



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

25 FEBRUARY 2025

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms K Grenfell (Deputy Member)
Mr J Botten

STAFF

Acting Assessment Manager, Mr C Carrey
General Manager City Development, Ms M English
Development Officer Planning, Mr B Ferguson
Team Leader Business Service, 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 B Brug.

LEAVE OF ABSENCE

Mr T Mosel advised leave for meeting scheduled on 25 March 2025.

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 17 December 2024, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 23024155

Change in use from dwelling to Place of Worship including associated alterations and additions and car park. at 58 Kings Rd, Parafield Gardens for Mr Frank Rositano

REPRESENTORS

Ms A Leak was not present at the meeting.

Mr K Ha spoke on behalf of his father Mr Q L Ha to his representation.

APPLICANT

Mr M Kwiatkowski, Adelaide Planning, spoke on behalf of the application.

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

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to 107 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 23024155 at 58 Kings Rd Parafield Gardens for change in use from dwelling to Place of Worship including associated alterations and additions and car park in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and Conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Assessment Manager, as delegate of the Council Assessment Panel, as Reserved Matters under Section 102(5) of the *Planning, Development and Infrastructure Act 2016*:

1. Civil and Siteworks Plan, prepared by a qualified and experienced stormwater engineer, for all civil and stormwater works, which shall address all of the following:
 - (a) Finished floor levels for all buildings, hardstand surfaces, pavement design details and gradients; and
 - (b) Cut/fill details; and
 - (c) Retaining walls, kerbing or ramps, their design and grades; and
 - (d) To provide additional protection from stormwater within the road, the level of the driveway at the boundary is to maintain a minimum 150mm boundary rise be raised from the adjacent top of kerb in accordance with Council's standard detail SD-13;

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- and
- (e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage; and
 - (f) Pumped stormwater systems are to be designed and constructed in accordance with AS3500.3 – Section 8. This includes the provision of duplicate, alternate duty pumps, alarms and emergency storage; and
 - (g) Plans prepared are to be consistent and reflective of the advice received by third party consultants (Environmental Noise Assessment, Traffic and Parking Report, Landscape Plans and Waste Management Advice)
 - (h) Crossover and driveway details. These shall be constructed with brick paving or concrete and in accordance with Council’s Standard Civil Details.
2. Stormwater management arrangements, including accompanying design calculations, which consider the 10% AEP minor storm and 1% AEP major storm events.
- (a) Stormwater discharge to the downstream system is not to exceed the pre-development discharge rate for the equivalent minor and major storm events; and
 - (b) Stormwater systems shall be designed and constructed to cater for minor storm flows (10% AEP). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary conditions and no runoff into neighbouring property for the 1% AEP major storm event
 - (c) Surface drainage systems are to be designed and constructed in accordance with AS3500.3 – Section 5. Surface drainage systems are to be designed to ensure overflows, in storm events with an ARI of 100 years, do not present a hazard or nuisance to people or property or discharge over any adjoining land. Roof drainage systems are to be designed in accordance with AS3500.3 – Section 3. Stormwater discharge from the site to the downstream stormwater system is not to exceed the equivalent of the pre-developed minor storm event (10% AEP)
 - (d) MUSIC modelling is to be provided to demonstrate that Council’s water quality targets can be achieved. The P&D Code (Design in Urban Areas – Assessment Provision PO 42.2) includes the following Water Sensitive Design provision; Water discharged from a development site is to be of a physical, chemical and biological condition equivalent to of better than its pre-development state. To achieve the requirements of the Code and ensure Council’s water quality objectives are met, it’s recommended that the following water quality targets requirements apply. These are to be verified through provision of a MUSIC model to support the proposal:
 - i. 80% retention of the typical urban annual load for Total Suspended Solids
 - ii. 60% retention of the typical urban annual load for Total Phosphorus
 - iii. 45% retention of the typical urban annual load for Total Nitrogen
 - iv. 100% retention of the typical urban annual load for Gross Pollutants (litter)
 - v. No visible oil flows up to the 3month ARI peak flow

3. An amended acoustic report, site and floor plans that addresses the following items:
 - a) An acoustic wall treatment to the eastern wall of the building.
 - b) A 2.1m tall acoustic fence to the western side boundary.
 - c) To confirm that all windows to the building shall be closed during study, group and weekend services.
 - d) To confirm that at all times, music shall be limited to congregation singing and/or background level music only.

Planning Consent 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.
2. The external surfaces of the building shall:
 - a. be of new non-reflective materials; and
 - b. be finished in natural tones; and
 - c. be maintained in good condition at all times.
3. The invert, crossover and driveway shall be constructed, prior to commencement of use, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.
4. The car parking layout including car park spaces, aisle widths and manoeuvring area shall be designed and constructed to comply with AS 2890.1-2009 – Off-Street Car Parking, Part 1, Austroads "Guide to Traffic Engineering Practice Part 11 – Parking", AS 2890.2 – Facilities for Commercial Vehicles and AS 2890.6 – 2009 – Parking Facilities – Part 6: Off-street parking for people with disabilities.
5. All driveways, car parking and manoeuvring areas as designated on the Civil Plan, Approved under Reserved Matter 1 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 established prior to commencement of use and shall be maintained at all times thereafter to the reasonable satisfaction of Council.
6. All existing crossovers made redundant by this development shall be reinstated to kerb, prior to commencement of use, in accordance with Council's kerb design standard, to the satisfaction of Council.
7. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping Plan. All landscaping shall be completed, prior to commencement of use and shall be maintained at all times thereafter to the reasonable satisfaction of Council (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

8. The approved capacity shall be 40 people at any given time
9. The approved use operating times shall be limited Monday to Friday 7.00am to 8.00pm and Saturdays and Sundays 10.00am to 6.00pm.
10. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
11. All waste and rubbish from the activity shall be contained and stored pending removal in covered containers which shall be kept in an area screened from public view.
12. Except where otherwise approved, 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. All lighting shall be in accordance with Australian Standard 4282 – 1997 ‘Control of the obtrusive effects of outdoor lighting’.
13. The development shall be carried out strictly in accordance with the Acoustic Report approved under Reserved Matter 3.

Commissioner of Highways – Directed Conditions

14. Access shall be gained via the existing access points to Kings Road as shown on the FR Design Studio Site Plan, Sheet 1 of 4 dated August 2023 (uploaded 9 September 2024) with all traffic movements being consistent with the Phil Weaver & Associates, Traffic & Parking Statement, File 24-031, dated 29 February 2024. The Kings Road access points shall be suitably signed (internally and externally) and or line marked to reinforce the one-way entry and exit movements.
15. All vehicles shall enter and exit Kings Road in a forward direction.
16. All off-street parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009. Parking shall not be permitted on the Kings Road verge area adjacent to the access points to ensure entry and exit movements to/from Kings Road are safe and convenient.
17. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Kings Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant’s expense.

Advice Notes

1. Rights of Appeal

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. 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).

2. Building Rules Consent and Approval Still Required

Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

3. Commencement

The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

4. Advice regarding Council land

This Development Approval does not constitute land owners approval. The following applies to any works on Council land:

- a. Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
- b. Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from roof expansion.
- c. Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
- d. It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

5. Siting of Building Work

It is your responsibility to ensure that any building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.

6. Plans Available Onsite

The Council approved plans should be available on site at all times while performing the building work.

7. Fences Act

You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit: <https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf>

8. Construction Noise

The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- *On any Sunday or public holiday;*
- *After 7pm or before 7am on any other day.*

9. EPA and Local Nuisance Matters

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.

In addition, the applicant is responsible for ensuring the development (including demolition, civil works and construction activities) do not cause a ‘local nuisance’ under the *Local Nuisance and Litter Control Act 2016*

Accordingly, your site planning activities should consider:

- providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment
- appropriately located stockpiles and storage materials
- a suitable and designated area for brick cutting and concrete works
- a contained area for paint and plastering waste and wash waters
- appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours
- dust control measures such as use of a water cart and/or covering stockpiles

Note: EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following

8.1.2

24021956

Upgrades and alterations to the Humes concrete product manufacturing facility including the decommissioning and demolition of the existing concrete pipe production facility, staff amenity and workshop buildings, the construction of a new concrete pipe production facility together with associated hopper, aggregate storage silos, tanks and batching equipment; the construction of a pre-cast concrete production facility together with new hardstand areas for storage purposes, new carparking line marking, associated retaining walls, and Tree Damaging Activities (Removal of Regulated and Significant Trees) at 39-45 Maxwell Rd, Pooraka for Holcim Australia Pty Ltd

REPRESENTORS

Mr J Jafari was not present at the meeting.

APPLICANT

Mr R Gagetti, Ekistics, spoke on behalf of the application.

Mr J Botten moved, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is GRANTED to 24021956 at 39-45 Maxwell Rd Pooraka for Upgrades and alterations to the Humes concrete product manufacturing facility including the decommissioning and demolition of the existing concrete pipe production facility, staff amenity and workshop buildings, the construction of a new concrete pipe production facility together with associated hopper, aggregate storage silos, tanks and batching equipment; the construction of a pre-cast concrete production facility together with new hardstand areas for storage purposes, new carparking line marking, associated retaining walls, and Tree Damaging Activities (Removal of Regulated and Significant Trees) in accordance with the plans and details submitted with the application and subject to the following conditions and reserved matters:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Assessment Manager, as delegate of the Council Assessment Panel, as Reserved Matters under Section 102(5) of the *Planning, Development and Infrastructure Act 2016*:

1. Civil and Siteworks Plan, prepared by a qualified and experienced engineer, for all civil and stormwater works, which shall address all of the following:

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- a) Finished floor levels for all buildings and hardstand surfaces; and
 - b) Cut/fill details; and
 - c) Retaining walls, kerbing or ramps, their design and grades; and
 - d) Pavement design details and gradients; and
 - e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage; and
 - f) Stormwater management arrangements, including accompanying design calculations, which consider the minor storm (10% AEP) and major storm (1% AEP) events; and
 - g) Water sensitive urban design measures; and
 - h) Surface water treatment.
2. Final stormwater management plan and accompanying stormwater design calculations, prepared by a qualified and experienced stormwater engineer, which shall address all of the following:
- a) 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 components shall be included in the stormwater drainage design:
 - i. Finished floor level shall be at least 150mm above the Q100 flood level adjacent the building;
 - ii. Storm runoff from the building roof areas should be separated from the runoff from ground or paved surfaces and may be discharged directly to Council's downstream underground drainage system without treatment to improve water quality;
 - iii. Grassed or vegetated swale drains and sedimentation/detention basins shall be used to convey storm runoff from paved surfaces including car parking areas to Council's downstream drainage system to reduce the extensive use of hard concrete kerb edges and underground piped drainage systems. The use of permeable paving for light vehicle car parking areas is suggested as a means of increasing the site stormwater detention / retention and infiltration rates and reducing the peak discharge rates and volume of runoff that discharge to Council's downstream drainage system;
 - iv. The minor stormwater drainage system of grassed swale drains, culverts, pits and pipes shall be designed with capacity to convey the runoff resulting from a 1 in 10 year ARI storm event;
 - v. Grassed swale systems and basins shall be designed to provide primary treatment of stormwater runoff by filtering and removal of silt, sediment, oil and grease before discharge to downstream drainage systems and may also incorporate bio-retention treatment systems;
 - vi. Gross pollutant traps including trash racks and trash nets

shall be included in the stormwater drainage system to capture stormwater pollutants such as rubbish and floatable litter.

- vii. Gross pollutant traps, water quality treatment devices and drainage systems shall include high flow bypass and overflow provisions to accommodate extreme storm events resulting from the 1 in 100 year Ari major storm event.
- viii. The following water quality requirements shall be met:
 - 80% retention of the typical urban annual load for Total Suspended Solids (TSS);
 - 60% retention of the typical urban annual load for Total Phosphorus (TP);
 - 60% retention of the typical urban annual load for Total Nitrogen (TN)(45% reduction target is applicable if discharge < 60L/sec);
 - No visible oil flows up to the 3 month ARI peak flow;
 - MUSIC modelling is required to verify that water quality targets are achieved;
 - Gross pollutant traps, water quality treatment devices and drainage systems shall include high flow bypass and overflow provisions to accommodate extreme storm events resulting from the 1 in 100 year ARI major storm event.

Planning Consent 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.
2. The external surfaces of the building shall:
 - a. be of new non-reflective materials; and
 - b. be finished in natural tones; and
 - c. be maintained in good condition at all times.
3. The invert, crossover and driveway shall be constructed, prior to commencement of use, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.
4. The car parking layout including car park spaces, aisle widths and manoeuvring area shall be designed and constructed to comply with AS 2890.1-2009 – Off-Street Car Parking, Part 1, Austroads "Guide to Traffic Engineering Practice Part 11 – Parking", AS 2890.2 – Facilities for Commercial Vehicles and AS 2890.6 – 2009 – Parking Facilities – Part 6: Off-street parking for people with disabilities.

5. All driveways, car parking and manoeuvring areas as designated on the Civil Plan, Approved 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 established prior to commencement of use and shall be maintained at all times thereafter to the reasonable satisfaction of Council.
6. Replacement trees must be planted within 12 months of completion of the development at the following rates:
 - i. if the development relates to a regulated tree—2 trees to replace a regulated tree; or
 - ii. if the development relates to a significant tree—3 trees to replace a significant tree.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

7. All loading and unloading of vehicles and maneuvering of vehicles in connection with the approved land use shall be carried out entirely within the site at all times.
8. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
9. All waste and rubbish from the activity shall be contained and stored pending removal in covered containers which shall be kept in an area screened from public view.
10. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI = 10 years). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to 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 ARI = 100 years.
11. Except where otherwise approved, 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. All lighting shall be in accordance with Australian Standard 4282 – 1997 ‘Control of the obtrusive effects of outdoor lighting’.
12. All roof and ground level plant and equipment shall incorporate screening devices.

Conditions directed by the EPA

13. The Pipe Production and Pit Production buildings must be constructed with walls using a minimum Bare Metal Thickness (BMT) of 0.55mm sheet metal cladding, and roofing must be constructed with a minimum BMT of 0.55mm sheet metal with a 60mm building blanket beneath the sheeting.
14. Stormwater must be managed on site in accordance with the Stormwater Management Plan, prepared by CPR Engineers, dated 3 July 2024, including:
 - a. roof runoff from the proposed new buildings will be captured and re-used on site, where possible
 - b. prior to operation, the installation of a Humeceptor, a Humegard HG30 and a Humefilter UPT1800, or equivalent to treat stormwater as proposed through MUSIC modelling, and
 - c. conduct regular maintenance on the stormwater devices installed, in accordance with the manufacturer's specifications.
15. Prior to operation, any material likely to degrade water (concrete admixtures, etc.) must be stored within a roofed and bunded compound/area, which has a capacity of at least 120% of the volume of the largest container to be stored within the bund, and which is designed and constructed to prevent the escape of material into surface or underground water resources. Refer to the EPA Guideline Bunding and Spill Management to assist with appropriate design and management of bunded areas.
16. All stockpiles of raw materials must be located within storage bunkers/bays and stored below the height of the bunker walls. The location of the storage bunkers/bays must be taken into account to minimise the effects of the prevailing wind direction. Sprinklers must be installed and utilised as required to keep the material damp.
17. All cement mixing operations must be undertaken within an enclosed and roofed building which prevents the escape of dust from that building.
18. The cement storage silo must be fitted with an appropriately sized fabric filter incorporating an effective fabric-cleaning device to eliminate emissions due to the displacement of air whilst filling.
19. The cement storage silo is to be fitted with a high level visible and audible alarm, complete with a test circuit, to guard against overfilling. It must also be fitted with an automatic delivery shutdown.
20. Truck washing activities must be undertaken within an on-site wastewater collection system.
21. Truck washout pits and settlement ponds must be concrete lined with solid waste either to be re-used or transported off-site by an EPA licensed waste transporter for appropriate disposal.

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22. The site must incorporate an effective wastewater management system to collect, treat as necessary, and re-use all sources of wastewater and contaminated stormwater generated at the site.
 23. Measures must be taken to ensure that no wastewater or contaminated stormwater is discharged off site.
 24. Pollution control devices must be operated and maintained in accordance with manufacturers' specifications.
 25. Any contaminated stormwater or wastewater generated by the plant that is not suitable for re-use or treatment and has not evaporated must be collected for off-site disposal by an EPA licensed waste transporter.
 26. All solid waste from the site must be collected, contained in a manner that does not result in contamination, and regularly removed from the site.

Advice Notes

1. Rights of Appeal

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. 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).

2. Building Rules Consent and Approval Still Required

Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

3. Commencement

The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

4. Advice regarding Council land

This Development Approval does not constitute land owners approval. The following applies to any works on Council land:

- a. Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
- b. Service infrastructure should be located as far as practicable away from street

trees, in order to protect the root zone and to prevent future damage to the infrastructure from roof expansion.

- c. Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
- d. It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

5. Siting of Building Work

It is your responsibility to ensure that any building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.

6. Plans Available Onsite

The Council approved plans should be available on site at all times while performing the building work.

7. Fences Act

You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit:
<https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf>

8. Construction Noise

The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Commercial and Industrial Noise) Policy 2023* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- *On any Sunday or public holiday;*
- *After 7pm or before 7am on any other day.*

9. EPA and Local Nuisance Matters

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.

In addition, the applicant is responsible for ensuring the development (including demolition, civil works and construction activities) do not cause a 'local nuisance' under the *Local Nuisance and Litter Control Act 2016*

Accordingly, your site planning activities should consider:

- providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment
- appropriately located stockpiles and storage materials
- a suitable and designated area for brick cutting and concrete works
- a contained area for paint and plastering waste and wash waters
- appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours
- dust control measures such as use of a water cart and/or covering stockpiles

Note: 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>.

EPA Advisory Notes:

10. The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during demolition and construction) do not pollute the environment in a way which causes or may cause environmental harm.
11. An environmental authorisation in the form of a licence already exists for the operation of this development and there are no required changes proposed to be made to the site's existing EPA licence. The applicant is therefore reminded to comply with its licence conditions and any conditions of development approval imposed at the direction of the Environment Protection Authority.
12. Any information sheets, guidelines documents, codes of practice etc. that are referenced in this response can be accessed on the following web site:
www.epa.sa.gov.au

OTHER BUSINESS

8.2.1 Assessment Manager Quarterly Report - October to December 2024

Mr R Bateup moved, and the Council Assessment Panel resolved the information was received.

8.2.2 Assessment Panel Members - Code of Conduct

Ms K Grenfell moved, and the Council Assessment Panel resolved that the Assessment Panel Members Code of Conduct consultation draft is noted.

8.2.3 Status of Current Appeal Matters and Deferred Items

Mr J Botten moved, and the Council Assessment Panel resolved the information was received.

8.2.4 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.5 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 25 March 2025.

ADOPTION OF MINUTES

Ms Grenfell 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 7.35pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 25 February 2025
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number 8357133)