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

23 MARCH 2021

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
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.32 pm.

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 17 March 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 361/2471/2020

Cemetery in association with existing place of worship (including burial preparation building, maintenance shed, front fence and associated driveway and landscaping) at 138-142 Ryans Road and 144 Ryans Road, Green Fields for Diamanti Designs

REPRESENTORS

Mr D Hutchison spoke on behalf of H Bila, Z Zhang and Scouts SA to their representations.

APPLICANT

Mr G Manos, Botten Levinson Lawyers, spoke on behalf of the applicant.
Mr J Diamanti, Diamanti Designs, spoke on behalf of the applicant.

Mr M Atkinson moved, and the Development 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 361/2471/2020 for Cemetery in association with existing place of worship (including burial preparation building, maintenance shed, front fence and associated driveway and landscaping) in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and 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. Final Civil and Siteworks Plan, prepared by a qualified and experienced stormwater engineer, for all civil and stormwater works, which shall address all of the following:

   a) Finished floor levels for all buildings and hardstand surfaces;
   b) Cut/fill details;
   c) Retaining walls, kerbing or ramps, their design and grades;

d) Pavement design details and gradients;
e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage;
f) Final driveway crossover design;
g) Stormwater management arrangements;
h) Water sensitive urban design measures;
i) Surface water treatment to ensure water quality objectives are met.

2. Final landscaping plan, which shall include all of the following:

a) Final location for all landscaped areas, including designated areas for trees, shrubs and groundcovers;
b) Designated species to be used;
c) Pot sizes, noting that tree species shall comprise advanced growth species at time of planting;
d) 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**	**Prepared By**
Sheet 02	Overall Site Plan	26 February 2021	Diamanti Design
Sheet 02	Part Site Plan	26 February 2021	Diamanti Design
Sheet 02	Floor Plan	216 February 2021	Diamanti Design
Sheet 02	Elevations Storage	26 February 2021	Diamanti Design
Sheet 02	Elevations Burial	26 February 2021	Diamanti Design
Not stated	Planning Report	28 December 2020	Lou Fantasia Planning

* 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 1 and 2 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 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.

3. All landscaping identified on the Landscaping Plan, Approved by Council under Reserved Matter 2, shall be completed prior to commencement of use (of the cemetery) 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.

4. 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 buildings.

5. The Finished Floor Level of the proposed building is to be set a minimum of 300mm above the highest point of the roadside kerb immediately adjacent to the building site.

   Reason: To ensure flood protection of the buildings.

6. 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.

7. All driveways and carparking areas shall be constructed in accordance with the Civil & Siteworks Plan, Approved by Council under Reserved Matter 1. The surface shall consist of 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 (of the cemetery) and shall be maintained at all times thereafter 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.

8. The driveway crossover shall be constructed, prior to commencement of use (of the cemetery), in accordance with the Civil & Siteworks Plan, Approved by Council pursuant to Reserved Matter 1.

   Reason: To ensure the driveway crossover is constructed, prior to commencement of use (of the cemetery).

9. The burial preparation building shall be connected to the SA Water sewerage system.

   Reason: To ensure the site is connected to the sewerage system.

Advice Notes

1. 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.

2. Advertisements and advertising displays are not included in the consent granted. It is necessary to make fresh and separate application for all advertisements and signs before the use granted consent is made.

3. 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.

4. 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.

5. A final survey of the site boundaries is recommended to ensure the new buildings are accommodated within the designated footprint and achieve the designated boundary setbacks.

6. Any food preparation areas are subject to compliance with the *Food Act 2001*.

7. The proposed cemetery is subject to the requirements of the *Burial and Cremations Act 2013*. For further information, please view the *Act* via the following website:

   https://www.legislation.sa.gov.au/

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

Nil

8.2.2 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Wednesday 28 April 2021.

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 7.25pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 23 March 2021
(refer to email approving minutes registered in Dataworks Document Number 6574871)