



**MINUTES OF DEVELOPMENT ASSESSMENT PANEL MEETING HELD IN THE  
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

**23 FEBRUARY 2016**

**MEMBERS PRESENT**

Mr D Wallace (Presiding Member)  
Mr R Bateup (from 6:17pm)  
Mr C Buchanan (from 6:09pm)  
Ms L Caruso  
Mr J Watson  
Mr S White

**STAFF**

General Manager City Development, Mr T Sutcliffe  
Team Leader – Planning, Mr A Curtis

The meeting commenced at 6:00pm

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

**APOLOGIES**

Apologies were received from Ms S Johnston, and from Mr C Buchanan for late arrival.

**PRESENTATION OF MINUTES**

Mr S White moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 27 January 2016, be taken and read as confirmed, subject to amending wording under 'Representation' to read: " Mr David Bryant, resident, spoke to his representation".

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## REPORTS

### *Development Applications*

#### 5.1.1

#### **361/2465/2015/3B**

Shop (Asian Grocery) at 200 Park Terrace, Salisbury Plain for Chin Hills Enterprise Pty Ltd

#### **REPRESENTORS**

Representor, Mr James Buckoke, spoke to his representation.

Applicant, Mr Mang Hlei Sawn spoke in response to the representation and in relation to his proposal.

Mr C Buchanan entered meeting at 6:09pm.

Mr R Bateup entered meeting at 6:17pm.

Mr C Buchanan moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 10<sup>th</sup> September 2015.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/2465/2015/3B for an Asian Grocery (Shop) in accordance with the plans and details submitted with the application and subject to the following conditions:
  1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein:

Relevant plans and documents are listed as follows:

*Site Plan, Received by Council dated 18<sup>th</sup> January 2016*

*Email from Mang H Sawn, Received by Council dated 18<sup>th</sup> January 2016*

*Front Elevation Plan, received by Council dated 29<sup>th</sup> December 2015*

*Floor Plan, received by Council dated 29<sup>th</sup> December 2015*

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

2. Except where otherwise approved, the operating hours for the shop shall not extend beyond the hours of 9am – 6pm, Monday to Saturday.

*Reason: To ensure that operating hours for the shop do not adversely impact upon residential amenity within the locality.*

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3. Except where otherwise approved, no advertisements or advertising displays including flags, streamers or bunting, shall be displayed on or about the subject land at any time.

*Reason: To restrict the proliferation of advertisements on the site.*

4. The advertisement approved as part of this application shall not:
  - (a) Move; or
  - (b) Flash; or
  - (c) Reflect light so as to be an undue distraction to motorists; or
  - (d) Be internally illuminated.

*Reason: To maintain the visual amenity of the locality.*

5. Any lighting associated with the herein approved use shall be constructed and maintained in such a way so as to limit any nuisance or inconvenience to traffic and/or adjoining properties. All lighting is to be kept in good repair and post construction should light spillage be deemed unreasonable by Council, further adjustment and/or screening may be required.

*Reason: To preserve the amenity of adjacent properties.*

6. The car parking layout including car parking spaces and aisle width shall be designed, where practicably achievable, in accordance with Australian Standard 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.*

7. 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 are always available for the purpose they are designed. Further, that the site be maintained in a clean and tidy state.*

8. All driveways, manoeuvring areas and car parking spaces shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended volumes and vehicle types. Individual car parking bays shall be clearly linemarked. Driveways and car parking areas shall be established prior to the approved use commencing 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.*

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9. The following directional markings/signage shall be completed, prior to commencement of use:
- a) Directional arrow pavement markings shall be installed within the concrete entry and exit driveways to direct vehicles in this fashion; and
  - b) Pavement markings shall be installed for car parking spaces one and two “Staff car park only”; and
  - c) Fixed to the exit driveway, a “No Entry” sign shall be installed, to prevent vehicles entering the exit driveway; and
  - d) Fixed to the eave overhang fascia above the entry and exit driveways, a sign indicating “Low Clearance” should be provided with the dimension shown; and
  - e) At the rear car park, a sign advising customers that spillover car parking is available next door at 202 Park Terrace (for as long as 202 Park Terrace remains in the same ownership as 200 Park Terrace) at times when the car park is full.

*Reason: To ensure access and manoeuvring to and from the site is orderly, safe and does not interrupt the free flow of traffic on Park Terrace.*

10. All security gates servicing 200 and 202 Park Terrace shall be open at all times during approved operating hours.

*Reason: To ensure that customers can access available car parking spaces at 200 and 202 Park Terrace.*

11. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved land use shall be carried out entirely within the subject land.

*Reason: To ensure that vehicles associated with the land use does not cause disruption or danger to vehicles on Park Terrace.*

12. All trade waste and other rubbish shall be contained and stored pending removal in covered containers which shall be kept at the rear of the proposed building, in an area screened from public view at all times.

*Reason: To maintain the amenity of the locality.*

**OTHER BUSINESS**

**5.2.1 Review of Operating Procedures and Agenda Format**

Mr S White moved, and the Panel resolved:

1. That the revised City of Salisbury Development Assessment Panel Operating Procedures forming an attachment to the agenda report be adopted.
2. That the revised agenda and report content and format be noted, and feedback be provided by the Panel in relation to the revised content and format.

**5.2.2 Status of Current Appeal Matters and Deferred Items**

**361/935/2015/3B** ..... DAP Decision Date 21 July 2015

**Farmers Market Independent of Existing Old Spot Hotel at 1955 Main North Road, Salisbury Heights for Mark Aldridge t/a Farm Direct Community Markets**

Appeal lodged by Mark Aldridge in the Supreme Court against the decision of the Environment Resources and Development Court to quash the development authorisation for the farmers market. Council resolved at its meeting on Monday 22 February 2016, not to participate in defending the appeal and will abide with any decision of the Court.

**361/2343/2014/3X**.....DAP Decision Date 15 December 2015

**Construction of Brick Wall (to be constructed on Portion of eastern boundary) at 10 David Road, Para Vista for B Stratford**

A preliminary conference took place on 15<sup>th</sup> February 2016 in the Environment Resources and Development Court. The parties were unable to reach a compromise, consequently the matter was set down for a directions hearing on Monday 29<sup>th</sup> February 2016, however we have received confirmation that the representor has withdrawn their appeal.

**5.2.3 Policy Issues Arising from Consideration of Development Applications**

Nil

**5.2.4 Future Meetings and Agenda Items**

Meeting will be held on Tuesday 22 March 2016.

The meeting closed at 6:32pm.

PRESIDING  
MEMBER.....

DATE.....