



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

23 FEBRUARY 2021

MEMBERS PRESENT

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

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Senior Development Officer, Mr C Carrey
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

Nil

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 27 January 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 361/2133/2020/3B

Demolition of all existing structures and construction of a child care centre with associated shade structures, retaining walls and fencing (including acoustic barriers), one (1) freestanding sign (3.6 metres high) and facade signage, access and egress via Bridge Road, car parking and landscaping at 152-154 Bridge Road, Pooraka, SA 5095 for D'Andrea Architects

REPRESENTORS

Mr G Tyczenko spoke on behalf of Ms A Tyczenko and spoke to their representation.

Mr F Barone, Future Urban, spoke on behalf of the applicant.

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

- A. The proposed development is not considered to be seriously at variance with the relevant provisions of the Salisbury Council Development Plan – Consolidated 4 April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/2133/2020/3B for Demolition of all existing structures and construction of a child care centre with associated shade structures, retaining walls and fencing (including acoustic barriers), one (1) freestanding sign (3.6 metres high) and facade signage, access and egress via Bridge Road, car parking and landscaping in accordance with the plans and details submitted with the application and subject to the following conditions:

Reserved Matters:

The following matter/s 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. 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;

- b) Designated species to be used. Alternative native plant species should be considered such as *Grevillea* or *Teucrium* species to gain an improved visual outcome.
- c) Shade trees within the car parking areas;
- d) In the case of tree planting shall comprise advanced growth species at time of planting;
- e) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

2. An amended site plan and elevation to address the following matters:

- a) The roof colour of a light tone from the standard colorbond range.
- b) Fence heights to reflect the Sonus Report.

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
A-2201	Site Plan Ground Floor	09/02/2021	D'Andrea Architects
2202	Elevations	09/02/2021	D'Andrea Architects
2203	Demolition	09/02/2021	D'Andrea Architects
S6717C2	Environmental Noise Assessment	December 2020	Sonus Pty Ltd
2201024 Drawing No. CF5	Site and Drainage Layout	28 October 2020 Issue C (11/01/2021)	Zafiris & Associates Pty Ltd
2201024	Stormwater Drainage Calculations	12/11/2020	Zafiris & Associates Pty Ltd

* The approved documents referred to above are subject to change permitted by minor variations through the Building Rules Consent process as per Regulation 47A of the *Development Regulations 2008*.

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

* All documents referred to under Reserved Matter 1 and 2 constitute approved documents and 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.

Reasons: 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.

Reasons: 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 to not cause nuisance to adjacent properties or the adjacent road network

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

5. Persons occupying the facility shall not exceed: 64 children at any one time; 12 staff at any one time.

Reasons: To ensure the number of children and staff on-site does not exceed the intended maximum capacity of which the facility is designed.

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

Reasons: 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.

Reasons: To maintain the visual amenity of the locality.

8. Any roof mounted plant or equipment shall be sited to avoid being visible to street view by integrating it as part of the building design.

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

9. All of the recommendations contained in the Environmental Noise Report, approved by Council under Development Plan Condition 1, shall be implemented in full, prior to commencement of use and shall remain in place at all times thereafter.

Reasons: To maintain the amenity of the locality.

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10. No materials, goods or containers shall be stored in the designated car parking area or driveways at any time.

Reasons: 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.

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

Reasons: To maintain the amenity of the locality.

12. Outside lighting shall be provided in accordance with Australian Standard 4282 and 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.

Reasons: 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.

13. All landscaping as shown on the Landscaping Plan, Approved by Council under the Reserve Matter, 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.

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

14. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved use shall be carried out entirely within the site at all times.

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

15. 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'.

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

16. All driveway and car parking areas as shown on the Site Plan Approved by Council under Development Plan Condition 1 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. The reversing bay shall be clearly marked as a no parking area. 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.

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

Commissioner of Highway Conditions

17. All access to the development shall be gained via the two-way access adjacent to the southern property boundary.
18. The obsolete crossover on Bridge Road shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the development becoming operational.
19. All vehicles shall enter and exit the site in a forward direction.
20. The access and all on-site vehicle manoeuvring areas shall remain clear of any impediments.

Advisory Notes

1. A Food Business Notification form as prescribed under the Food Act must be completed prior to commencement of production activities.
2. The structure and design of the Kitchen/Food Preparation areas be constructed in compliance with the Food Act 2001 and Food Safety Standard 3.2.3.
3. Stormwater run-off shall be collected on site and discharged without impacting the safety and integrity of the adjoining road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.
4. 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.

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5. 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>.

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

Nil

8.2.2 Policy Issues is Arising from Consideration of Development Applications

Nil

8.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 23 March 2021.

ADOPTION OF MINUTES

Mr M Atkinson 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 7.55 pm.

PRESIDING MEMBER:

Mr T Mosel

DATE:

23 February 2021
(refer to email approving minutes registered in Dataworks
Document Number 6511744)