



MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN THE COUNCIL CHAMBER, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON

28 JUNE 2022

MEMBERS PRESENT

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

STAFF

Assessment Manager, Mr C Zafiropoulos
General Manager City Development, Ms M English
Senior Development Officer Planning, Ms K Thrussell

The meeting commenced at 6.42pm.

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

APOLOGIES

Apologies were received from Mr T Mosel.

LEAVE OF ABSENCE

Nil

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 24 May 2022, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

None

REPORTS

Development Applications

8.1.1 **22006655**

Change of use from Light Industry to General Industry (consisting of four (4) tenancies comprising machinery, equipment and steel fabrication, geo-membrane fabrication, metal pressing and assembly) at 24-30 KAURNA AV EDINBURGH SA 5111 for Regent Street Properties Pty Ltd

REPRESENTORS

Ms Leanne Coxall spoke to her representation.

Ms Jacqueline Eckert spoke to her representation.

APPLICANT

Mr Stephen Holmes, Holmes Dyer, and Mr Stephen Young spoke on behalf of the applicant.

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

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 107 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 22006655 for Change of use from Light Industry to General Industry (consisting of four (4) tenancies comprising machinery, equipment and steel fabrication, geo-membrane fabrication, metal pressing and assembly) 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 Assessment Manager, as delegate of the Council Assessment Panel, as Reserved Matters pursuant to Section 102(5) of the *Planning, Development and Infrastructure Act 2016*:

- Final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include all of the following:

- a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers; and
- b) Designated species to be used, noting should comprise species contained in the City of Salisbury Landscape Plan; and
- c) Shade trees within the car parking areas; and
- d) Pot sizes, confirming the tree planting shall comprise advanced growth species at time of planting; and
- e) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

Planning 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
N/A	Planning Report	28.02.22	Holmes Dyer
N/A	Response to Correspondence	15.06.22	Holmes Dyer
N/A	RFI Response	28.04.22	Holmes Dyer
A220039RP1 Rev D	Environmental Noise Assessment	14.06.22	Resonate
A220039RP2 Rev A	Noise Management Plan	14.06.22	Resonate
QMM0483-01-000-01	Site & Landscape Plan (Rev 2)	15.03.22	QMM (R. Heinjus)
QMM0483-01-000-01	Permitted Activity Locations (Rev 2A)	15.03.22	QMM (R. Heinjus)

2. The Site Plan shall be amended to ensure consistency with the Noise Management Plan in relation to the hours of operation for the car park (i.e. 7:00am to 10:00pm) and to clarify that the smaller building will only be used as a store as per the letter from Holmes Dyer dated 15 June 2022.
3. The development shall be carried out in strict accordance with the Noise Management Plan including the hours of operation and the following noise management measures:
 - a. No truck or forklift movements will occur on the southern side of the building.
 - b. The roller doors on the southern side of the building shall remain closed at all times except in the case of an emergency.
 - No cutting, welding, grinding or hammering activities will occur outside the building.
 - Noise from the facility shall not exceed the following noise levels:
 - L_{Aeq} level of 52 during the day (7.00am to 10.00pm)
 - L_{Aeq} level of 45 at night (10.00pm to 7.00am)
 - L_{Amax} level of 60 dB(A) at night (10.00pm to 7.00am)

when measured and adjusted in accordance with the *Environment Protection (Noise) Policy 2007*.

- No external mechanical plant is permitted.
 - Between the hours of 10:00pm and 7:00am, no more than three staff shall be working on the site, all doors must remain closed and no truck movements are permitted.
4. No materials, goods or containers shall be stored in the designated staff carparking area or driveways.
 5. The car parking layout including car park spaces, aisle widths and manoeuvring area shall be designed and constructed to comply with AS 2890.1-2009 - Off-Street Car Parking, Part 1, Austroads "Guide to Traffic Engineering Practice Part 11 - Parking", AS 2890.2 - Facilities for Commercial Vehicles and AS 2890.6 - 2009 - Parking Facilities - Part 6: Off-street parking for people with disabilities.
 6. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the approved land use shall be carried out entirely within the site at all times.
 7. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
 8. All waste and rubbish from the activity shall be contained and stored pending removal in covered containers which shall be kept in an area screened from public view.
 9. 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. All lighting shall be in accordance with Australian Standard 4282 – 1997 'Control of the obtrusive effects of outdoor lighting'.

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

Applicant Appeal to Environment, Resources and Development Court, Garden College v City of Salisbury [2022] SAERDC 10 - The Court has delivered its judgement dismissing the appeal and finding that the development application is subject to public notification in accordance with section 107 of the *Planning, Development and Infrastructure Act, 2016*. A copy of the judgement will be provided to Members separately.

8.2.2 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 26 July 2022.

ADOPTION OF MINUTES

Mr 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 8.24pm.

ACTING PRESIDING MEMBER: Ms C Gill

DATE: 28 June 2022
(refer to email approving minutes registered in Dataworks Document Number 7359553)