



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

23 NOVEMBER 2021

MEMBERS PRESENT

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

STAFF

Assessment Manager, Mr C Zafiropoulos
Team Leader Planning, Mr A Curtis
Development Officer Planning, Ms K Thrussell
Development Officer Planning, Mr M Sumito
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.35 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 28 September 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 21025238

Change of use from warehouse to light industry (Manufacturing of air conditioning components) for Unit 4 only at Unit 4, 6-12 Stanbel Road, Salisbury Plain for Andrew Vort Ronald.

REPRESENTORS

Mr E Siciliano, and Ms V Roma and ESP Siciliano were unable to attend meeting and provided a further written statement dated 19 /11/2021 and received 22/11/2021, copies of which were provided at the meeting to the Panel members and the applicant.

APPLICANT

Mr A and Ms D Von Ronald, spoke on behalf of their application.

Mr B Brug, and the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the with the South Australia Planning and Design Code – Operational version dated 08 September 2021.
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 21025238 for Change of use from warehouse to light industry (Manufacturing of air conditioning components) for Unit 4 only in accordance with the plans and details submitted with the application and subject to the following conditions:

Development 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:

Document Description	Document Type	Date	Prepared By
Application Statement	Application Detail	-	Elite Air Solutions P/L.
Sheets 1 - 8	All Existing Approved	16 March 2009	Zummo Design

	Plans – Unit 4.		
Environmental Noise Assessment	Technical Assessment	September 2021	Sonus P/L
Response to Representations	Technical Assessment	31 October 2021	Sonus P/L
PRIMAX HP Panel Material Data	MSDS and Technical Data	July 2021	Reflex Insulation P/L
Puma Air Compressor Technical Specification	Specification	-	Puma Industrial Co. Ltd.
AirTight Solutions Dust Extraction / Filtration Specification	Specification	-	Airtight Australia P/L
PIR Lightweight Box Production	Application Detail	-	Elite Air Solutions P/L.

2. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
3. All waste bins shall be stored inside the building within a covered receptacle, pending removal at appropriate intervals.
4. The approved use operating times shall be limited to:
 - a) Monday to Saturday 7.00am to 6.00pm; and
 - b) Sundays 8:00am to 2:00pm for the following activities only:
 - Bookkeeping;
 - Assembly of already cut components (using the air compressor and other non- electronic hand tools); and
 - General clean up requiring the use of the air compressor.
 - c) No operations on Public Holidays.
5. All roller doors and other openings to the building shall remain closed:
 - a) Sundays; and
 - b) At all other approved operating times whenever:
 - The double mitre saw is being used to cut metal; or
 - A manufacturing activity is undertaken that does not use the CNC machine, dust extractor or air compressor.

6. The noise levels from the site measured at residences (the noise affected premises) shall comply with the Environment Protection (Noise) Policy 2007 at all times.
7. Dust extraction systems shall be employed at all times during all cutting or shaping activities involving the proprietary composite panel material(s), such that dust particles do not escape the workshop and adversely impact property occupiers, other land uses in the locality or the environment.

Advice Notes

1. The planning consent is for a specific light industrial use for the manufacture of air-conditioning components as proposed in the application documentation. Any changes to the manufacturing activities may require further approval and should be confirmed with Council.
2. Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.
2. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the site from previous approvals that remain active.
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. This Development Approval does not constitute land owners approval. The following applies to any works on Council land:
 - (a) Any person making alteration to council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
 - (b) Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from root expansion.
 - (c) Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works.
 - (d) It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects

the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any willful damage.

8.1.2 361/24/2021/2A

Fourteen two storey dwellings, retaining walls and fencing at 35-41 Lantana Drive, Parafield Gardens SA 5107 for M2 Custom Homes Pty Ltd

REPRESENTORS

Ms R Stankovic, spoke to her representation.

APPLICANT

Mr R Marciano, spoke to the application.

Mr M Atkinson moved, and the Council Assessment Panel resolve 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 **REFUSED** to application number 361/24/2021/2A for fourteen two storey dwellings, retaining walls and fencing for the following reasons:
 - The bulk and scale of the proposed dwellings do not complement the existing character of the locality, which is at odds with Design and Appearance Module Principle of Development Control 1 and the Desired Character Statement for the Residential zone.
 - The proposed density of the development is considered inappropriate, as the subject land is not conveniently located to public open space, public transport, shops or other services. The proposal is therefore contrary to the Desired Character Statement and Objective 2 for the Residential Zone.
 - The provision of landscaping is not considered to be acceptable and is contrary to Objective 1 and Principle of Development Control 1 of the Landscaping, Fences and Walls Module.

8.1.3

361/1974/2019/LD

Land Division (Torrens Title) - Creation of 15 allotments from 1 allotment and public roads at 35-41 Lantana Drive, Parafield Gardens SA 5107 for State Surveys

REPRESENTORS

Ms R Stankovic, spoke to her representation.

APPLICANT

Mr R Marciano, spoke on behalf of the applicant.

Ms C Gill moved, and the Council Assessment Panel resolve 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 **REFUSED** to application number 361/1974/2019/LD for Land Division (Torrens Title) - Creation of 15 allotments from 1 allotment and public roads for the following reasons;
 - The proposal is contrary to Objective 1 Land Division Module, that the proposal does not occur in an orderly sequence allowing efficient provision of new infrastructure.
 - The proposal is contrary to Objective 2 Land Division Module, in that the proposal does not create allotments appropriate for the intended use.
 - The proposal is contrary to Objective 4 Land Division Module, in that the proposal is not integrated with site features, including landscaping and environmental features and adjacent land uses.

OTHER BUSINESS

8.2.1 CAP Operating Procedures

Mr R Bateup, and the Council Assessment Panel resolve that the Council Assessment Panel:

1. Adopts the updated General Operating Procedures in Attachment 1 to this report.

Mr M Atkinson moved, and the Council Assessment Panel resolve that the Council Assessment Panel:

2. Appoints Ms C Gill as the Acting Presiding Member for the remainder of the CAP term.

8.2.2 Assessment Manager Quarterly Report - July to September 2021

Mr B Brug, and the Council Assessment Panel resolve:

1. That the information be received and noted.

8.2.3 Status of Current Appeal Matters and Deferred Items

Nil

8.2.4 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.5 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 21 December 2021.

8.2.6 Other Business

The Council Assessment Panel resolved to formally thank Aaron Curtis for his contribution to the operations and considerations of the Panel.

ADOPTION OF MINUTES

Ms C Gill 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 9.00 pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 23 November 2021
(refer to email approving minutes registered in Dataworks Document Number 7065251)