



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

4 DECEMBER 2018

MEMBERS PRESENT

Mr D Wallace (Presiding Member)
Mr J Watson
Ms S Johnston
Mr B Brug

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Team Leader – Planning, Mr A Curtis
Development Officer – Planning, Mr C Carrey
Development Officer – Planning, Ms K Brown
Planning Consultant, Mr M Atkinson

The meeting commenced at 6.00pm

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

APOLOGIES

Apology was received from Mr R Bateup.

LEAVE OF ABSENCE

Nil

DECLARATIONS OF CONFLICTS OF INTEREST

Mr B Brug declared a conflict for items 5.1.3 and 5.1.4 due his previous engagement on these applications as an Elected Member of Council prior to his appointment on the Council Assessment Panel.

REPORTS

Development Applications

At the request of the representor, the Presiding Member brought forward item 5.1.5.

- 5.1.5 361/1755/2018/2T**
Removal of a regulated tree on road reserve at Adjacent 3 Weemala Road, Salisbury East SA 5109 for City of Salisbury

REPRESENTORS

Mr J J Monaghan represented by Cr A Duncan, and spoke to their representation.

APPLICANT

Mr K Davey, City of Salisbury

Mr Watson moved and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Approval is **GRANTED** to application number 361/1755/2018/2T for Removal of a regulated tree on road reserve in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan 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.	Document Type	Date	Prepared By
File Number: DA 361/1755/2018/2T	Tree Assessment 3 Weemala Road, Salisbury East	Date Received Stamped by Council 31 October 2018	Symatree

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

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2. That semi-mature native tree species (>1m in height) indigenous to the local area shall be planted on a two for one basis to compensate for the removal of the regulated tree. The replacement tree planting shall be maintained in good condition at all times and replaced if necessary.

Reason: To comply with requirements of Regulation 117 (2) of the Development Regulations 2008.

5.1.1 361/1720/2018/3B

Child care centre comprising new building, signage, boundary acoustic fencing and associated car parking at 158-160 and 162 Salisbury Highway, Salisbury for AO Salisbury Pty Ltd

REPRESENTORS

R Tedesco and G Prince, represented by Mr G Bivone spoke to their representations.

Mr J Readings, spoke to his representation.

Ms K Woolger represented by Mr Peter Ludtke, spoke to their representation.

N & A Bivone represented by Mr C Bivone, spoke to their representation.

M Banks & T Williams, Ms Williams spoke to their representation.

L Ghimire represented by Ms R Ghimire, spoke to their representation.

Mr G Bivone, spoke to his representation.

Mr Tinkler, was not present at the meeting.

APPLICANT

Mr Phil Harrett, URPS
Mr Ashley Greiner, AO Salisbury Pty Ltd
Mr Jason Turner, Sonus
Mr David Kwong, GTA Consultants

Ms Johnston moved and Mr Watson seconded and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 15th December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1720/2018/3B for Child care centre comprising new building, signage, boundary acoustic fencing and associated car parking in accordance with the plans and details submitted with the application and subject to the following Reserved Matter and conditions:

Reserved Matters:

The following matters shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. Civil Plan, prepared by a qualified and experienced civil engineer which shall include all of the following:
 - a) Finished floor level for buildings, driveways and impervious surfaces, noting that the finished floor level of the building shall be at least 300mm above top of kerb;
 - b) Cut/fill details;
 - c) Retaining walls (if required);
 - d) Kerbing and driveway crossovers, noting that all inverts and driveway crossovers shall comply with Council Design Details;
 - e) Closure of all redundant inverts and crossovers and reinstatement with upright kerb in accordance with Council Design Details;
 - f) Pavement design details and gradients;
 - g) Car parking dimensions and aisle widths;
 - h) Water quality treatment systems including primary treatment (ie. gross pollutant transports) and secondary treatment using water sensitive design elements;
 - i) Pedestrian paths, widths, surface treatments and grades;
 - j) Stormwater management system including all sumps, drains, pipes etc., their sizes and fall to ensure appropriate stormwater management and discharge of stormwater from the site.
2. Final Landscaping Plan, noting the following changes should be adopted:
 - Location of all climbing structures, sited clear of fencelines so as to avoid direct overlooking into yards and/or transmission of noise over fences;
 - *Syzygium australe* should be replaced by a smaller species (to avoid overgrowth/encroachment into the verge) such as hybrids of *Syzygium australe* ‘Tiny Trev’ or ‘Winter Lights’;
 - The area dedicated for planting of *Ca – Cupaniopsis* should be considered, noting the garden area depth is less than 1m thus providing limited capacity for the trees to reach their mature size;
 - Boundary hedge plantings need to be maintained at a low height such that pedestrians and footpath users are not concealed (particularly in the immediate area adjacent

driveways), especially on Salisbury Highway with the opportunity for cyclists to be on the footpath and traffic sight lines when entering Salisbury Highway.

- The Eucalyptus Leucoxylon adjacent the property boundary should be replaced by a species that's is appropriate for the location and which does not compromise adjacent resident safety, children in the play space or the structural integrity of the proposed acoustic fencing.

Development Plan 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
Ref 2018/0349 dated 07.11.18	Response to Info Request and Reps	Received by Council dated 07.11.18	URPS
Dwg No. 3522.SK01 Rev B	Location and Site Plan	Received by Council dated 07.11.18	Flightpath
Dwg No. 3522.SK02 Rev B	Proposed Site Plan	Received by Council dated 07.11.18	Flightpath
Dwg No. 3522.SK03 Rev B	Proposed Roof Plan	Received by Council dated 07.11.18	Flightpath
Dwg No. 3522.SK04 Rev B	Elevations 01	Received by Council dated 07.11.18	Flightpath
Dwg No. 3522.SK05 Rev B	Elevations 02	Received by Council dated 07.11.18	Flightpath
Dwg No. 3522.SK06 Rev B	Streetscape Elevations and Renders	Received by Council dated 07.11.18	Flightpath
Dwg No. 3522.SK07 Rev B	Signage Details	Received by Council dated 07.11.18	Flightpath
06/11/2018 Rev C	Cover Page	Received by Council dated 07.11.18	Birdseye Studios
Dwg No. 18045 SK01	Concept Plan	Received by Council dated 07.11.18	Birdseye Studios
Dwg No. 18045 SK02	Planting Plan	Received by Council dated 07.11.18	Birdseye Studios
Dwg No. 18045 SK03	Reference Images	Received by Council dated 07.11.18	Birdseye Studios
Dwg No. 18045 SK04	Plant Palette	Received by Council dated 07.11.18	Birdseye Studios
S5660C3 November 2018	Environmental Noise Assessment	Received by Council dated 07.11.18	Sonus
S159600 dated 06.11.18	Transport Impact Assessment	Received by Council dated 07.11.18	GTA Consultants
20505 20.09.18 Revision 00	Stormwater Management Report	Received by Council dated 07.11.18	PT Design
20505 20.09.18 Revision 00	Stormwater Calculations	Received by Council dated 07.11.18	PT Design

20505-C1 Issue B26.09.18	Stormwater Management Plan	Received by Council dated 07.11.18	PT Design
2018-0349 27 September 2018	Planning Statement	Received by Council dated 27.09.18	URPS

* *The approved documents referred to above may be subject to change by minor variations permitted under the Building Rules Consent process.*

* *Except where otherwise stated, the development shall be completed prior to the commencement of use.*

* *Documents approved under Reserved Matters 1 and 2 also form part of this consent.*

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

2. Site work, demolition work and building work shall be limited to the hours of 7:00am to 7:00pm Monday to Saturday and 9:00am to 5:00pm Sunday.

Reason: To limit the effect of construction on the amenity of the locality.

3. The facility shall operate between the hours of 6:30am to 6:30pm, Monday to Friday.

Reason: To ensure the use operates in accordance with the approval.

4. Measures shall be implemented to eliminate dust emissions from the site during the construction period so as not to cause nuisance to adjacent properties or the adjacent road network.

Reason: To preserve the amenity of the locality during construction work.

5. The facility shall not exceed:
 - a) 114 children at any one time;
 - b) 16 staff at any one time.

Reason: To ensure the number of children and staff on-site does not exceed the intended maximum capacity for which the facility (including associated car parking and children's play areas) is designed.

6. The advertisements and advertising structures shall be maintained in good repair at all times.

Reason: To maintain the visual amenity of the locality.

7. All boundary fencing shall be maintained in good repair at all times to the reasonable satisfaction of Council. Any graffiti shall be removed within 24 hours.

Reason: To maintain the visual amenity of the locality.

8. Except where otherwise approved, the external finishes of the building shall:

- (a) Be of new non-reflective materials; and
- (b) Be finished in colours/tones as shown on the Approved Plans; and
- (c) Be maintained in good condition at all times.

Reason: To ensure the building achieves a high standard of external appearance.

9. Any roof mounted plant or equipment shall be sited to avoid being visible to street view or otherwise be screened in a manner that forms an integral part of the building design.

Reason: To ensure roof mounted plant and equipment is appropriately designed.

10. All open sided structures (ie. verandahs) shall remain open and unobstructed at all times.

Reason: To maintain the open appearance of these structures.

11. All of the recommendations contained in the acoustic report, prepared by Sonus Acoustic Consultants, received by Council dated 7th November 2018, shall be implemented in full, prior to commencement of use and shall remain in place at all times thereafter.

Reason: To ensure the number of children on-site does not exceed the intended maximum capacity for which the facility (including associated car parking and children's play areas) is designed.

12. 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.

13. No amplified devices of any type shall be used outside of the building on the site at any time.

Reason: To ensure that noise does not cause nuisance to adjoining or nearby residential occupiers or owners.

14. All waste and other rubbish shall be contained and stored pending removal in covered containers, in an area screened from public view.

Reason: To maintain the amenity of the locality.

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15. 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.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

16. All landscaping as shown on the Landscaping Plan, Approved by Council under Reserved Matter 2, shall be completed prior to commencement of use. 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.

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

17. 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 site at all times.

Reason: To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.

18. The car parking layout including car parking spaces and aisle widths shall be designed and constructed to comply with AS 2890.1 – Off-street parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking”.

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

19. All driveways and car parking areas as shown on the Approved Site Plan, prepared by Flightpath, received by Council dated 7th November 2018, shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas shall be established prior to the commencement of use and shall be maintained at all times thereafter to the 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.

20. The stormwater system shall be designed and constructed to cater for minor storm flows (Residential ARI = 5 years). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater shall be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition and no runoff into neighbouring property for the major storm event ARI = 100 years.

Reason: To ensure flood protection of the development.

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21. The new stormwater infrastructure (junction box in Evan Avenue) shall be vested in Council following installation and shall be completed to the reasonable satisfaction of Council.

Reason: To ensure the stormwater infrastructure satisfies Council requirements.

Commissioner of Highways Conditions

22. All vehicles shall enter and exit the site in a forward direction at all times.
23. All on-street car parking areas shall be designed in accordance with AS/NZS 2890.1: 2004 and AS/NZS 2890.6:2009. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.
24. The largest vehicle permitted on-site shall be a 10 metre rigid truck, which shall only be permitted to access the site outside of business operating hours.

Advice Notes

1. Except where otherwise approved, no other advertisements or advertising displays shall be displayed on or about the site.
2. Waste collection arrangements for the site by the Northern Adelaide Waste Management Authority (NAWMA) does not extend to on-site collection. Should on-site collection be desired, an agreement must be signed between the applicant and NAWMA to facilitate this service.
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. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>.

The Presiding Member adjourned the meeting at 8.05pm.

The meeting recommenced at 8.11pm.

- 5.1.2 361/334/2018/3B**
 Amendment to Development Approval 361/2876/2005/1B (Increase Student Number Cap From 335 to 440 Students) and New Classroom at 346-354 Wright Road, Para Vista SA 5093 and 130-144 Nelson Road, Para Vista SA 5093 for Kilpatrick Architecture

REPRESENTORS

S & S Mamo, Mr S Mamo spoke to their representation.

T F & G A Fielder, Mr Fielder spoke to their representation.

APPLICANT

Mr David Kilpatrick, Kilpatrick Architects
 Mr M Morrison, Principal Prescott (Northern) Primary School

Mr Watson moved and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/334/2018/3B for an aAmendment to Development Approval 361/2876/2005/1B (Increase Student Number Cap From 335 to 440 Students) and New Classroom in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan 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
17101-SD01B	Site Plan	Received by Council dated 4 October 2018	Kilpatrick Architecture
17101-SD02	Demolition Plan	Received by Council dated 4 October 2018	Kilpatrick Architecture
17101-SD03	Floor Plan	Received by Council dated 4 October 2018	Kilpatrick Architecture
17101-SD04	Roof Plan	Received by Council dated 4 October 2018	Kilpatrick Architecture

17101-SD05	Sections	Received by Council dated 4 October 2018	Kilpatrick Architecture
17101-SD06	Elevations	Received by Council dated 4 October 2018	Kilpatrick Architecture
17101-SD08	Canopy Plan and Framing	Received by Council dated 4 October 2018	Kilpatrick Architecture
17101-SD20	Perspectives	Received by Council dated 4 October 2018	Kilpatrick Architecture

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

2. The maximum number of enrolled students shall not exceed 440.

Reason: To ensure that sufficient car parking is provided commensurate with the existing demand for the site.

3. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers must not be located within designated car parks or manoeuvring areas.

Reason: To maintain the amenity of the locality.

4. No materials, goods or containers shall be stored outside the building at any time.

Reason: To ensure the car parking and emergency access areas are always available for the purpose they are designed. Further that the site be maintained in a clean and tidy state.

5. The proposed new car parking and internal driveways shown on site plan 17101-SD01B by Kilpatrick Architecture shall be completed prior to any increase in students numbers above 335 students.

Reason: To ensure adequate car parking and onsite manoeuvring is provided for the increase in student numbers.

Advice Notes

1. This is not a building consent, and a satisfactory application for Building Rules Consent must be submitted and approved before the Council can issue a Development Approval.
2. Advertisements and advertising displays are not included in the consent granted. It will be necessary to make a fresh and separate application for any future proposed advertising signage.
3. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.

Mr Brug left the meeting at 8.58pm.

5.1.3 361/1223/2017/3B

Change of use to truck parking depot and associated signage at 108 Levels Road, Cavan SA 5094 for Ace Bitumen Contractors Pty Ltd

REPRESENTORS

Mr D Golley, spoke to his representation.

A Bailey, was not present at the meeting.

APPLICANT

Mr Tony Berbec & Ms Jan Jarrett, ACE Bitumen

Mr Watson moved and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Council Development Plan – Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1223/2017/3B for Change of use to truck parking depot and associated signage in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan 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
18/08-A01 Revision C	Site Plan	Date Received Stamped by Council 26 October 2018	David W. Pound Project Design
S5789C1	Environmental Noise Assessment	Date Received Stamped by Council 2 November 2018	Sonus Acoustic Engineers
N/A	Supporting cover letter	Date Received by Council Stamped 10	Ace Bitumen Contractors

		August 2017	
N/A	Response to Representations	10 October 2017	Masterplan

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

2. The development shall be carried out in accordance with the Environmental Noise Assessment (“Acoustic Report”) approved by Council under Development Plan Condition 1, and shall be adhered to at all times to the reasonable satisfaction of Council. In particular:
 - a. Trucks shall not reverse while on site during night time hours (10.00pm to 7.00am)
 - b. No loading or unloading shall occur onsite, with the exception of occasional hitching and unhitching of trailers during day time hours only (7.00am to 10.00pm)
 - c. Truck idling shall be restricted to no more than 5 minutes after entering or before leaving the site
 - d. Trucks shall only park to the rear (south west) of the site, on that area of the site identified on page 13 of the Acoustic Report, when entering or exiting during night time hours (10.00pm to 7.00am)

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.

3. All vehicles shall enter and exit the site in a forward direction.

Reason: To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.

4. Noise from the subject site, when measured at the nearest residential property boundary shall remain within the requirements of the Environment Protection Authority (EPA) Guidelines for development adjacent a residential area.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.

5. No materials, goods or containers shall be stored in the designated parking areas, driveways or manoeuvring areas.

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.

6. All driveways and car parking areas shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas shall be maintained at all times to the 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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7. 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 do not cause disruption or danger to vehicles on adjoining public roads.

8. 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.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

9. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to complement the approved buildings and site layout and achieve a high level of amenity. 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. All landscaping is 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.

10. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers and must not be located within designated car parks or maneuvering areas.

Reason: To maintain the amenity of the locality.

11. All waste shall be collected between the hours of 7.00am and 7.00pm Monday to Saturday. Waste collection times shall be limited to between 9.00am and 7.00pm on Sundays and Public Holidays, in accordance with the *Environment Protection (Noise) Policy 2007*.

Reason: To maintain the amenity of the locality.

5.1.4**361/1246/2018/3B**

Change of Use to Truck Parking Depot at 106 and 108 Levels Road, Cavan SA 5094 for Medalstone Pty Ltd - M & J Beattie

REPRESENTORS

Mr D Golley, spoke to his representation.

APPLICANT

Julie Frost (All Trans)

Mr Watson moved and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Council Development Plan – Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1246/2018/3B for Change of Use to Truck Parking Depot in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan 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
18/08-A02 Revision B	Site Plan	Date Received Stamped by Council 26 October 2018	David W. Pound Project Design
18/08-A03 Revision B	Site Plan	Date Received Stamped by Council 26 October 2018	David W. Pound Project Design
S5789C2	Environment al Noise Assessment	Date Received Stamped by Council 2 November 2018	Sonus Acoustic Engineers
N/A	Supporting cover letter	Date Received by Council Stamped 8 January 2018	Medalstone Pty Ltd

N/A	Supporting Cover Letter	Date Received by Council Stamped 26 October 2018	AllTrans
N/A	Letter agreeing to use of 108 Levels Road	Date Received by Council Stamped 26 October 2018	Ace Bitumen
N/A	Letter agreeing to use of 79 Cavan Road	Date Received by Council Stamped 26 October 2018	K & L Profiling

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

2. The development shall be carried out in accordance with the Environmental Noise Assessment (“Acoustic Report”) approved by Council under Development Plan Condition 1, and shall be adhered to at all times to the reasonable satisfaction of Council. In particular:
 - a. Trucks shall not reverse while on site during night time hours (10.00pm to 7.00am)
 - b. No loading or unloading shall occur onsite, with the exception of occasional hitching and unhitching of trailers during day time hours only (7.00am to 10.00pm)
 - c. Truck idling shall be restricted to no more than five (5) minutes after entering or before leaving the site
 - d. Trucks shall only park to the rear (south west) of the site, on that area of the site identified on page 13 of the Acoustic Report when entering or exiting during night time hours (10.00pm to 7.00am)

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.

3. All vehicles shall enter and exit the site in a forward direction.

Reason: To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.

4. Noise from the subject site when measured at the nearest residential property boundary shall remain within the requirements of the Environment Protection Authority (EPA) Guidelines for development adjacent a residential area.

Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.

5. No materials, goods or containers shall be stored in the designated parking areas, driveways or manoeuvring areas.

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.

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6. All driveways and car parking areas shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas shall be maintained at all times to the 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.

7. 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 adjoining public roads.

8. 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.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

9. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers and must not be located within designated car parks or maneuvering areas.

Reason: To maintain the amenity of the locality.

10. All waste shall be collected between the hours of 7.00am and 7.00pm Monday to Saturday. Waste collection times shall be limited to between 9.00am and 7.00pm on Sundays and Public Holidays, in accordance with the *Environment Protection (Noise) Policy 2007*.

Reason: To maintain the amenity of the locality

Mr Brug re- entered the meeting at 9.48pm

OTHER BUSINESS

5.2.1 Appointment of an Acting Presiding Member

Mr Watson moved and the Council Assessment Panel resolved that:

Ms Johnston be appointed as the Acting Presiding Member to the Council Assessment Panel for the term to 31 May 2019, and the General Operating Procedures be updated to reflect the appointment.

5.2.2 Planning Reforms - Accredited Professionals Scheme Draft Regulations

Ms Johnston moved and the Council Assessment Panel resolved that:

The report on the *Accredited Professionals Scheme Draft Regulations* be noted and the submission on behalf of the Assessment Panel dated 22 October 2018 forming an attachment to the agenda report be endorsed.

5.2.3 Status of Current Appeal Matters and Deferred Items

The Panel noted the verbal advice that the Sikh Community of SA has not finalised its amended plan for the Panels consideration. It is expected that the amended plan will be presented at the meeting to be held 22 January 2019.

5.2.4 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.5 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 22 January 2018.

5.2.6 CAP Annual Report 2018 (endorsed 28 August 2018)

The Panel was verbally advised of an error in paragraph 2.14 of the 2017/18 Annual Report which referenced the total number of development applications for the previous financial year. The correct figure of 2,276 applications was corrected in the report for Council's consideration.

5.2.7 Acknowledgement of Ms Linda Caruso

Mr Wallace moved and the Council Assessment Panel unanimously resolved that:

The significant contribution of Ms Linda Caruso to the Council Assessment Panel be acknowledged.

ADOPTION OF MINUTES

Mr Watson 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 9.58 pm.

PRESIDING MEMBER:

Mr D Wallace

DATE:

4 December 2018
(refer to email approving minutes registered in Dataworks Document Number 5156141)