



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

**27 APRIL 2016**

**MEMBERS PRESENT**

Mr D Wallace (Presiding Member)  
Mr R Bateup  
Ms L Caruso  
Ms S Johnston  
Mr J Watson  
Mr S White

**STAFF**

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

The meeting commenced at 6.00 pm.

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

**ABSENT**

Mr C Buchanan.

**PRESENTATION OF MINUTES**

Ms L Caruso moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 22  
March 2016, be taken and read as confirmed.

## REPORTS

### *Development Applications*

#### 5.1.1

#### **361/1222/2015/3B**

Change of use to transport depot and associated workshop, construction of associated shed, office and formalisation of carparking, surface treatment, landscaping and external lighting at 18-20 Deuter Road, Burton for Bargain Steel Centre

### REPRESENTATIONS

Julie Day on behalf of K & T Day spoke on behalf of their representation.

### APPLICANT'S RESPONSE

Trevor White, planning consultant, spoke on behalf of the applicant.

Ms S Johnston moved, and the Panel resolved that:

- A. The proposed development is not considered to be “seriously at variance” with the Salisbury Council Development Plan – Consolidated 18 December 2014.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to Development Application number 361/1222/2015/3B for a Transport Depot with associated office, and formalisation of car parking and landscaping 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 documentation are listed as follows:

*Site Plan – Revision C 07/03/15*

*Site Management Plan – Revision C 07/03/16*

*Floor Plan and Elevations (Office) – Revision C 31/07/15*

*Elevations (Shed) – 26/06/2015*

*Management Plan dated 25 February 2016 prepared by Planning Solutions SA*

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

2. The conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.

*Reason: To ensure orderly development.*

3. No materials, goods or containers shall be stored in the designated car parking area or driveways.

*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.*

4. The designated landscaping areas shall be planted with shade trees, shrubs and round covers as appropriate to complement the approved buildings and site layout and achieve a high level of amenity. Shade trees shall be planted throughout the car parking areas and screening shrubs shall be located to obscure views of large blank walls and less attractive elements of the development. All landscaping shall be maintained) including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. Landscaping is to be in accordance with the Management Plan prepared by Planning Solutions SA dated 25 February 2016.with initial landscaping to be completed within three (3) months of the approved use commencing.

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

5. All driveways, car parking and truck parking areas shall be constructed in accordance with the details specified within the Management Plan prepared by Planning Solutions SA dated 25 February 2016.

*Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

6. Access to, from and within the site is to be designed and constructed to comply with AS 2890.2 – Facilities for Commercial Vehicles.

*Reason: To ensure that the development complies with Standards and Best Engineering Practice.*

7. The finished floor level of the proposed shed is to match or be higher than the existing shed finished floor level.

*Reason: To ensure orderly development.*

8. Operations on-site shall achieve the following at all times:

- a) Not more than seven (7) trucks shall be stored on the site at any one time;
- b) The maximum design vehicle servicing the site shall not exceed a 12.50m long heavy rigid vehicle at any time;
- c) Loading and unloading of trucks shall not occur on site at any time.

*Reason: To maintain reasonable level of amenity for residents in adjacent Residential Zone.*

9. All external lighting on site shall be directed, diffused or shielded in such a manner to avoid unnecessary light spill into adjoining properties or the road. All external lighting shall be in accordance with Australian Standard 4282 - Control of the Obtrusive Effects of Outdoor Lighting and the Management Plan prepared by Planning Solutions SA dated 25 February 2016.

**Reserved Matters:**

There is one reserved matter under Section 33(3) of the Development Act 1993.

1. The site stormwater drainage system shall be designed to control the quantity and quality of stormwater discharged from the site to minimise flooding, to prevent adverse impacts on downstream drainage systems and to protect the water quality of receiving waters. In particular, the following Water Sensitive Design principles and components are to be included in the stormwater drainage design:
  - a) Storm runoff from building roof areas is to be separated from the runoff from ground or paved surfaces and may be discharged directly to Council's drainage system without treatment to improve water quality.
  - b) Grassed or vegetated swale drains and sedimentation/detention basins are to be used to provide primary treatment of stormwater runoff from paved surfaces including car parking areas to Council's downstream drainage system, improving water quality and reducing the peak discharge rates and volume of runoff.
  - c) The minor stormwater drainage system of grassed swale drains, culverts, pits and pipes is to be designed with capacity to convey the runoff resulting from a 1 in 10 year ARI storm event;
  - d) Water quality treatment devices and drainage systems are to include high flow bypass and overflow provisions to accommodate extreme storm events resulting from the 1 in 100 year major storm event. Stormwater generated from the major storm event ARI = 100 years is to be captured and disposed of in a manner that does not put downstream properties at risk of inundation or ponding against buildings or structures.

**Advice:**

1. The site shall be served by an appropriate on-site effluent disposal system, under the SA Public Health Act 2011, at all times.

---

**OTHER BUSINESS**

It was noted by the Panel that issues of dust management and traffic management (no through road signage) on Deuter Road, raised by the representor, will be referred to Council for investigation.

**5.2.1 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**

Mr M Aldridge filed paperwork with the Supreme Court on 4<sup>th</sup> April 2016 to move his appeal to a Directions Hearing with date yet to be set.

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

Nil

**5.2.3 Future Meetings and Agenda Items**

Meeting scheduled for Tuesday 24 May 2016.

The meeting closed at 6.37pm.

PRESIDING  
MEMBER.....

DATE.....