



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

23 MAY 2023

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Mr B Brug

STAFF

Assessment Manager, Mr C Zafiropoulos
General Manager, City Development, Ms M English
Development Officer Planning, Mr B Ferguson
Development Officer Planning, Ms K Brown
Development Engineer, Mr C Coates
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.30pm.

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

APOLOGIES

Apologies were received from Ms C Gill and Mr M Atkinson.

LEAVE OF ABSENCE

Nil

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 26 April 2023, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 22039606

Transport depot with associated office (Unit 3) at 14 Barndioota Road, Salisbury Plain SA 5109 for Anna Parente.

REPRESENTORS

Mr P Brunning spoke on behalf of Mr D Raschella, to his representation.

APPLICANT

Mr D Iuliano spoke on behalf of the applicant.

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

Development Application No 22039606 for Transport depot with associated office (Unit 3) at 14 Barndioota Road, Salisbury Plain SA 5109 be deferred and placed on hold with the agreement of the applicant to further explore engineering solutions and take steps to address each of the issues presented in the report, and the application be presented to the Panel within 2 months.

8.1.2 23002678

Childcare Centre ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing at 61 Stanford Rd Salisbury Heights SA 5109 for Development Holdings Pty Ltd.

REPRESENTORS

Mr T Jenzen and Mr P Brunning spoke on behalf of Ms B Jenzen representation.

Ms R Pearce, MP, spoke to her representation.

APPLICANT

Mr R Gagetti and Mr R Hutchins (Ekistics), Mr C Turnbull (Sonus Acoustics) and Mr B Wilson (Cirqa) spoke on behalf the applicant.

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

That Development Application No 23002678 for Childcare Centre ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing at 61 Stanford Rd Salisbury Heights SA 5109 is not considered to be seriously at variance with the Planning and Design Code (Version 2023.2) however, is **REFUSED** Planning Consent for the following reasons:

Reasons for Refusal

The proposed development is contrary to the following provisions of the Planning and Design Code:

- a) Hills Neighbourhood Zone Performance Outcome 1.1, 1.2 and 1.4

Reason: *In that, the proposal would introduce a form of development at odds with the established residential character of the locality. In particular, the expansive car park proposed to the front of the land and large building footprint (relative to established residential dwellings in the locality), will not complement the established residential character of the locality. The proposal would introduce a scale and intensity of development which does not presently exist within the locality and is considered to be detrimental to its amenity and character.*

- b) Design in Urban Areas- Desired Outcome 1(a) and PO 7.4

Reason: *Despite landscape outcomes proposed, in maximizing the front of the land for car parking, the proposed development fails to achieve desired landscape and tree planting requirements and does not respond to the context of the locality.*

Advice Notes

The applicant has a right of appeal against the decision. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

Mr B Brug moved, and the Council Assessment Panel resolved that the information was received.

8.2.1 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.2 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 27 June 2023.

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 8.28pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 23 May 2023
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number 7786735)