at all times.

Reason: To ensure the management of existing trees in accordance with the consultant's recommendations.

7. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.

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

8. All trade waste and other rubbish shall be contained and stored pending removal in covered containers which shall be screened from public view as per the approved plans.

Reason: To maintain the amenity of the locality.

9. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved development shall be carried out entirely within the site.

Reason: To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.

10. All landscaping identified on the Approved Landscaping Plan, prepared by Oxigen, Drawing No. 15.047.015 Issue C dated 28 February 2020 shall be completed, prior to commencement of use (as hereby approved) 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.

11. Semi-mature native tree species (1m > height at planting) indigenous to the local area shall be planted on a two for one basis to compensate for the removal of each Regulated Tree. The replacement tree planting shall occur prior to the commencement of use (as hereby approved) and shall be maintained in good health and condition at all times thereafter. Any diseased or dead trees shall be replaced immediately.

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

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, manoeuvring areas and hardstand areas shall be constructed in accordance with the Approved Concrete Grading Plan and Details, prepared by Sagero, Drawing No. SA190095-C02 dated April 2020. The surface shall consist of brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line-marked. Driveways and car parking areas shall be established prior to the commencement of use (as hereby approved) and shall be maintained at all times 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.

14. The stormwater system shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI = 10 years). 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 = 10 years.

Reason: To ensure flood protection of the buildings.

15. Stormwater generated from the major storm event ARI = 100 years shall be captured and disposed of in a manner that does not put downstream properties at risk of inundation, and does not discharge over any other land. Discharge to the street water table shall not exceed 10 litres per second. If a pump station is to be provided, the package must include twin pumps with battery backup and an audible alarm in case of failure.

Reason: To ensure stormwater is disposed of in a controlled manner and to provide some flood protection.

16. The redundant crossovers shall be demolished and reinstated to upright kerb in accordance with Council's Standard Detail. The affected section of footpath shall be reinstated to match the paver style and grade of the existing footpath to the satisfaction of Council.

Reason: To ensure that the development complies with Standards and Best Engineering Practice.

17. All works identified in the final Traffic Control Layout Plan, Approved by Council under Reserved Matter 1, shall be completed, prior to commencement of use (as hereby approved).

Reason: To ensure the Traffic Control Layout Plan is implemented.

18. The south-western boundary fence shall be 2.4m in height above the extent of the retaining wall shown on the Grading Plan and Details, prepared by Sagero, dated April 2020.

Reason: To ensure the boundary fence maintains amenity for neighbouring property.

Environment Protection Authority

19. Prior to operation, all fuel storage tanks (apart from diesel and LPG) must be fitted with a Stage 1 vapour recovery system (which includes underground storage tank vent pipes being fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling.
20. All runoff from hardstand areas (including the refuelling and fuel delivery areas) of the site (refer to plans by Sagero Project No. SA190095, Drawing No. C0A, CO1A, C03A) must be directed via grates and grade changes to a forecourt full retention oil/water separator (no bypass function) that:
- (a) has as a minimum spill capture capacity of 10,000 litres
 - (b) reduces oil content in the outlet to less than 5 mg/L (as confirmed by independent third party scientific testing)
 - (c) operates effectively in the event of a power failure
 - (d) has an alarm connected by telemetry to appropriate maintenance personnel.
21. Any sludge or residues collected within the forecourt full retention oil/water separator is considered waste and must be removed by an EPA licensed waste transporter.
22. All underground fuel storage tanks must be double-walled and fitted with Automatic Tank Gauging (ATG) as a leak detection and monitoring system.
23. Prior to use, all fuel lines between the underground storage tanks and fuel dispensers must be double contained and fitted with a mechanical pressure leak detection system.

24. The development (which includes the removal and disposal of all underground storage systems) must be undertaken in accordance with relevant standards and guidelines and the Construction Environment Management Plan, OTR Hilltop – 105 Park Terrace, Salisbury SA”, prepared by Fyfe (Ref: 80017-39-2) dated 26 March 2020. A suitably qualified and experienced site contamination consultant or certified site contamination practitioner must be engaged to implement the CEMP and to:
- (a) manage and dispose of contaminated soil in accordance with EPA and other relevant guidelines;
 - (b) validate Underground Storage System excavations in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended in 2013) and other EPA guidelines prior to backfilling or replacement of the Underground Storage System.

Commissioner of Highways

25. A back to back median shall be installed within Park Terrace (extending west from the roundabout) in order to physically restrict right turn movements to/from the western access point. All costs associated with installation of the median (and associated signage) shall be borne by the applicant.
26. The crossover/driveway width required for passenger cars at the Cross Keys Road access point shall be delineated and the extra crossover/driveway width required to permit access for a 16.4 metre semi-trailer shall be chevron line marked.
27. The access points shall be suitably flared to Park Terrace and Cross Keys Road to allow convenient ingress and egress movements in order to minimise disruption to the free flow of traffic.
28. The Park Terrace and Cross Keys Road access points shall be suitably signed and line marked to reinforce the desired traffic flow.
29. The redundant crossovers (or parts thereof) shall be reinstated with kerb and gutter prior to the business becoming operational.
30. The largest vehicle permitted on-site shall be restricted to a 16.4 metres semi-trailer.
31. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NSZ 2890.6:2009.
32. Commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018.
33. Signage shall not contain any element of LED or LCD display, except for the fuel prices on the pylon signs. The fuel prices shall be white characters on a black background.

34. Signage shall not flash, scroll, move or change, with the exception of LED fuel price signs, which may change on an as-needs basis.
35. Signage shall, in the case of electronic signage, incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction.

Advice Notes

1. Except where otherwise approved, no other advertisements or advertising displays shall be displayed on or about the site.
2. The structure and design of any food premises must be constructed in accordance with the *Food Act 2001* and Food Safety Standard 3.2.3.
3. A final survey of the site boundaries is recommended to ensure the approved building works are accommodated within the designated footprint and achieve the designated boundary setbacks.
4. The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- *On any Sunday or public holiday; or*
 - *After 7pm or before 7am on any other day.*
5. Council's Parks and Open Space Team have consented to removal of eight street trees to facilitate the access points. A letter of cost will be sent for the removals, separate to the Development Approval process, should the application be granted consent.
 6. The combined boundary retaining walls and fencing are subject to Development Authorisation on basis that they exceed 2.1m in height above ground level. Please note that any boundary fencing work is subject to consultation with the neighbour pursuant to the *Fences Act 1975*. For further information, please visit the Legal Services Commission of SA website:
<https://lsc.sa.gov.au/resources/FencesandtheLawBooklet.pdf>

7. 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.nbnco.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.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install.html>

EPA Advice Notes

8. 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
9. 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>.
10. If at any stage contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater (pursuant to Section 83A of the *Environment Protection Act 1993*) must be submitted to the EPA.
11. A copy of the validation report for the excavation of the underground storage tanks should be provided to the EPA and planning authority prior to occupation of the redeveloped site.

12. An environmental authorisation in the form of a license is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements. Information on applying for a license (including license application forms) can be accessed here:
http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence
13. The EPA recommends that the proponent should consider the installation of a Stage 2 vapour recovery system as best practice.

Commissioner of Highways Advice Notes

14. All vehicles shall enter and exit the site in a forward direction.
15. All access to Park Terrace and Cross Keys Road shall be constructed in general accordance with ADS Architects Site Plan, Drawing No. 14/JN1188sk01c, dated 19 December 2019.
16. All road works including installation of the back to back median, lighting (review and upgrade if required), associated signage and the new access points shall be designed and constructed to comply with Austroads Guides Australian Standards and be to the satisfaction of DPTI, with all costs (including design, construction, lighting, project management etc.) being borne by the applicant. The applicant shall enter into a Development Agreement with DPTI regarding these works and is required to contact DPTI's Network Management Services, Network Integrity Engineer, Mrs Teresa Xavier on telephone (08) 8226 8369 or via email Teresa.xavier@sa.gov.au to obtain approval and discuss any technical issues regarding the required road works. These road works shall be completed prior to operation of the proposed development.
17. Signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Accordingly, all illuminated signs visible from Park Terrace and Cross Keys Road shall be limited to a low level of illumination (i.e. < 150Cd/m²), except in the case of electronic signage, which shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m ²) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	< 4	150

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18. The applicant shall ensure that all stormwater generated by the proposal is appropriately collected and disposed of without entering or jeopardising the safety of the adjacent road network.

OTHER BUSINESS

5.2.1 Appointment of Deputy Presiding Member

Mr R Bateup moved, and the Council Assessment Panel resolved that:

1. Ms C Gill be appointed as the Deputy Presiding Member to the Council Assessment Panel for the term to 31 May 2021, and the General Operating Procedures be updated to reflect the appointment.

5.2.2 Annual Report of the Council Assessment Panel for 2019/20

Ms C Gill moved, and the Council Assessment Panel resolved that:

1. That the draft Council Assessment Panel Annual Report for 2019/20 be noted and endorsed, subject to inclusion of the Presiding Member's commentary and a summary of learnings from development assessed by the Panel, and the Presiding Member be delegated to approve the final report for referral to Council.

5.2.3 Status of Current Appeal Matters and Deferred Items

Nil

5.2.4 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.5 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 27 October 2020.

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 7.55 pm.

PRESIDING MEMBER:

Mr T Mosel

DATE:

22 September 2020
(refer to email approving minutes registered in Dataworks
Document Number 6197081)