

CITY OF WEST TORRENS



Notice of Panel Meeting

NOTICE IS HEREBY GIVEN in accordance with Section 56A(19) of the Development Act 1993, that a meeting of the

DEVELOPMENT ASSESSMENT PANEL

of the

CITY OF WEST TORRENS

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 12 APRIL 2016
at 5.00 PM**

**Bill Ross
Chief Executive Officer (Acting)**

City of West Torrens Disclaimer

Development Assessment Panel

Please note that the contents of this Development Assessment Panel Agenda have yet to be considered and deliberated by the Development Assessment Panel and officer recommendations may be adjusted or changed by the Development Assessment Panel in the process of making the formal Development Assessment Panel decision.

Note: The plans contained in this agenda are subject to copyright and should not be copied without authorisation.

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1. MEETING OPENED

1.1 Evacuation Procedure

2. PRESENT

3. APOLOGIES

4. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Panel held on 8 March 2016 be confirmed as a true and correct record.

5. DISCLOSURE STATEMENTS

The following information should be considered by Development Assessment Panel Members prior to a meeting:

Action to be taken prior to consideration of a matter

Sections 2(4)(5) of the Minister's Code of Conduct - Section 21A of the Development Act 1993 requires that:

"If you consider that you have, or might reasonably be perceived to have an interest in the matter before the panel, you must clearly state the nature of that interest in writing to the presiding member before the matter is considered.

If you consider that you have a personal interest which may be in conflict with your public duty to act impartially and in accordance with the principles of the Act, you must declare a conflict of interest as above."

Action to be taken after making a declaration of interest:

Section 2(6) of the Minister's Code of Conduct - Section 21A of the Development Act 1993 requires that:

"If you have an interest in a matter, you must not partake in any of the assessment processes involving the matter. You must leave the room at any time in which the matter is discussed by the panel including during the hearing of any representations or during any vote on the matter. You must not vote on the matter and you must not move or second any motion or participate in any discussion through the consensus process."

If an interest has been declared by any member of the panel, the presiding member must record the nature of the interest in the minutes of meeting.

The following disclosures of interest have been made in relation to:

Item

Panel Member

6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 33 Brooker Terrace, RICHMOND

Application No. 211/1185/2015 & 211/1224/2015

Appearing before the Panel will be:

Representor: **Michael Spinell** for **Maria Beltrame** of 2 Arthur Street wishes to appear in support of their representation.

Linda Elleston of 5/35 Brooker Terrace wishes to appear in support of their representation.

Carmel Hyland of 1/1A Arthur Street wishes to appear in support of their representation.

Fiona Jenkins of 38 Brooker Avenue wishes to appear in support of their representation.

Applicant: **Chris Back** from Tenant Ready Group wishes to appear to respond to representations.

DEVELOPMENT APPLICATION DETAILS

| | | |
|--------------------------|---|---|
| DEVELOPMENT PROPOSAL | Community Title Land Division (DAC No. 211/C125/15) to create five (5) additional allotments | Construction of a two storey residential flat building containing six (6) dwellings |
| APPLICANT | Tenant Ready Group | Tenant Ready Group |
| APPLICATION NO | 211/1185/2015 | 211/1224/2015 |
| LODGEMENT DATE | 9 October 2015 | 19 October 2015 |
| ZONE | Residential Zone | Residential Zone |
| POLICY AREA | Medium Density Policy Area 19 | Medium Density Policy Area 19 |
| APPLICATION TYPE | Merit | Merit |
| PUBLIC NOTIFICATION | Category 1 | Category 2 |
| REFERRALS | Internal <ul style="list-style-type: none">City Assets - Civil Engineer External <ul style="list-style-type: none">DAC and SA Water | Internal <ul style="list-style-type: none">City Assets - Civil Engineer External <ul style="list-style-type: none">DAC and SA Water |
| DEVELOPMENT PLAN VERSION | 25 June 2015 | 25 June 2015 |
| MEETING DATE | 12 April 2016 | 12 April 2016 |
| RECOMMENDATION | CONSENT | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason:

- All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the DAP.

PREVIOUS or RELATED APPLICATION(S)

- DA 211/7982/1980 - Carport and verandah (Approved on 24 October 1980)
- DA 211/12831/1985 - Garage (Approved on 30 August 1985)
- DA 211/16836/1990 - Dwelling addition (Approved on 24 January 1990)
- DA 211/15/1990 - Garage (Approved on 6 February 1990)
- DA 211/124/2015 - Torrens Title Land Division (DAC No 211/D015/15) to create one (1) additional allotment (Development approval granted by staff on 20 April 2015)
- DA 211/892/2015 - Demolition of garage and two outbuildings (Development approval granted by staff on 20 August 2015)

SITE AND LOCALITY

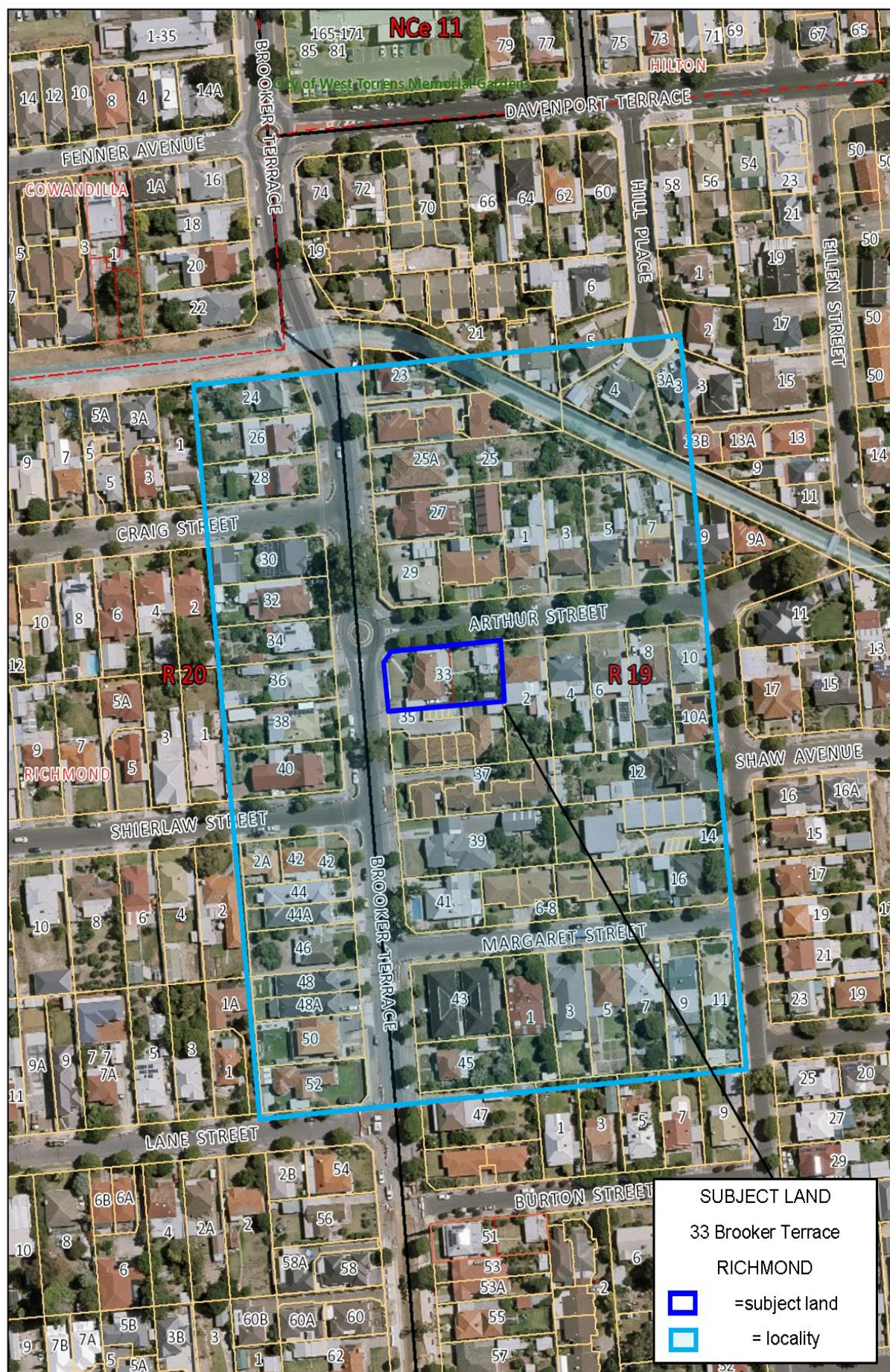
The subject land is described as Allotment 1 Deposited Plan 4705 in the area named Richmond Hundred of Adelaide as contained in Certificate of Title Volume 5682 Folio 233. The land is more commonly known as 33 Brooker Terrace, Richmond.

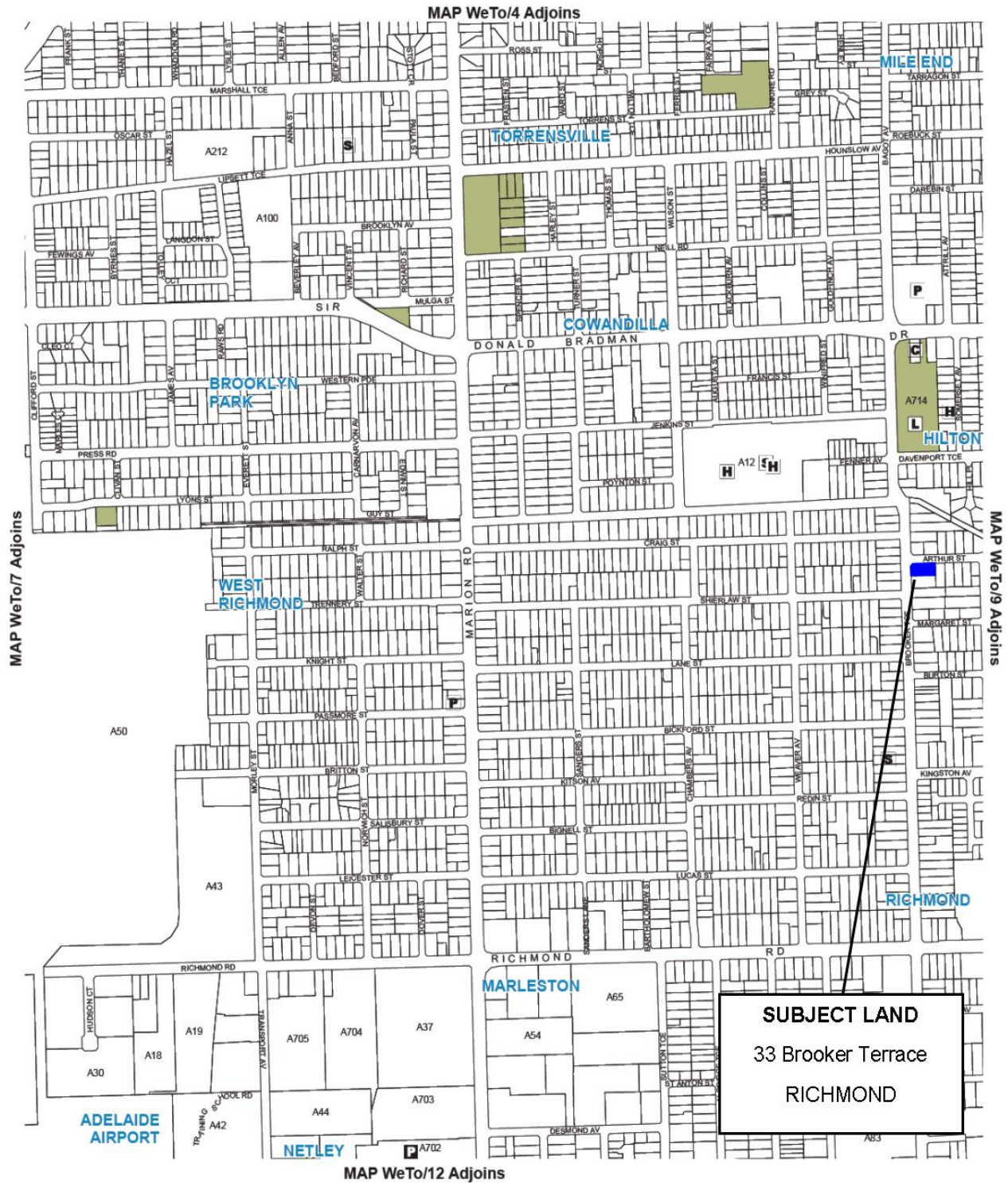
The subject land is a rectangular shaped allotment of approximately 984.9 square metres with a frontage of 18.6 metres to Brooker Terrace and 42.6 metres to Arthur Street, and includes a 3 metre by 3 metre corner cut-off at the intersection of these two roads. The land contains a single storey detached dwelling constructed circa 1950 and ancillary structures including verandahs, outbuildings and a garage.

The subject land is located within the Residential Zone and more particularly Medium Density Policy Area 19. The land is located approximately 82 metres south-west of Keswick Creek, 414 metres south of Sir Donald Bradman Drive (an arterial road) and 416 metres west of the Community Zone (Richmond Oval). The land is also located within 400 metres of the Neighbourhood Centre Zone.

The locality consists mostly of medium density residential development up to two storeys in height, with construction eras ranging from the 1920s to present. Allotments within the locality are generally rectangular in shape and contain a range of dwelling types including detached, semi-detached, row and group dwellings as well as some residential flat buildings.

The site and locality are shown on the following maps.





Location Map WeTo/8

WEST TORRENS COUNCIL

Consolidated - 25 June 2015

PROPOSAL

The applicant is seeking Development Approval for a Torrens Title land division to create five (5) additional allotments and Common Property.

The proposed Plan of Division is contained in **Attachment 1**.

A separate application has been lodged for the construction of a residential flat building containing six (6) dwellings on the land, comprising two storey dwellings with three bedrooms, two car parking spaces, landscaping and retaining walls. The land use plans are contained in **Attachment 2**.

PUBLIC NOTIFICATION

The dwelling application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone, Procedural Matters.

| | |
|-------------------------------------|---|
| Properties notified: | Fifteen (15) properties were notified during the public notification process. |
| Representations: | 6 representations were received. |
| Persons wishing to be heard: | 4 representors identified that they wish to address the Panel. <ul style="list-style-type: none">• Maria Beltrame (represented by Michael Spinell)• Linda Elleston• Carmel Hyland• Fiona Jenkins |
| Summary of Representations: | Concerns were raised regarding the following matters: <ul style="list-style-type: none">• Overdevelopment• Loss of property value• Increase in population• Lack of car parking• Inconsistent with local character• Flooding risk• Increase in noise• Front and rear setbacks being too small• Bulk and scale of development is too much• Loss of privacy and overlooking concerns• Loss of visual amenity• Proximity of dwelling to Brooker Terrace and the potential for it to be crashed into by speeding vehicles• Additional vehicular traffic causing congestion in Arthur Street• Lack of screening and landscaping. |

The Applicant has provided a response to the representations, summarised in **Attachment 4**.

A copy of the representors concerns and the applicant's response is contained in **Attachment 4**.

REFERRALS

Internal

City Assets Department

The City Assets Department have confirmed as follows:

Flood Consideration – Finished Floor Level (FFL) Requirement – 250mm to 500mm Zone

In accordance with the provided 'Drainage Plan' (MQZ consulting engineers drawing no. 150917 C02 dated October '15), the FFL of the proposed development (100.66) has been assessed as satisfying minimum requirements in consideration of street and/or flood level information.

In the '250mm to 500mm' anticipated flood depth zone, it is typically requested that a minimum 1000mm wide flood corridor be provided along all boundaries. As currently presented, flood corridor around the proposed residences are considered acceptable.

It should be noted that to preserve the ability for flood flows to move through this site, it will also be required that the flood flow corridors indicated above and the general site levels be maintained within 200mm of the existing natural site levels.

Verge Interaction (with street tree)

Verge interaction has been assessed as acceptable in accordance with the site layout shown in 'Drainage Plan' (MQZ consulting engineers drawing no. 150917 C02 dated October '15).

It is noted that both proposed driveway crossovers and new stormwater connections are located more than 2.0 metres from existing street tree. If an offset less than the desired 2.0 metres is proposed then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

External

- **Development Assessment Commission (DAC) and SA Water**

Pursuant to Section 33 and Schedule 29(1) of the Development Act and Regulations, the application was referred to SA Water by the Development Assessment Commission.

Neither DAC nor SA Water had any objections to the proposal subject to several conditions being added to any consent notice.

A full copy of the relevant reports are attached, refer **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Medium Density Policy Area 19 as described in the West Torrens Council Development Plan (Consolidated 25 June 2015). The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|--|--|--|
| <i>Design and Appearance</i> | <i>Objectives</i> | 2 |
| | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 |
| <i>Energy Efficiency</i> | <i>Objectives</i> | 1 & 2 |
| | <i>Principles of Development Control</i> | 1, 2, 3 & 4 |
| <i>Land Division</i> | <i>Objectives</i> | 1, 2, 3 & 4 |
| | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 |
| <i>Landscaping, Fences and Walls</i> | <i>Objectives</i> | 1 & 2 |
| | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5 & 6 |
| <i>Orderly and Sustainable Development</i> | <i>Objectives</i> | 1, 2, 3, 4 & 5 |
| | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7 & 8 |
| <i>Residential Development</i> | <i>Objectives</i> | 1, 2, 3, 4 & 5 |
| | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 & 56 |
| <i>Transportation and Access</i> | <i>Objectives</i> | 1, 2, 3, 4 & 5 |
| | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 & 41 |
| Zone: Residential Zone | | |
| <i>Desired Character Statement:</i> | | |
| <p><i>“This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> | | |

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer”.

| | |
|-----------------------------------|-------|
| Objectives | 3 & 4 |
| Principles of Development Control | 5 |

Policy Area: Medium Density Policy Area 19

Desired Character Statement:

“Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.

New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway where buildings will be up to 3 storeys in height and provide a strong presence to the streets. Garages and carports will be located behind the front façade of buildings.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer”.

| | |
|-----------------------------------|----------|
| Objectives | 1 |
| Principles of Development Control | 1, 5 & 7 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

[illegible]

[illegible]

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Site Area and Frontage

The proposed development will result in six (6) allotments with an average site area of approximately 164.1 square metres, which meets the minimum requirement for a residential flat building, as sought by the Residential Zone, Medium Density Policy Area 19, Principle of Development Control 5, which states:

"When a dwelling is located within 400 metres of a centre zone, it should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Residential flat building – 150m² average site area and 15metre frontage (for complete building)"

As the assessment is also for the proposed land division of the subject land the following provision is also relevant:

"Land division should create allotments with an area of greater than 270 square metres and a minimum frontage width of 9 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site".

Therefore as the proposal is combined with a land use application for dwellings, the minimum site area and frontage as prescribed in PDC 5 of Policy Area 19 is relevant. Accordingly, the proposal for the division and the land use meets the site and frontage requirements of the Development Plan.

In order to ensure that the development occurs in an integrated way, and with the purpose of achieving a consolidated development that delivers a land use outcome that is tied to the proposed land division, it is recommended that the land division approval be subject to a section 51 clearance requirement whereby the titles are cleared subject to satisfactory completion of the land use component of the proposal.

Neighbourhood character

The Desired Character Statement for the Residential Medium Density Policy Area 19 states as follows:

"Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.

New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway where buildings will be up to 3 storeys in height and provide a strong presence to the streets. Garages and carports will be located behind the front façade of buildings.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer".

The subject land has a frontage to both Arthur Street and Brooker Terrace. The Policy Area provisions expressly state a desired intent for the area, particularly where a site is located within 400 metres of a centre zone, to achieve densities that are greater than the established density that currently exists within the locality. The Desired Character Statement does not give any significant weight to maintenance of the character that exists within the locality. In fact the Residential Zone Desired Character statement further reinforces the intent for further densification of land within close proximity to centre zones with the statement that (note my emphasis):

*“Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. **The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area** and, in turn, reinforce distinction between policy areas. **Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement.** There will also be potential for semi-detached dwellings and group dwellings in other policy areas.”*

The Development Plan therefore has a stated clear intent to allow sites such as the subject land to be significantly transformed to meet the desired densities intended by the Policy Area.

As the dwellings have been designed such that the minimum density standards have been met, the assessment of the suitability of the proposal has to be based on all other quantitative and qualitative provisions of the Development Plan.

Overlooking

A number of representors have raised concerns about the impact of visual privacy. The Council wide provisions PDC 27 relating the visual privacy require that:

“Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.”

Although the rear and eastern elevations of the proposal plans indicate use of obscure glazing and/or high level windows that face directly into the properties to the south and east of the subject land, it is considered appropriate to condition any consent requiring the minimum sill height of obscured glazing to be at 1.7 metres.

Overshadowing

The Development Plan uses a number of techniques to ensure that adequate daylight and sunlight remains available to adjoining dwellings and private open space:

- 10 *The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:*
 - (a) *windows of habitable rooms, particularly living areas*
 - (b) *ground-level private open space*
 - (c) *upper-level private balconies that provide the primary open space area for any dwelling*
 - (d) *access to solar energy.*
- 11 *Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June.*

- 12 *Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:*
 - (a) *half of the existing ground-level open space*
 - (b) *35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres)*
- 13 *Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.*

The dwelling to the south of the subject land has its main frontage to Brooker Terrace. Immediately adjacent the common boundary that adjoins this adjacent property is the main vehicular driveway that services an existing carport. Towards the north-eastern side of the adjoining property is a garden shed and a small area of private open space. Although the application is not supported with an overshadowing diagram, the 6 metre setbacks of the proposed new dwellings together with the existing driveway, carport and shed will result in any overshadowing to be cast on the proposed rear yards of the new dwellings and on the driveway, shed and carport. For these reasons the impact of overshadowing is not considered to be of negative impact on the southern adjoining property.

Car parking Provisions

The Development Plan requires the provision of 13 car parking spaces to service the proposed development. The proposal falls short of the 13 car parking spaces by 1 space. Although this shortfall is not ideal, a review of on-street car parking space on both Brooker Terrace and Arthur Street indicates that there is sufficient room within the existing road space to accommodate any excess car parking needs from the site. The subject land is also located within close proximity to Sir Donald Bradman Drive and Richmond Road which accommodate main arterial bus routes to and from the CBD. For these reasons the shortfall of one car parking space is not considered to be fatal to the application.

Fencing and Landscaping

A number of the representors have raised concerns regarding boundary fencing and landscaping. The applicant has indicated his preparedness to liaise with the neighbours on the type and finish of fencing proposed, and this is considered to be an appropriate outcome in relation to fencing. However, on the subject of landscaping it would be appropriate to require the applicant to provide further detail on the landscaping treatment proposed, in particular adjacent common property boundaries to ensure that an appropriate landscape outcome is achieved where the proposed dwellings adjoin adjacent private property.

SUMMARY

The Development Plan has recently been amended to allow greater density of development in specified areas close to Centre Zones throughout the council area. The subject land is one such area where increased densities are encouraged. The proposed development satisfies the majority of the measures intended to promote infill development of the density envisaged. Other than the shortfall in car parking provision, the development meets all other relevant provisions of the Development Plan.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 25 June 2015 and warrants Development Plan Consent.

RECOMMENDATION 1 - LAND DIVISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1185/2015 by Tenant Ready Group to undertake Torrens Title Land Division (DAC No. 211/C125/15) to create five (5) additional allotments at 33 Brooker Terrace, Richmond (CT 5682/233) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by State Surveys relating to Development Application No. 211/1185/2015 (DAC 211/C125/15).

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

Nil

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of section 51 clearance to this division approved herein, the existing dwelling and all ancillary structures shall be removed from proposed allotments 1, 2, 3, 4, 5, 6 and the Common Property, and the concrete foundation and footings for associated development 211/1224/2015 shall have been poured.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0037874).
For SA Water to proceed with the assessment of this application, the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For any queries please contact SA Water Land Developments on 7424 1119.

An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

3. Payment of \$32,440 into the Planning and Development Fund (5 allotment(s) @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

RECOMMENDATION 2 - DWELLINGS

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1224/2015 by Tenant Ready Group to undertake construction of a two storey residential flat building containing six (6) dwellings at 33 Brooker Terrace, Richmond (CT 5682/233) subject to the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this application except where varied by any conditions listed below.
2. The construction of a drainage system and the position and manner of discharge of a stormwater drain must not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. All external second storey opening windows that face east and south shall incorporate fixed and obscured glazing or screening up to a minimum height of 1700mm above finished floor level to the satisfaction of Council.
4. Retaining walls must be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. Details of materials and finishes shall be submitted to the satisfaction of Council prior to the issuing of Development Approval.
6. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. They must be maintained to the reasonable satisfaction of Council thereafter.
7. A detailed landscape plan in accordance with Council's planting guide detailing the height and species of plantings on the southern and eastern boundaries shall be submitted to the satisfaction of Council prior to the granting of Development Approval.
8. All planting and landscaping must be completed prior to the occupation of this development and must be maintained to the reasonable satisfaction of Council. Any plants that become diseased or die must be replaced with suitable species.

ATTACHMENT 1

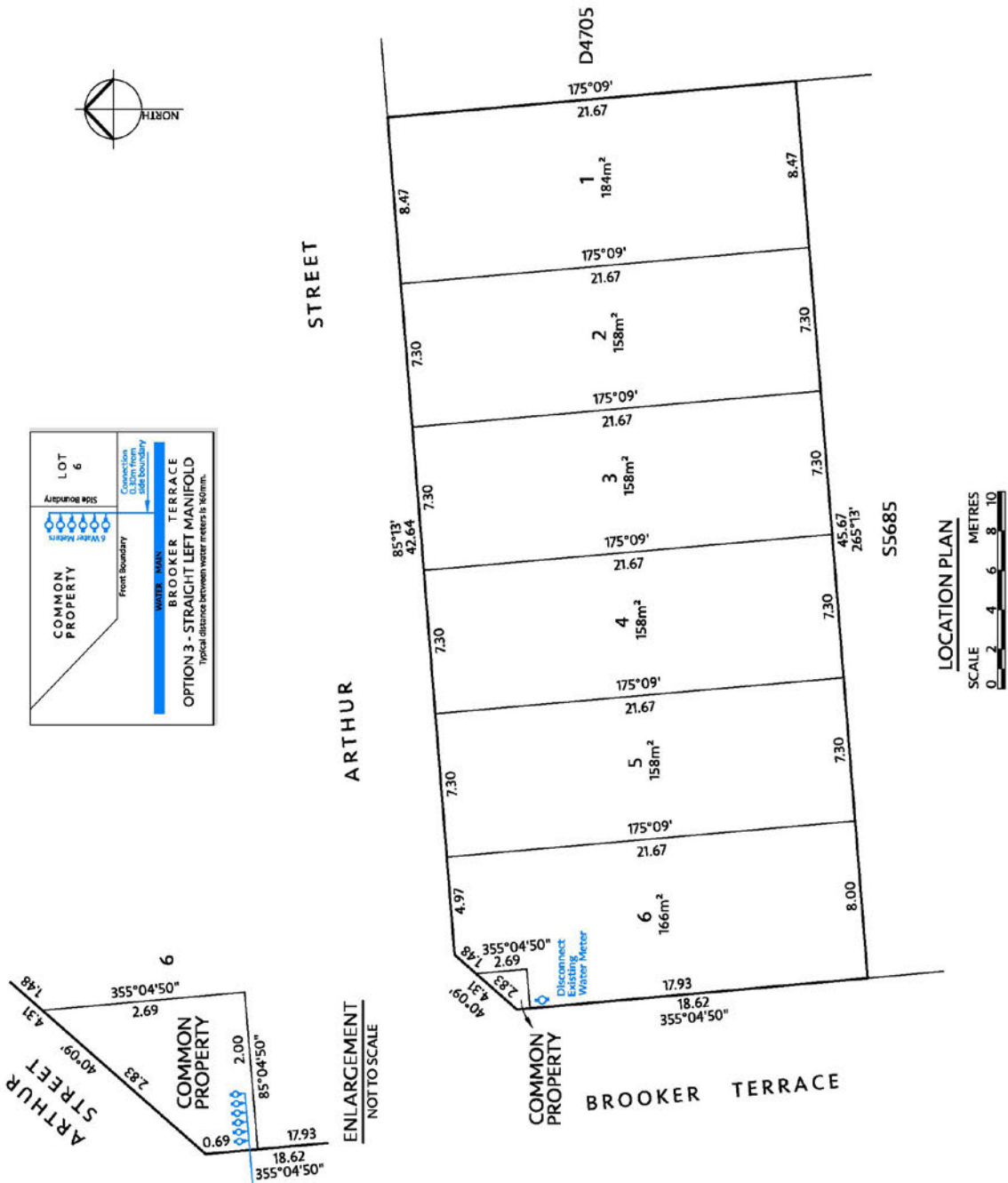
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|--|--|
| Land division application: 211 / C125 / 15 / 001 | |
| Council: CITY OF WEST TORRENS | |
| Total area of land to be divided: 985m ² | |
| Total area of reserve provided: 0m ² | |
| No. existing allotments: 1 | |
| No. proposed allotments: 6 | |
| No. additional allotments: 5 | |
| Subject land details: Allotment 1 in D4705 | |
| Street address: 33 BROOKER TERRACE | |
| Town: RICHMOND | |
| Hundred: ADELAIDE | |
| Certificate(s) of title: CT 5682 / 283 | |

Annotations:

Refer to the building plans for the proposed dwelling(s).
Owner/developer or building designer to advise if the configuration of the dwellings change in any form.
All existing structures are to be demolished.
Owner to apply to Council for demolition approval.
The purpose of the common property is for access and provision of services.

ZAINASTACEY
Development Consultants
13 Avenue Road, Frewville
PO Box 1000, Torrens Park SA 5062
Tel: 08 8379 7979
Email: planning@zainastacey.com

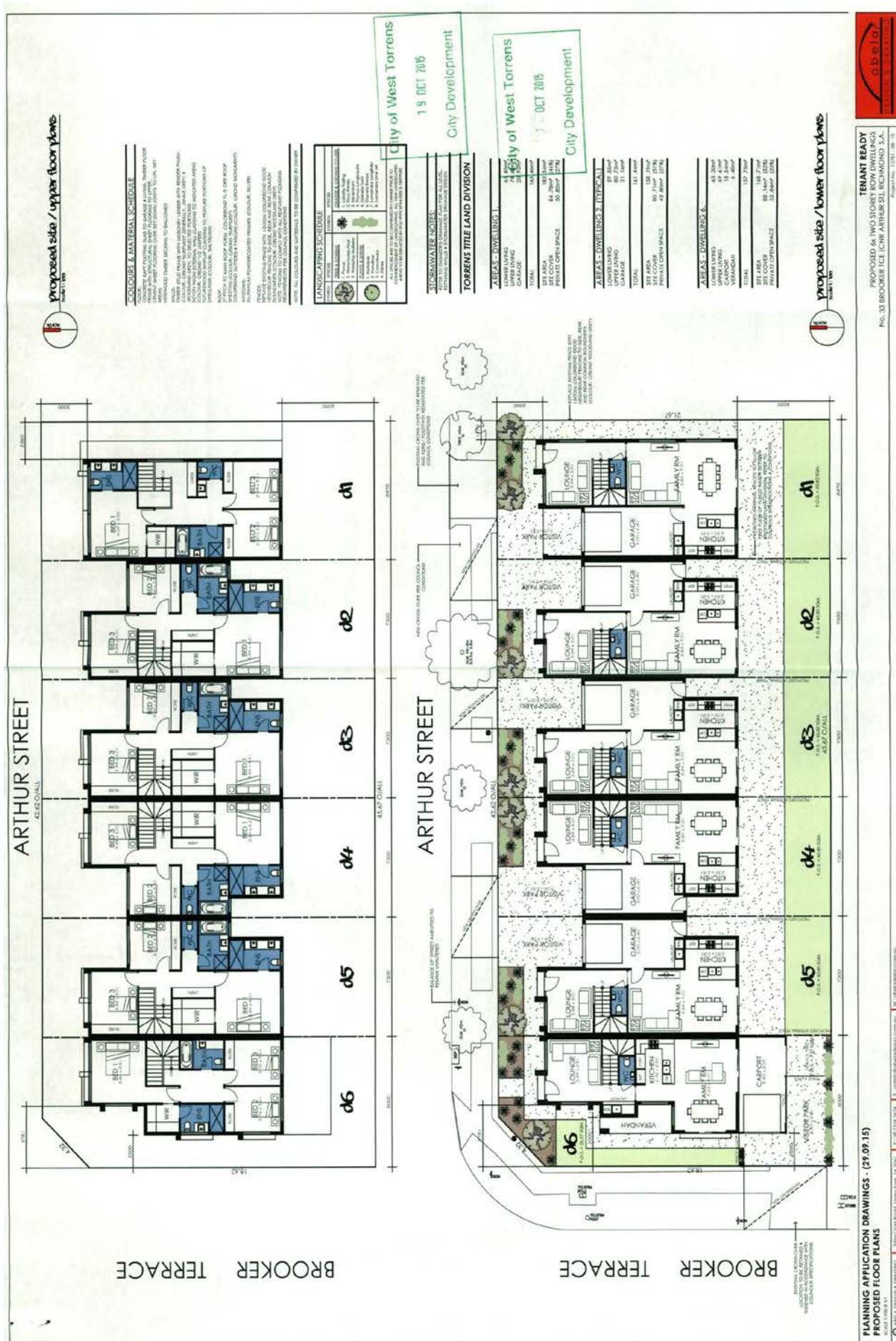
Reference: **15228** Revision: **A**
Date of issue: 9 November 2015



ATTACHMENT 2



| AREAS - DEMOLITION | |
|--------------------|--------------------|
| BRICK DWELLING | 190 m ² |
| VEHICULARS | 57 m ² |
| TOTAL | 237 m ² |





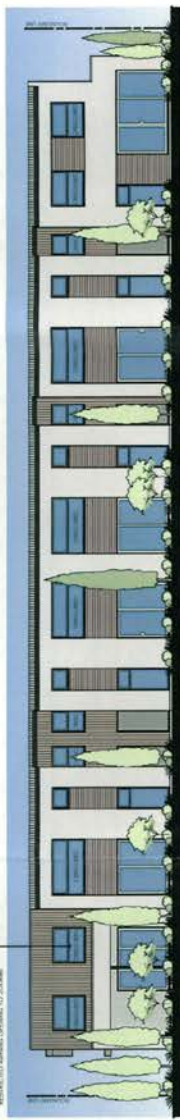
brooker terrace elevation - west



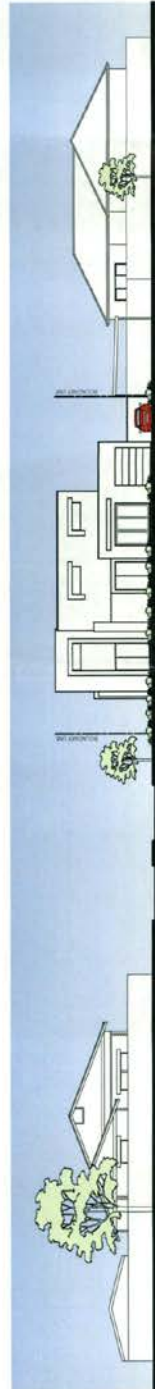
diside elevation - east



arthur street elevation - north



rear elevation - south



brooker terrace streetscape elevation - west



arthur street streetscape elevation - north

City of West Torrens
JCT 2015
City Development

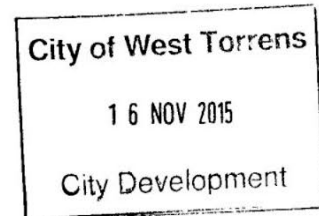
ATTACHMENT 3

Contact Customer Services
Telephone (08) 71097016
Facsimile (08) 83030604



13 November 2015

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



Dear Sir

**Re: Proposed Application No. 211/C125/15 (51939) Amended Plan 9/11/15
 for Land Division (Community Title Plan) by Tenant Ready Group**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0037874).
2. Payment of \$32440 into the Planning and Development fund (5 lots(s) @ \$6488 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

SA Water also advise that for further processing of this application by SA Water, to establish the full requirements and costs of this development, the developer will need to advise SA of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Customer+Connections+Centre.htm>. For further information or queries please contact SA Water Land Developments on 7424 1119.

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; pursuant to Regulation 60 (4) (b) (ii).

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Hodgson'.

Phil Hodgson
Unit Manager
Land titles Office
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



13 October 2015

Our Ref: H0037874

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119

Inquiries JOSIE BONNET
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/C125/15 AT RICHMOND

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

For SA Water to proceed with the assessment of this application, the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> . For any queries please contact SA Water Land Developments on 7424 1119. An investigation will be carried out to determine if th

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

JOSIE BONNET
for **MANAGER LAND DEVELOPMENT & CONNECTIONS**

ATTACHMENT 4

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

City of West Torrens

11 JAN 2016

City Development

DEVELOPMENT No. 211/1224/2015
PROPERTY ADDRESS: 33 Brooker Terrace, RICHMOND SA 5033

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

FIONA JENKINS
38 BROOKER TERRACE
RICHMOND
jenkins@charlessturt.sa.gov.au 08/11/0407 181 995

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

MY PROPERTY IS DIRECTLY OPPOSITE ON
BROOKER TERRACE, AND FACES THIS
DEVELOPMENT.

REASONS FOR *
REPRESENTATION

PLANS ARE UNCLEAR RE EXTERNAL
APPEARANCE OF BUILDINGS AND FENCES.
SEEK A CLEARER IMAGE OF EXTERNAL ON
BROOKER TERRACE, SHOWING MATERIALS,
PROPOSED GLOURS AND ALL FENCING.
CLARIFICATION: CAN THIS BE IMPROVED TO ENHANCE THE
VISUAL APPEARANCE OF THE DEVELOPMENT, AND EXISTING
CHARACTER.

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

PROVISION OF ADDITIONAL ARTIST'S IMPRESSION AND
UPGRADE OF VISUAL AMENITY / CHARACTER OF
MATERIALS ON BUILDING EXTERNAL FACADES
TO BOTH ARTHUR ST & BROOKER TLE.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD
I DESIRE TO BE HEARD PERSONALLY
WILL BE REPRESENTED BY

0
0
0

(PLEASE SPECIFY)

SIGNED

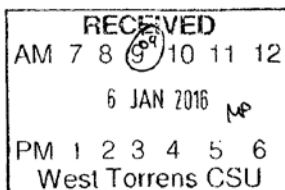
DATE


5/1/16

* If space insufficient, please attach sheets

(FORM 3)

Responsible Officer: Jasmine Walters
Ends: Friday 8 January 2016



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

City of West Torrens

11 JAN 2016

City Development

Received

- 7 JAN 2016

City of West Torrens
Information Management Unit

DEVELOPMENT No. 211/1224/2015
PROPERTY ADDRESS: 33 Brooker Terrace, RICHMOND SA 5033

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

ROSEMARY. FOTHERINGHAM
UNIT 2, 1A ARTHUR STREET
RICHMOND
SA 5033

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

OWNER OF HOUSE OPPOSITE

REASONS FOR *
REPRESENTATION

PLEASE SEE ATTACHED
PAGES

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

PLEASE SEE ATTACHED
PAGES

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO **NOT** WISH TO BE HEARD 0
I DESIRE TO BE HEARD PERSONALLY 0
WILL BE REPRESENTED BY 0

(PLEASE SPECIFY)

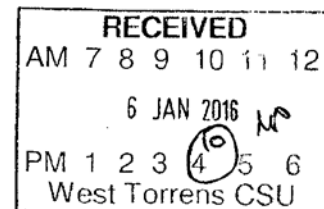
SIGNED

RH Fotheringham

DATE

6.1.2016

* If space insufficient, please attach sheets



(FORM 3)

Responsible Officer: Jasmine Walters
Ends: Friday 8 January 2016

I wish to record my objections to the proposed development of 6 dwellings in Arthur Street. My reasons are listed below:

- **Safety**

The dwellings are next to a very busy roundabout. Cars and motorbikes often tend to approach the roundabout at speed and accelerate blind into Arthur Street. We have all had near misses and abuse from other drivers when we slow down. In the proposed plan, the first two driveways are a mere 10 metres from the roundabout. This is extremely dangerous for vehicles from these driveways exiting and turning east towards South Road. It is also very dangerous for vehicles turning sharp right into driveways immediately after exiting the roundabout. Traffic lights on the corner or one common driveway entering and exiting on Brooker Terrace would be much safer.

- **Increased street parking**

The proposal allows for a visitor park on each property but in reality that will not happen. Two vehicles are the norm for 3 bedroom dwellings. From the dimensions given, one car will fit in the garage and the second could park in the driveway. Any other vehicles will park in the street, where there already is a problem. Even residents may choose to park in the street, especially if the car in the garage needs to exit first. Also residents may not feel confident parking in a narrow driveway and may have trouble squeezing out of the car once they are parked. Very few visitors would choose to park in these sorts of driveways.

Moreover, as our councillor is aware, our street has a problem with leaf litter from the Queensland Box Hedge trees. The trucks which collect leaves are only effective if the street is clear. With increased parking, gutters cannot be swept properly.

- **Inconsistent with the character of the street**

In our leg of Arthur Street, all houses are neutral coloured brick homes, set back from the street, with sizeable front yards and tiled pitched roofs. The proposed design could not be more at odds with the rest of the houses, with its minimum frontage to the street, colorbond sheeting flat roof, cladding on external walls and grey and dark grey colour scheme. This ultra modern design has a place in new developments in areas such as Mawson Lakes or sites that face a piece of common land, but certainly not in our street. My criticism is of the design, not the fact that it is medium density. There are any number of medium density buildings that would not look so out of place in Arthur Street. One example is in the picture from your handout "Policy Area 19". There are also a number of buildings on Henley Beach Road which would be more in keeping with the character of the street.

- **Storm water drainage**

Arthur Street is in a flood affected area with Brownhill Creek nearby. At present, rainwater tends to lie in the gutters and not drain away promptly, which, incidentally is not helped by leaf litter. Should this project continue, it is difficult to see how the gutters will be able to cope with the increase in stormwater from the roof and the concrete surrounds. There is very little space for vegetation to grow on the block. I suspect that the proposed storm water plans, like everything else, will meet only minimum requirements and am concerned that this will not be enough to prevent flooding.

- **Increased noise**

It would not be unreasonable for 6 3- bedroom dwellings to cater for in excess of 20 people . Apart from d6, the only entrance and exit to the street is through the front of the dwellings. All of these dwellings are opposite my house. Noise from music, increased traffic, people coming and going, visitors, voices from balconies etc. will most certainly be intrusive. Even the logistics of putting refuse bins out will be complicated as all cars will need to vacate the properties to allow room to exit with a garbage bin. A high fence around the building or a different design would help to cut out some of the noise.

- **Sheer volume/Visual Bulk**

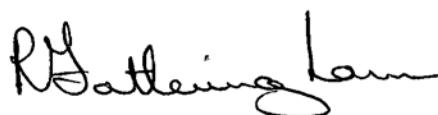
Obviously, this is an issue for me, living directly opposite. There will be 6 dwellings all in the space of 45m of total frontage facing me. This is very different to my home where I am one of two dwellings with a total frontage of approximately 30m. To add to my concern, the upper level of the entire building comprises mostly of glass, approximately 30m of windows and balconies. This is quite confronting and gives one the feeling of living in a fishbowl, as there is an unimpeded view to my home from all these windows. My every move, working in the garden, greeting visitors, leaving and entering the house, chatting to neighbours can be observed by 6 different households through these windows. As I mentioned previously, this design would fit in where the houses front a common area or open space and are not so overbearing to the houses opposite. As this proposal stands, there is no doubt that this building will dominate my environment. It will be my only view from my front windows, it will further deprive my front rooms of light and it will take away my view of the sky from these rooms.

- **Perceived Discrepancies**

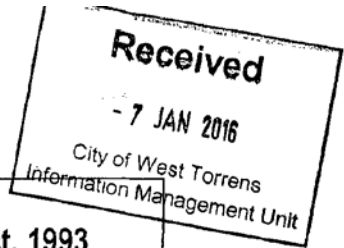
From my study of the proposed plans, it appears that the planners have been very adept in meeting minimum requirements. From a layman's point of view, I do have some queries about the proposal however.

1. Page 209 of the Development Plan states that the minimum setback for the back boundary is 6 metres. Dwelling 6 appears to have only 3 metres.
2. The "Policy Area 19" handout from Council states that for all dwellings, the minimum setback from the front boundary is 3 metres. I think that there are balconies on the upper floor and these would jut out and reduce the distance to the footpath.
3. I notice that the corner area is fenced off and wondered if it there was a reason for this and whether it still belonged to Dwelling 6 or was separate. If it were separate, I wondered who would maintain it.

In conclusion, development is inevitable in this suburb where housing is already very affordable . However the design of these dwellings is such that it will unnecessarily increase the noise and bustle in the street, be at complete odds with the character of the street, put a strain on parking and storm water run off, intrude into neighbours' personal space, as well as putting people's lives at risk. A different design which is less intrusive and more appropriate could surely be achieved.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993



TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

City of West Torrens
11 JAN 2016
City Development

RECEIVED
AM 7 8 9 10 11 12
19 21 JAN 2016
PM 1 2 3 4 5 6
West Torrens CSU

DEVELOPMENT No. 211/1224/2015
PROPERTY ADDRESS: 33 Brooker Terrace, RICHMOND SA 5033

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

Ms Irma FRIEDA (I.F. Kenyon)
34 Brooker Tce
Richmond
(P.O. Box 2058 Hilton 5033)

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

owner and resident of adjoining
land.

REASONS FOR *
REPRESENTATION

see attached

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

see attached

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

but I want a written response.
☒ I DO NOT WISH TO BE HEARD 0
☒ I DESIRE TO BE HEARD PERSONALLY 0
☒ WILL BE REPRESENTED BY 0
(PLEASE SPECIFY)

SIGNED

DATE

January 7 2016

* If space insufficient, please attach sheets

(FORM 3)
Responsible Officer: Jasmine Walters
Ends: Friday 8 January 2016

1.

Irma FRIEDA
Jan 4/2015

These are my concerns:

- ① Safety: both for the people who will potentially live in the unit closest to Brooker Tce and for the users of the Arthur St Brooker Tce intersection.

In the 90's people in Brooker Tce got sick of the many crashes in the street + asked Council to do something about it. Unfortunately the residents were not consulted about a solution and Council, in all its wisdom imposed on us the 3 roundabouts we have now - one which is right beside the proposed development

The roundabouts have done little to curb speed in this street and because the street is used as a shortcut to main streets near us it is often difficult for us to get out of our own driveways. At night the street is more like a speedway and it is not uncommon to come out in the morning and find car tracks right through the roundabout, street signs plowed into etc. The last major crash here was last year when a car plowed into the fence between 36/38 + caught fire

I would be worried that the proposed unit ^{than the existing house} closest to Brooker Tce is much closer to the road and would be in real danger of being crashed into. The fence at that address has been crashed into many times over the years

Solution: Make sure the first unit is well back from the Brooker Tce frontage
+ build a solid fence(!)
+ maybe it is about time that Brooker Tce

2.
and the "speed streets" from Marion feeding into Brooker had a proper traffic management plan. I have often wondered why the parallel St (Milner) was allowed to be cut off while Brooker with vastly more residents and services (2 schools and the library) has been left as a speed way and shortcut? (Could it be that someone "important" lives, or lived in Milner Rd?)

② The other safety issue is regarding the increased number of cars in Arthur St and the congestion caused in that very narrow St - which is already very difficult to negotiate when cars are parked on both sides of the street. Increasing the number of cars in the area, will aggravate this problem and aggravate parking problems.

Solution Less units in the proposed development + as above: a proper traffic management plan for the whole area.

③ Noise and privacy: With the proposed units being built so close together I am concerned that proper sufficient and adequate insulation is used to make sure the residents are free from each others noise and have the privacy they deserve

Solution Would like to know what material will be used to do this/build fewer units + take greater care to separate living area walls

④ We live in a flood prone area + the property at 33 Brooker Tce has chronic drainage problems. Even after the lightest of showers there is some flooding on the Arthur St side. This always happens;

3.

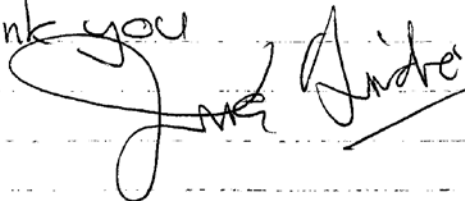
it is a chronic problem. How will the installment of plumbing from six new properties affect this?

Solution: Would like to know what will/is being done about this problem.

In general I think that there should be fewer units built on the property at 33 Brooker Tce and that they should be built separately with driveways/garages built between I think (3) would be the ideal number for that area.

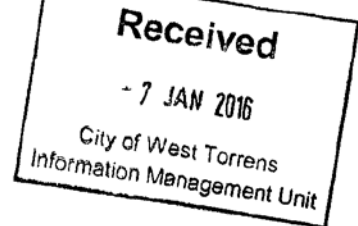
Please reply to my concerns in writing and if anyone is making a representation to Council please let me know as I would be interested to hear their concerns

Thank you

 (Irma FRIEDL)

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

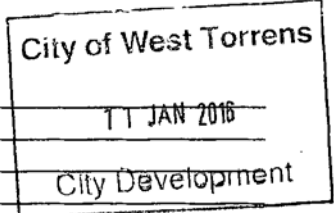
TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033



DEVELOPMENT No. 211/1224/2015
PROPERTY ADDRESS: 33 Brooker Terrace, RICHMOND SA 5033

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

Ms Carmel Hyland
1/1A Arthur St
Richmond 5033



NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

Owner of land in vicinity and
resident of property opposite development

REASONS FOR *
REPRESENTATION

Concerns re nature of development

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD
I DESIRE TO BE HEARD PERSONALLY
WILL BE REPRESENTED BY _____

(PLEASE SPECIFY)

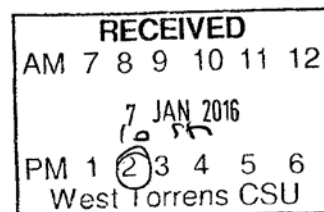
0
✓
0

SIGNED

C. Hyland

DATE

7.1.2016



* If space insufficient, please attach sheets

(FORM 3)
Responsible Officer: Jasmine Walters
Ends: Friday 8 January 2016

Ms Carmel Hyland
1/1A Arthur Street
Richmond 5033
carmelhyl2000@
yahoo.com.au

Home 84436097
Mob 0421356917

7/1/2016

Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton 5033

Dear Sir/Madam,

I am writing to you in response to a letter received regarding the proposed Category 2 Development (no 211/224/2015) on the property of 33 Brooker Tce, Richmond.

My property directly faces the site from the northern aspect, and I have several concerns about the proposed development.

Character of the Street

-The proposed buildings are planned to be a two storey, flat roofed, rendered, group of 6 dwellings on the current block. This will be out of context, in all respects, with the current character of the street i.e. Arthur St where the group will face. Although listed as a Brooker Tce title, I feel it is the residents of Arthur St who will be most affected.

Parking

-The proposed addition of 6, three bedroom residences will potentially contribute towards congestion in the street, particularly due to its closeness to the Brooker Tce/Arthur Street roundabout which is already a busy thoroughfare. I am aware that each property has a carport and visitor park, but an overflow would not be unexpected.

The street parking outside my property is also currently restricted due to the extension of the yellow line from the roundabout exit.

Privacy

-I am somewhat concerned about the abundance of upper storey windows in the development, which will face directly into my front entrance. I have noted the plan to provide obscured glazing, but from my understanding of the plan, that only appears to apply to the south facing aspect.

-Although there are plans to landscape the dwelling, I have concerns about how this will be maintained-perhaps the addition of fencing, or screening, would contribute towards providing privacy for all groups of residents.

Noise

-The addition of six independent three bedroom dwellings, on what is a relatively confined block, will potentially greatly increase the noise level of the street, both from a parking and resident's perspective. As previously mentioned, the upkeep of the proposed landscaping may assist in reducing this.

Stormwater Drainage

-There is currently often an issue with drainage of the street gutters from the nearby River Torrens catchment at the opposite end of Arthur St to the proposed development. Potential developers should acknowledge and take this into account with the large number of dwellings planned for the property.

Thank you for the opportunity to voice my concerns regarding this proposed development.

Please find enclosed the attached 'Statement of Representation' form

Yours sincerely,

Carmel Hyland



Received

8 JAN 2016

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

City of West Torrens
Information Management

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

City of West Torrens

11 JAN 2016

City Development

DEVELOPMENT No. 211/1224/2015
PROPERTY ADDRESS: 33 Brooker Terrace, RICHMOND SA 5033

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

MARIA LUISA BELTRAME

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

NEIGHBOURING PROPERTY

2 ARTHUR STREET

RICHMOND SA 5033

REASONS FOR *
REPRESENTATION

REFER TO ATTACHED LETTER

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

I WISH TO MODIFY DEVELOPMENT
NUMBER 211/1224/2015, FROM
6 DWELLINGS TO ONLY 3 DWELLINGS.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD

0

I DESIRE TO BE HEARD PERSONALLY

0

WILL BE REPRESENTED BY MICHAEL SPINELL ✓
(PLEASE SPECIFY)

SIGNED

M. Luisa Beltrame

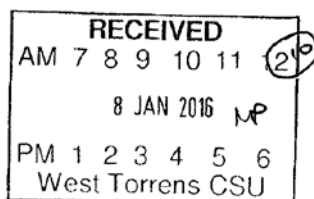
DATE

7/1/2016

* If space insufficient, please attach sheets

(FORM 3)

Responsible Officer: Jasmine Walters
Ends: Friday 8 January 2016



07/01/2016

2 Arthur Street
Richmond SA 5033

Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

RE: Development No. 211/1224/2015 – 33 Brooker Terrace, RICHMOND SA 5033 - Cert.
Title: CT- 5682/233

Reasons For Representation

Apart from the following issues I wish to raise an objection to the timing of the Category 2/3 Notification letter that was received a couple of days before Christmas. This restricted my ability to obtain relevant information in order to make a proper representation in writing to council concerning this application due to the festive season.

Traffic Hazard/Safety

If the 6 dwellings were to be approved this would exacerbate the traffic hazard currently experienced by residents living in Arthur Street and on Brooker Terrace. The driveways of dwellings 5 and 4 (which abut each other) are quite close to the roundabout on the corner of Brooker Terrace and Arthur Street. Drivers following behind turning vehicles into dwelling driveways will not have enough time to realize the vehicle is entering a driveway potentially causing accidents.

There will be issues with car parking which will cause bottlenecks and visual impairment particularly for vehicles entering Arthur Street from the roundabout on Brooker Terrace. Furthermore there is no provision for any off street parking as most of the space will be occupied by driveway crossovers. This means that home owners living close to the development (especially me) will be further inconvenienced with finding a car park in front of their houses. Although the plans indicate a garage and visitors car park, I believe with the location of a laundry inside the garage this will severely impact on the ability to park a car in the garage further creating car parking issues.

In conclusion to these traffic issues and hazards I would be interested to hear if the Department of Planning, Transport and Infrastructure has commented on this application with the Development Assessment Commission.

Storm Water Run-Off/Flooding

Extra water run-off from the 6 allotments would create storm water problems and potentially flooding issues in the street. Arthur Street has had prior flooding issues and resides in a flood zone area.

I believe this proposal should be modified to a maximum of 3 dwellings on the basis that this development occurs in a flood zone area as described in Overlay Map WeTo/8 of the West Torrens Development Plan.

Setbacks

Dwelling 6 does not meet the minimum setback from back boundary of 6 metres (in accordance with Policy Area 19).

Side boundary abutting 2 Arthur Street does not meet the parameter as outlined in clause 11 of the Development Plan Residential Zone. The proposed building plans indicate that the vertical side wall measures greater than 6 metres in height. This means that the minimum setback value should be at least 2 metres plus an additional setback which is equal to the increase in wall height above 6 metres. The current plans only indicate 1 metre side boundary setback.

In addition the rear boundary setback should be increased in accordance with the height of the building as specified in clauses 10 and 11 of the Development Plan Residential Zone. The rear setback for a two storey building should be 8 metres currently it is only 6 metres.

Overshadowing

As a result of the building height being greater than 6 metres this will cause overshadowing of adjoining properties and also increases the visual impact of the buildings from adjoining properties. I believe that the current plans do not meet the standards as specified under clause 10 of the Development Plan Residential Zone.

The overshadowing will also impact on my ability to maximize the location of any future solar panels which may be installed on my roof with a northerly and westerly orientation.

Bulk and Scale

The high level of bulk and scale will detract from the amenity of the streetscape and will be out of character with the locality and the adjoining dwellings.

Character of Residential Area

Driveway/car parking and garage will dominate views of the dwelling from the street detracting from the streetscape.

The private open space of proposed dwellings 1 to 6 will be deficient in size and significantly shaded in winter.

The streetscape of the area will be severely impacted by 12 rubbish bins located outside each dwelling and within close proximity of each other. This will also create additional off street parking issues.

Screening

Taking into account the proposed height of dwelling 1 there is insufficient screening between properties. I believe additional screening/landscaping needs to be improved.

In conclusion and taking into account all of the above issues I believe that the 6 row dwellings do not comply with the Development Plan. The bulk, size and scale of development is not in keeping with the streetscape and will cause massive traffic hazards. I am willing to accept as a maximum 3 dwellings which is in keeping with the streetscape.

Yours sincerely

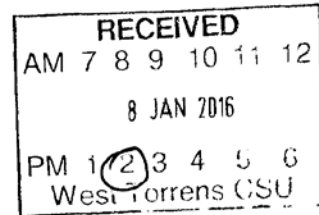
A handwritten signature in black ink, appearing to read 'Maria Luisa Beltrame'.

Maria Luisa Beltrame

7/1/2016

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033



DEVELOPMENT No. 211/1224/2015
PROPERTY ADDRESS: 33 Brooker Terrace, RICHMOND SA 5033

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

Linda Kay Elston
Unit 5/35 Brooker Terrace
Richmond SA 5033

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

Adjoining resident owner
of land. City of West Torr.

11 JAN 2016

REASONS FOR *
REPRESENTATION

1- Dissolve my property with high brick wall
2- Safety issue - excess cars in
area
3- Driveway issue turning into first
property - too close, based on my
driveway

City Development

*continued on
next page*

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

1- Build single storey.
2- Build single storey
3- Build single storey to lengthen
crossover.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD
I DESIRE TO BE HEARD PERSONALLY
WILL BE REPRESENTED BY _____

0
10
0

(PLEASE SPECIFY)

SIGNED

[Signature]
7th January, 2016

DATE

* If space insufficient, please attach sheets

(FORM 3)
Responsible Officer: Jasmine Walters
Ends: Friday 8 January 2016

City of West Torrens
Statement of Representation
Pursuant to Section 38 of the Development Act, 1993

Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Development No – 211/1224/2015
Property Address – 33 Brooker Terrace, Richmond SA 5033

Name & Address of Person(s) making Representation:-

Linda Kay Elletson
Unit 5/35 Brooker Terrace, Richmond SA 5033

Nature of interest affected by Development:-

Adjoining resident, owner of neighboring land

Reasons for Representation:-

1. I believe this development will reduce the value of my property as there will be a large brick wall facing us every time we walk out the door
2. Safety issues:-
 - a. Excess cars in the area, with 6 x 3 bedroom units, there is the potential for 6 x families of 5 the equivalent of 30 people replacing what was 2 people
3. Driveway safety issues:-
 - a. I have had numerous near misses, toots and dirty looks when I am turning into my property on Brooker Terrace from the round about at Arthur Street and I have a longer lead way to my driveway than what is being proposed for the unit closest to the roundabout
 - b. As this development would eliminate existing parking space, this will bring additional vehicles into Brooker Terrace and we already have limited spaces for our tenants
 - c. Excess vehicles in Arthur Street also has the potential for additional car accidents which became obvious when we had roadworks in Brooker Terrace and had to use Arthur street as an alternate route
4. Overshadow could cause some issues if I or another owner build closer to the boundary fence
5. Even though frosted windows are proposed, they can still be opened, which gives people the opportunity to look directly into our properties – again this will make it difficult to sell my property at the highest value

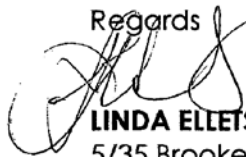
6. Loss of amenity (i.e. the pleasantness of my outlook) when in the backyard will be impacted by a large structure looming over the yard.
7. Excess noise with the potential of 30 people which could involve police call outs to the area which we do not have now – tenants don't always consider neighbours as they are not planning on staying in the area
8. We currently have 2 blocks of 5 units at 35 and 37 Brooker Terrace, so single storey units would certainly maintain the look of the area

↙ **My Representation would be Overcome by:-**

1. Building single storey units
2. Build fewer units
3. Build fewer units and extend the crossover as far as possible from the corner
4. Building single storey units
5. Building single storey units
6. Building single storey units
7. Build fewer units
8. Build single storey units to compliment existing

Thank you for the opportunity to present my case and we look forward to a mutually beneficial outcome

Regards



LINDA ELLETSON

5/35 Brooker Terrace, Richmond
0407 287 876

a- Major safety concerns with the possibility of an additional 10-15 cars in ~~the~~ ^{an} area that is ~~an~~ already limited for space, additional traffic to get out of my home in the mornings which is already difficult and can be very time consuming and dangerous.

SUMMARY OF APPLICANT'S RESPONSE:

Character, bulk and density

Representations from neighbours on the grounds of character for the proposed development of 6 new dwellings where there was previously just 1 is an understandable response, particularly when this proposal represents one of the first redevelopments of its kind in the locality. The subject site is a well-located corner allotment along a primary neighbourhood street. Brooker Terrace and it represents a perfect opportunity to undertake a development meeting the major objectives of the Council's Development Plan for urban infill.

The new dwellings provide a range of different dwelling types, dwellings at a medium density and an increase in the number of new homes in a convenient location less than 450m from the Hilton Shopping Centre and 300m from the local library. The site is uniquely placed in Adelaide to be both within 5 minutes of the city and the airport and only 10 minutes from the beach, therefore increasing the number of residents in this strategic location.

The character and style of the 6 dwellings have a bulk and density generally at odds with the existing, older larger grain subdivision pattern and dwellings within the locality, as highlighted by some of the objections, yet the design responds positively to the generalised concerns raised:

Density of the proposed development

Responds to multiple urban infill development objectives of both the West Torrens Council and the State Government and accommodates the new residents on compact allotments with minimal impacts to existing neighbours in older dwellings.

Bulk of the new buildings

The bulk is ameliorated by:

- Varying the facade colours, materials and patterns on the walls. The southern elevation is broken up with varying setbacks between the ground floor level kitchens and the bedrooms above.
- Views of the dwellings from Arthur Street will be screened through the canopies of the existing 4 of the 5 street trees.

Character of the area degraded by the proposed dwellings

- The proposal responds to Council's redevelopment objectives by developing new buildings that create a new styled building with a design of its own, relevant to the current era. Once a few developments of this nature occur in Richmond, on suitable sites, the style and character proposed here will not be considered at odds with the locality.
- Landscaping can also be modified to suit any neighbours' concerns over screening or for aesthetic reasons.

Privacy and Overlooking

The development proposes to fix and screen all upper storey eastern and southern facing windows to 1700mm above the finished floor level, thereby negating any concerns with overlooking.

Noise

The amount of noise which may be created is completely within the realm expected from a normal residential development and there will be new fencing all around the back yards of the proposed dwellings to help shield any leisure or minor standard noise emissions from the new houses.

The neighbouring units to the south at 35 Brooker Terrace are the closest neighbours to the back yards of the proposed dwellings and their wide driveways and carport abuts the private open space areas, all habitable room windows for the units are over 11 metres from the southern boundary of the subject site.

Car parking overspill onto the street:

The proposal provides 12 on site car parks with 2 vehicles being accommodated per dwelling, which encourages off street parking.

Drainage concerns with the street

An Engineers stormwater and flood management plan utilising best flood mapping information has been submitted and responds better to flooding threats than older dwellings in the locality. With each dwelling having roof capture for rainwater run-off, appropriate finished floor levels, and open, unpaved permeable areas at the rear of the dwellings for rain water soakage, it is considered that the proposed development responds better to future storm and flooding threats than most existing dwellings in the locality.

Fencing

If neighbours wish fencing of a different style or height to what is common in the area (i.e. 1800mm high boundary fencing abutting private back yards), the applicants are willing to accommodate reasonable requests for variations in height and materials.

Building Setbacks

The proposed development has been designed to comply and exceed parameters expressed within the Medium Density Policy Area 19.

The proposal aims to not only comply with setback provisions, but also exceed setback requirements to provide greater separation from neighbouring residents and provide greater articulation to the built form.

Response to representors' concerns (DA 211/1224/2015):

The following headings represent the main issues the representors have raised with the proposed development:

Character, bulk and density:

Representations from neighbours on the grounds of character for the proposed development of 6 new dwellings where there was previously just 1 is an understandable response, particularly when this proposal represents one of the first redevelopments of its kind in the locality. The subject site is a well-located corner allotment along a primary neighbourhood street Brooker Terrace and it represents a perfect opportunity to undertake a development meeting the major objectives of the Council's Development Plan for urban infill. The Development Plan for West Torrens recently changed to reflect the intent of the Council and the State Government when the rules were changed to allow greater residential densities within 400m of a Centre Zone and this proposed development responds to those rules with a quality and considered design.

The proposed development meets all 4 objectives of the Residential Zone in the West Torrens Development Plan (WTDP, page 200), specifically:

1. A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
2. Dwellings of various types at very low, low and medium densities.
3. Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
4. Development that contributes to the desired character of the zone.

The new dwellings provide a range of different dwelling types, dwellings at a medium density and an increase in the number of new homes (1 original home, into 6 new ones) in a very convenient location less than 450m from the Centro Hilton Shopping Centre and only 300m from the local library, located in various Centre Zones nearby. Brooker Terrace is also a very convenient location providing an easy thoroughfare between Sir Donald Bradman Drive and Richmond Road and is uniquely placed in Adelaide to be both within 5 minutes of the city and the airport and only 10 minutes from the beach, therefore increasing the number of residents in this strategic location and will end up benefitting many people.

The character and style of the 6 dwellings have a bulk and density generally at odds with the existing, older larger grain subdivision pattern and dwellings within the locality, as highlighted by some of the objections, yet the design responds positively to their following generalised concerns:

- **Density** of the proposed development:
Responds to multiple urban infill development objectives of both the West Torrens Council and the State Government and accommodates the new residents on compact allotments with minimal impacts to existing neighbours in older dwellings. This development also adds new, high quality dwellings in place of an existing older dwelling and so regeneration and redevelopment will be taking place aesthetically improving the appearance of built form in the locality.
- **Bulk** of the new buildings:
The dwellings respond by:
Varying the façade colours, materials and patterns on the walls, breaking up the perception of solid, unbroken mass for surrounding neighbours. The dwellings on their southern aspect also have at least 3 major articulations and setback variations between the ground floor level kitchens and the bedrooms above, helping to break up the perception of built form. There will also be minor height protrusions to the design of the buildings from a side perspective, which will add further visual interest and break up the perception of continuous side walls.
Views of the dwellings from Arthur Street will also be largely prevented as the canopies of the existing 4 out of 5 street trees (to be retained in front of the site on Arthur Street) will block out views of the second storey for surrounding neighbours.
- **Character** of the area degraded by the proposed dwellings:
The proposal responds to the redevelopment objectives of the WTDP by developing new buildings that don't try to recreate a mock or faux heritage style (Colonial, Victorian or Neo-Georgian for example), it

rather aims to create a new styled building with a design of its own, relevant to the current era it is built in. Once a few development of this nature occur in Richmond, on suitable sites, the style and character proposed here will not be considered at odds with the locality.

The character of some surrounding developments are not considered complimentary to the neighbourhood image and pattern of built form, especially the large number of single storey units and mass of open car parking directly to the south of the subject site at: 35 Brooker Terrace, where there is no visible landscaping.

- **Privacy and Overlooking:**

The development will fix and screen all upper storey eastern and southern facing windows (i.e. facing those property boundaries abutting neighbours) to 1700mm above the finished floor level, thereby negating any concerns with overlooking.

- **Noise:**

The amount of noise to be created is completely within the realm expected from a normal residential development and there will be new fencing all around the back yards of the proposed dwellings to help shield any leisure or minor standard noise emissions from the new houses. The neighbouring units to the south at 35 Brooker Terrace are the closest neighbours to the back yards of the proposed dwellings and their wide driveway and car port abuts the POS areas, all habitable room windows for the units are over 11 metres from the southern boundary of the subject site.

- **Car parking overspill onto the street:**

The development actually provides 12 on site car parks for the 6 proposed dwellings, so is a good design outcome where 2 vehicles can be accommodated per dwelling, which encourages off street parking. Many older units often only have one car park per dwelling, which is very limited.

- **The Roundabout no-parking zone** further limits other neighbour's opportunities for car parking. The proposed dwellings all have 2 car parks on site and if the street parking is already limited, then the future residents will have an ability to park on site instead of looking for parking spaces on the street. The on-street spaces are not for the sole or shared use of any particular resident or neighbour and residents should always try to park on their own site, hence why new developments (such as this) must accommodate the latest Council requirements for on-site parking to minimise any need for street parking.

- **Drainage concerns with the street:**

An Engineers stormwater and flood management plan was submitted with the planning application, which utilises best flood mapping information and responds better to flooding threats than older dwellings in the locality. With each dwelling having roof capture for rainwater run-off, appropriate finished floor levels, and open, unpaved permeable areas at the rear of the dwellings for rain water soakage, it is considered that the proposed development responds better to future storm and flooding threats than most existing dwellings in the locality.

- **Fencing:**

Fencing is overall a relatively minor component of the development from the perspective of the applicant and if neighbours wish for fencing of a different style or height to what is common in the area (i.e. 1800mm high boundary fencing abutting private back yards) then we are willing to accommodate reasonable requests for variations in height and materials.

Landscaping can also be modified to suit any neighbours concerns over screening or for aesthetic reasons.

- **Building Setbacks:**

The proposed development has been designed to comply and exceed parameters expressed within the Medium Density Policy Area 19.

Primary Road (Arthur Street) has a minimum setback of 3 meters with a further setback of 5.5 meters to the front of garage.

Secondary Road (Brooker Terrace) has a minimum setback of 2 meters with a further setback of 3.78 meters at the lower level.

Rear setback has a minimum dimension of 6 meters with a further setback of 9.39 meters.

Eastern side setbacks are 1.17 meters at lower level and 2.26 meters at upper level which again complies with setback requirements for wall height.

The proposal aims to not only comply with setback provisions, but also exceed setback requirements to provide greater separation from neighbouring residents and provide greater articulation to the built form.

6.2 13 Rosslyn Street, MILE END SOUTH

Application No. 211/1273/2015

Appearing before the Panel will be:

Representor: **Malcolm Tulloch** of 11A Rosslyn Street wishes to appear in support of their representation.

Applicant: **David Wall** of Creation Development Services wishes to appear to respond to representations.

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|--|
| DEVELOPMENT PROPOSAL | Construction of a mixed use development comprising offices on ground floor and 3 x dwellings on first floor plus associated car parking. |
| APPLICANT | Creative Development Services |
| APPLICATION NO | 211/1273/2015 |
| LODGEMENT DATE | 28 October 2015 |
| ZONE | Commercial Zone |
| POLICY AREA | Policy Area 1 - Arterial Roads Precinct 3 - Sir Donald Bradman Drive Mile End |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 3 |
| REFERRALS | Internal ▪ City Assets External ▪ Nil |
| DEVELOPMENT PLAN VERSION | 25 June 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason:

- All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the DAP.

PREVIOUS or RELATED APPLICATION(S)

Nil

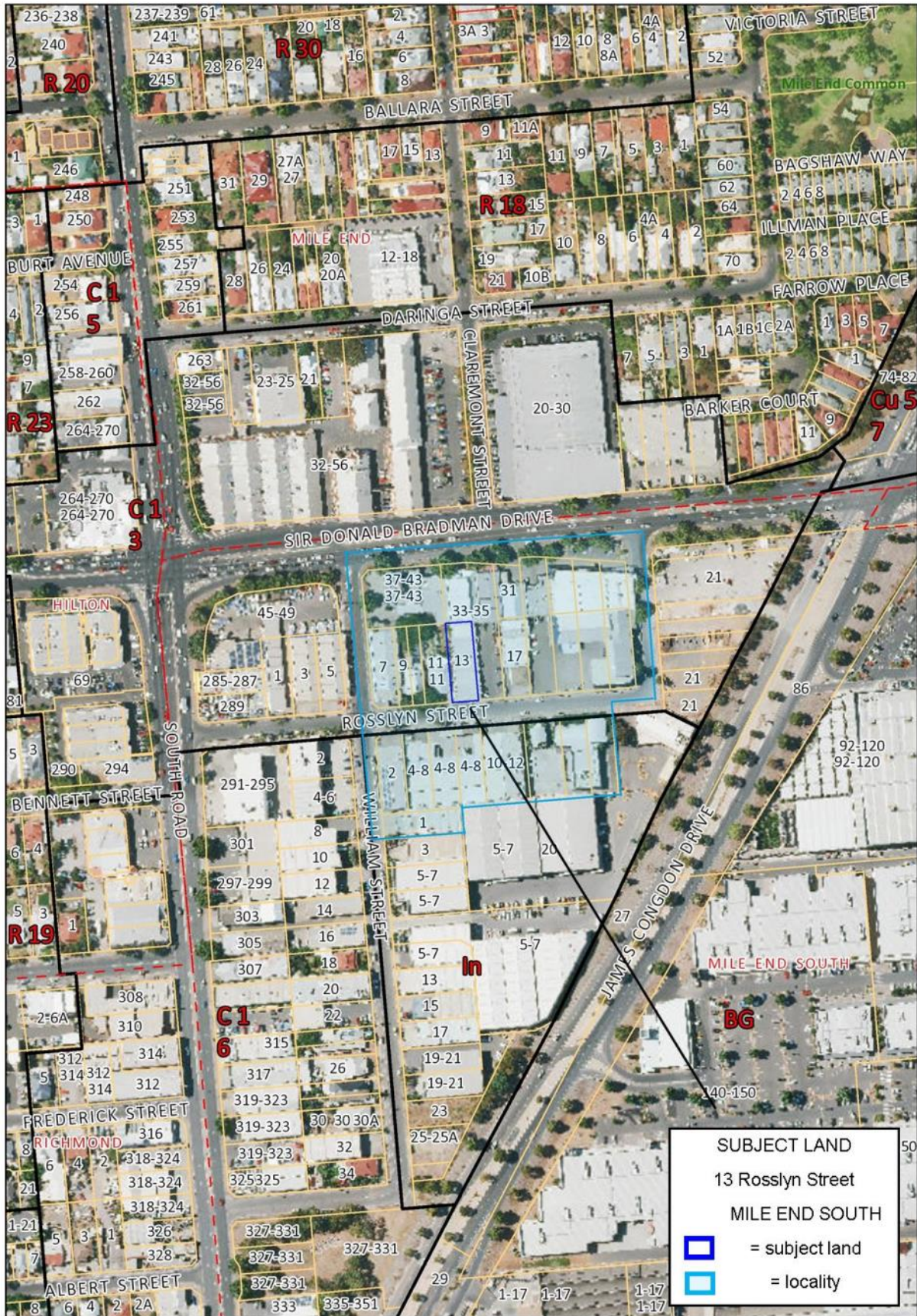
SITE AND LOCALITY

The subject site is more formally identified as Allotment 23 Deposited Plan 1944, in the area named Mile End South Hundred of Adelaide as contained in Certificate of Title Volume 5364 Folio 478. The land is more commonly known as 13 Rosslyn Street, Mile End South.

The subject site is a rectangular shaped allotment with a site width of approximately 15.24 metres and a site depth of approximately 45.72 metres to total 696.77m² in area. The subject site is relatively flat in topography and is just north of the identified flood affected areas. The allotment is generally oriented north-south with the site fronting south onto Rosslyn Street. The existing warehouse building is currently used for furniture and fixtures and occupies over 90% of the total site area.

Rosslyn Street and the immediate locality are generally developed with commercial uses of various forms, which are easily accessed from the arterial road, Sir Donald Bradman Drive, to the north of the site. The broader locality is comprised of a mix of residential, commercial, and industrial land uses.

The site and locality are shown on the following maps.





WEST TORRENS COUNCIL
Consolidated - 5 November 2015

PROPOSAL

The proposed development is for the construction of a two-storey mixed use building comprising three offices on the ground floor and three dwellings on the first floor plus associated car parking and landscaping on the subject site. The existing warehouse building will be demolished.

In summary the proposed development includes the following:

- Three x three-bedroom dwellings totalling 218m² each and comprising:
 - Master bedroom with ensuite
 - Two (2) bedrooms with built-in robes
 - Separate bathroom
 - Combined kitchen and living area
 - Front balcony adjoining the living area
 - Rear 'sitting' room
 - Rear decking area
- Three x offices of varying sizes being:
 - Office 1: 80m²
 - Offices 2 and 3: 53m² (each)
- 11 car parks including one disability access car park at the front of the ground floor offices
- Landscaping within the front car parking area.

The proposed building will comprise three offices at ground level, with the upper level residential component cantilevering over the car parks at both the front and rear of the site. The upper level dwellings will be accessed from internal staircases within the individual offices for which the applicant has noted that the owner is seeking tenants that desire to live and work onsite.

All car parks have been designed in accordance with Australian Standards and vehicles will be able to enter and exit in a forward direction when accessing the site and car parks. Each office will have separate and secure access.

The external façade of the building facing Rosslyn Street has a modern appearance incorporating parapet walls over the upper level balconies. Different yet complementary colours have been selected for the external building walls to differentiate the dwellings and provide visual interest. Glass balustrades and glass sliding doors have been incorporated into the front balcony and rear decking area of each of the dwellings.

No signage is proposed as part of this application.

A copy of the proposal is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations.

| | |
|-------------------------------------|--|
| Properties notified: | A total of thirty-one (31) letters were sent to owners and occupiers of adjoining during the public notification process. |
| Representations: | Two (2) representations were received. |
| Persons wishing to be heard: | One (1) representor identified that they wish to address the Panel. <ul style="list-style-type: none">• Malcolm Tulloch |
| Summary of Representations: | Concerns were raised regarding the following matters; <ul style="list-style-type: none">• Impacts to privacy, noise, parking and traffic due to the location of the development on the boundary; and• Concerned that the owner didn't provide notification of the development before lodgement of an application. |

The Applicant has provided a response to the representation, as summarised below:

- Privacy:
 - The developer is willing to replace all fences with fences at a height that will facilitate and help alleviate privacy concerns.
- Noise:
 - The development is predominantly residential and some office space which is within the Council desired outcome for the site and office hours can be limited from 7:00am to 7:00pm to mitigate any concerns regarding noise. Sound check plasterboard is also proposed to be applied to the inside walls of the office spaces to alleviate noise transfer. The current site is a motorcycle shop which would produce far more noise than an office that would be used for mostly administrative type activities.
- Parking:
 - The current site which is a motorcycle mechanic has no offsite parking for customers etc. where the proposed site has offsite parking which is in line with the planning department's criteria for the proposal.

A copy of the representor's concerns and the applicant's response is contained in **Attachment 2**.

REFERRALS

Internal

- **City Assets Department**

The Development Application was forwarded to Council's City Assets Department for review. A summary of the Department's response is provided as follows:

General Finished Floor Level (FFL) Considerations

- Council seeks to ensure that the FFL of all new development is protected from Inundation when considering a 350mm stormwater flow depth in the adjacent street watertable.
- It is recommended that appropriate site and adjacent road verge survey information be provided to correctly assess the required minimum FFL for this proposal.

Traffic Consultant Comments

- The rear car park should be designated for resident parking and tenant parking only, such as 1 allocated parking space per dwelling and the other 2 spaces designated as staff parking.
- The dimensions indicated for the disabled parking and clear zone space appear to be comply with AS/NZS 2890.6-2009.
- If the rear car parking spaces have dimensions of 2.4m minimum clear of columns and a depth of 5.4m minimum, it would comply with AS/NZS 2890.1-2004.
- Recommend that Spaces 1 to 5 of the front car park have dimensions of 2.5m by 5.4m. If necessary, Space 1 could be made into a SMALL CAR space (2.3m by 5.0m) to allow Spaces 2 to 5 to achieve the 2.5m width requirement.
- Supporting columns for first floor level should be located in line with the line marking between Space 1 and 2 so as not to intrude into the area for parking.
- To enable pedestrian sight lines, recommend that the eastern boundary fence with the adjoining property be made a see-through type fence for a distance of 2.5m inside the boundary (e.g. chain mesh fence like the front fence of the adjoining property).
- It would be preferable for the bicycle parking to be shifted to the east towards the rear car park driveway so that it doesn't block the entrances.

- Overall, the proposed development requires 11 car parking spaces in accordance with best practice requirements. However, given that the residential land use and office land use would have different peak parking times, the parking demand is likely to be less than 11 spaces.

The following concerns remain outstanding:

- Site and adjacent road verge survey plan required.

A full copy of the relevant report is attached, refer **Attachment 3**.

ASSESSMENT

The subject land is located within the Commercial Zone as described in the West Torrens (City) Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|-------------------------------------|-----------------------------------|---|
| Crime Prevention | Objectives | 1 |
| | Principles of Development Control | 1, 2, 3, 5, 6, 8 & 10 |
| Design and Appearance | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2, 3, 4, 5, 6, 9, 10, 12, 13, 14, 15, 16, 17, 20, 21 & 22 |
| Energy Efficiency | Objectives | 1 |
| | Principles of Development Control | 1 & 2 |
| Interface between Land Uses | Objectives | 1, 2 & 3 |
| | Principles of Development Control | 1, 2, 4 & 5 |
| Landscaping, Fences and Walls | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2, 3, 4 & 6 |
| Orderly and Sustainable Development | Objectives | 1, 2, 3, 4 & 5 |
| | Principles of Development Control | 1 & 3 |
| Residential Development | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 4, 5, 7, 8, 9, 10, 11, 12, 18, 20, 22, 23, 27, 28, 29, 30 & 31 |
| Transportation and Access | Objectives | 1, 2 & 4 |
| | Principles of Development Control | 1, 2, 10, 13, 16, 20, 21, 23, 24, 32, 34, 35, 36, 37, 39, 40, 41, 42, 43, 44 & 45 |
| Waste | Objectives | 1 |
| | Principles of Development Control | 1 & 5 |
| <u>Zone:</u> Commercial | | |
| Objectives | | 1 & 2 |
| Principles of Development Control | | 1 & 2 |

Policy Area: Arterial Roads Policy Area 1

Desired Character Statement:

"This policy area will accommodate a wide range of commercial and light industrial uses.

It is envisaged that the appearance of commercial development within the policy area will be improved through the redevelopment and upgrading of existing development sites.

Development site refers to the land which incorporates a development and all the features and facilities associated with that development, such as outbuildings, driveways, parking areas, landscaped areas, service yards and fences. Where a number of buildings or dwellings have shared use of such features and facilities, the development site incorporates all such buildings or dwellings and their shared features and facilities."

"Precinct 3 Sir Donald Bradman Drive (Mile End)

This precinct will accommodate bulky goods outlets, light industry, service industry and warehouses. Residential developments in the form of two and three storey residential flat buildings or dwellings above office and consulting room developments are envisaged in the area west of the South Road intersection.

Development facing Sir Donald Bradman Drive and South Road will be of high quality and well landscaped. Large scale development up to three storeys is envisaged east of the South Road intersection, reducing to smaller scale development west of the intersection.

That part of the precinct between the Hilton Bridge and South Road will accommodate high quality bulky goods outlets development and upper level office space.

Extensive landscaping will be undertaken in the setback areas near the eastern boundary of the precinct incorporating substantial trees which will grow to form prominent features in the eastern part of the precinct, particularly as viewed from the Hilton Bridge."

| | |
|-------------------------------------|---------------------------------|
| Objectives | 1 |
| Principles of Development Control | 1, 2, 3, 5, 6, 8 |
| <u>Precinct Specific Provisions</u> | |
| Principles of Development Control | 26, 27, 28, 29, 30, 31, 32 & 34 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT |
|---|--|--|
| SITE AREA Commercial Zone, Policy Area 1 PDC 6 | 150m ² (residential flat building) | 696.77m ² (total site area) 165.5m ² (average per dwelling) Satisfies |
| STREET SETBACK Zone Section Commercial Zone PDC 8 | 3.0m from all road boundaries after road widening requirements. Excl. balconies which can be located up to 2.0m from the road boundary | 18.0m (ground floor) 3.5m (balconies) Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies all relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Overlooking and Overshadowing

As noted previously, the subject site is oriented north-south and on the northern side of Rosslyn Street, which is considered the ideal orientation to minimise the potential impacts of overshadowing to adjoining development. To the east of the site is an at-grade car park which will not be impacted through overshadowing, whilst to the west is an existing residential development.

Currently, the subject site is developed with a warehouse building that is built to all four boundaries of the site, which is generally in keeping with the surrounding development in the locality and within the Commercial Zone. The proposed development will be setback 3.0 metres from the northern rear boundary with a total side wall height of 6.85 metres and incorporating a flat roof in keeping with the commercial/industrial nature of the locality. Despite being located along the length of the western boundary, the north-south orientation of the site coupled with the 3.0 metre upper level setback will enable the adjoining property access to sunlight to at least 35m² of the rear private open space area and north-facing habitable rooms during winter months.

Furthermore, the proposed upper level dwellings incorporate wing walls along the sides of the rear decking areas and front balconies which will in effect prevent the potential for overlooking into adjoining properties and particularly the western neighbouring residential allotment.

Carparking Provisions

As noted in the Quantitative Assessment of the proposed development, the Development Plan off-street car parking provisions require approximately 14 spaces to be provided with the associated office and residential development. However as assessed by Council's Traffic Consultant, the provision of 11 spaces is considered to be acceptable as the shared car parks are likely to be utilised at different times of the day.

Furthermore, Council's Traffic Consultant recommended that the rear car park area be designated for residential tenants only and that a sign be installed to clearly delineate this car park from the office car park at the front of the site.

Stormwater

As noted previously, the subject site is not located within the identified flood affected area and thus the incorporation of a FFL of 350mm above the highest adjacent water table for the proposed building as indicated on the plans is considered to be acceptable.

Waste Storage

A waste storage area has not been specified on the application plans however there is sufficient space to the rear of the site within the car parking area to accommodate bin storage which would be screened from view to the street frontage.

Landscape Assessment

The proposed development incorporates landscaping within the front car parking area adjoining the ground floor offices, however this does not equate to 10 per cent of the subject site. Further opportunities for landscaping could be incorporated within the proposed development to the front of the offices and through minor alterations to the layout of the car parks.

Lighting and Security

The proposed development will be lit at night through the office tenancies and the existing street lighting to the front of the subject site. The entrances to the offices will be clearly identifiable and there will be opportunities for passive surveillance through the design which utilises floor-to-ceiling clear windows to the front and side facades. Furthermore, the proposed upper level dwellings will only be accessible via internal stairwells through the ground floor offices which will be securely locked out of operating hours.

SUMMARY

The proposed development is a unique arrangement incorporating ground level offices and upper level dwellings that have been designed with the intention that the office tenants will likely reside in the dwellings, providing an ideal setup for a small business in a location close to the Adelaide CBD.

The proposed building seeks to achieve a human scale at ground level through the use of the cantilevered upper floor which will assist in minimising the bulk and scale of buildings when viewed from ground level and create a comfortable pedestrian environment for office workers and visitors to the site. The overall design and appearance of the proposed building is considered acceptable given the Commercial Zoning and mix of development styles in the surrounding locality. It is recognised that further landscaping could be incorporated into this development, and the applicant will be encouraged to do so.

The nature of the locality is diverse, with generally office and warehouse tenancies with larger buildings built to most, if not all, site boundaries with some residential development to the west of the subject site. There is minimal potential for overlooking into the adjoining properties, and there is likely to be an acceptable level of overshadowing given the orientation of the site and height of the side boundary walls.

The average site areas of the proposed dwellings, being approximately 165m² and incorporating approximately 51m² of private open space is sufficient for a three-bedroom dwelling and the needs of future dwelling occupants. The proposed areas of private open space are of a sufficient total size and are of dimensions to meet the needs of future residents. Furthermore, the incorporation of wing walls to the private open space areas will ensure privacy and shading for dwelling occupants, and minimise the potential for overlooking into adjoining properties.

The size and location of the proposed offices and car parking is considered to be sufficient to meet the needs of future tenants, and can be clearly identified and accessed from the public road. Mixed use developments incorporating ground floor commercial tenancies and upper level residences are envisaged within the Commercial Zone and specifically within Precinct 3 Sir Donald Bradman Drive (Mile End).

The provision of natural light and ventilation, noise mitigation and building fire safety requirements will need to be considered in further detail at the Building Rules Consent application stage, however given the size and layout of the proposed development, this is likely considered to be achievable with minor alterations to the design.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 25 June 2015 and warrants Development Plan Consent.

RECOMMENDATION

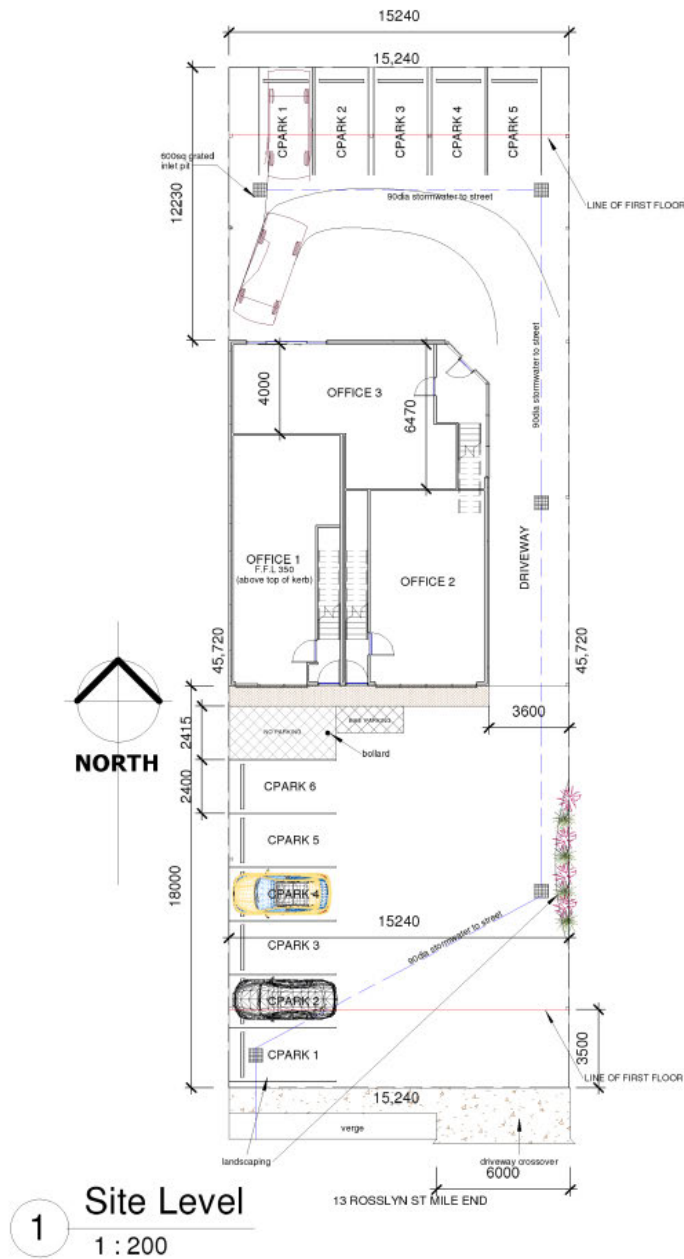
The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1273/2015 by Creative Development Services to undertake the construction of a mixed use development comprising 3 x offices on ground floor and 3 x dwellings on first floor plus associated car parking at 13 Rosslyn Street, Mile End South (CT 5364/478) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information by Creation Development Services dated 11/08/2015 as detailed in this application except where varied by any condition(s) listed below.
2. That the finished floor level shall be a minimum 350mm above the highest adjacent street water table.
3. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to use, and shall be maintained in reasonable condition at all times.
5. That all landscaping shall be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval shall cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

6. That a siteworks and drainage management plan be prepared and provided to Council's satisfaction prior to or at the time of application for Building Rules Consent.
7. That all carparking spaces shall be linemarked, in accordance with the approved plans and in accordance with Australian Standard 2890.1, 2004 Parking Facilities, Part 1, Off Street Carparking, prior to the occupation of the proposed development. Linemarking and directional arrows shall be clearly visible at all times.
8. That a 150mm kerb shall be constructed to separate carparking spaces and driveways from landscaping areas.
9. That directional signs not exceeding 0.2 square metres shall be erected at vehicle access points to indicate the location of visitor parking.
10. That any driveways, parking and manoeuvring areas and footpaths shall be lit in accordance with the Australian Standard 1158 during the hours of darkness that they are in use. Such lights shall be directed and screened so that overspill of light into nearby premises is avoided and minimal impact on passing motorists occurs.
11. That a rubbish collection area shall be provided in a convenient location and be screened from view.
12. That the hours of operation for the commercial premises shall not exceed the following periods:-
 - 7:00am to 7:00pm Monday to Friday inclusive and
 - 9:00am to 5:00pm Saturday and
 - 10:00am to 5:00pm Sunday.
13. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site
 - Commencement of placement of any structural concrete
 - Completion of wall and roof framing prior to the installation of linings
 - Completion of building work.

ATTACHMENT 1



| No. | Description | Date | Client name: ZANE | Site Plan |
|-----|--------------|----------|--|--|
| 1 | Prelim - SKP | 11/08/15 | Project Address: 13 ROSSLYN STREET MILE END | Project number Project Number Project Issue Date 09/08/15 Drawn by CDS Project Status PRELIMINARY-SKD |
| | | | Project Name: MIXED USE | 1 of 7 Scale 1 : 200 |



1 Ground Floor - Offices
1 : 100

| No. | Description | Date | Ground Floor - Offices | | |
|-----|--------------|----------|--|--|--|
| 1 | Prelim - SKP | 11/08/15 | <div> <div>Client name: ZANE</div> <div>Project Address: 13 ROSSLYN STREET MILE END</div> <div>Project Name: MIXED USE</div> </div> <div> <div>Project number</div> <div>Project Number</div> <div>Project Issue Date</div> <div>09/08/15</div> <div>Drawn by</div> <div>CDS</div> <div>Project Status</div> <div>PRELIMINARY-SKD</div> </div> <div> <div>2 of 7</div> <div>Scale 1 : 100</div> </div> | | |
| | | | | | |
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| | | | | | |



CREATION
DEVELOPMENT SERVICES

M: 0414 706 448
E: david@creations.com.au
W: www.creations.com.au



| | |
|-------------|----------|
| AREAS: | |
| LIVING AREA | = 150sqm |
| BALCONY | = 15sqm |
| DECKING | = 35sqm |
| TOTAL | = 186sqm |

1 First Floor - Residential

1 : 150

| No. | Description | Date | Client name: ZANE | First Floor - Residential |
|-----|--------------|----------|--|--|
| 1 | Prelim - SKP | 11/08/15 | Project Address: 13 ROSSLYN STREET MILE END | Project number Project Number Project Issue Date 09/08/15 Drawn by CDS Project Status PRELIMINARY-SKD Scale 1 : 150 |
| | | | Project Name: MIXED USE | 3 of 7 |



| | | | | | |
|-----|--------------|----------|--|-----------------------|--------|
| No. | Description | Date | Client name: ZANE | Elevation 1 | 4 of 7 |
| 1 | Prelim - SKP | 11/08/15 | Project Address: 13 ROSSLYN STREET MALE END | | |
| | | | Project Number 09/08/15 | | |
| | | | Project Issue Date Drawn by CDS | | |
| | | | Project Status PRELIMINARY-SKD | | |
| | | | Project Type MIXED USE | Scale As indicated | |



Front Elevation

1



L.H. Side Elevation

2

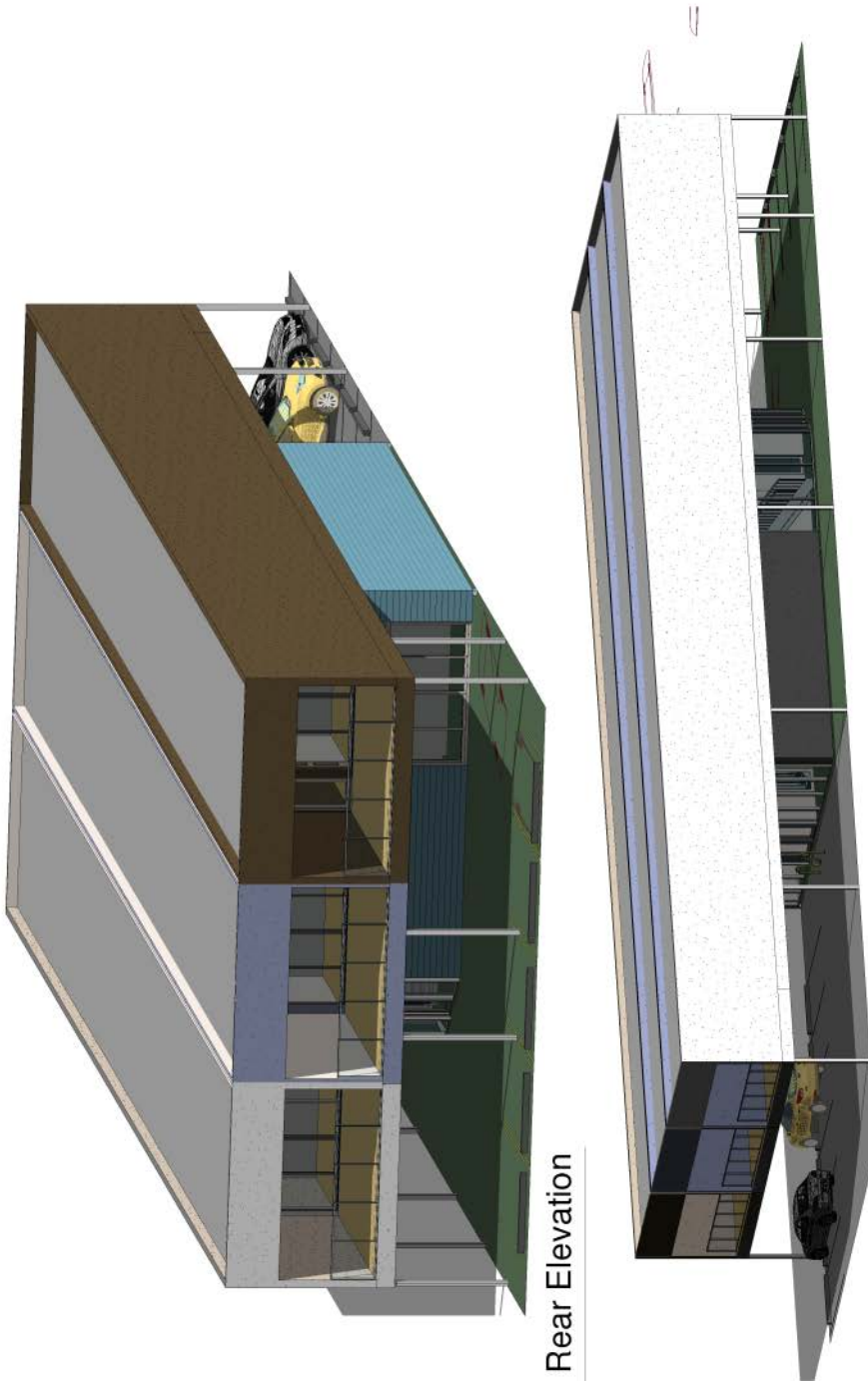
| No. | Description | Date |
|-----|-------------|------|
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| | | | |
|--|--|--------------------|-----------------|
| Client name: ZANE | | Perspectives 1 | |
| Project Address: 13 ROSSLYN STREET MILE END | | Project number | Project Number |
| Project Type MIXED USE | | Project Issue Date | 09/08/15 |
| | | Drawn by | CDS |
| | | Project Status | PRELIMINARY-SKD |
| | | Scale | 6 of 7 |



1 : 150

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W: www.creationds.com.au



1 Rear Elevation

2 R.H. Side Elevation

| No. | Description | Date | Client name: ZANE | Perspectives 2 | | | |
|-----|-------------|------|--|--------------------|----------------|-----------------|-------|
| | | | Project Address: 13 ROSSLYN STREET MILE END | Project number | Project Number | 7 of 7 | |
| | | | Project Type MIXED USE | Project Issue Date | 09/08/15 | CDS | |
| | | | | Drawn by | | PRELIMINARY SKD | Scale |
| | | | | Project Status | | | |

ATTACHMENT 2

City of West Torrens

13 JAN 2016

City Development

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

Received

13 JAN 2016

City of West Torrens
Information Management

DEVELOPMENT No. 211/1273/2015
PROPERTY ADDRESS: 13 Rosslyn Street, MILE END SOUTH SA 5031

NAME & ADDRESS OF
PERSON(S) MAKING
REPRESENTATION (mandatory
requirement *)

Malcolm Tulloch
11a Rosslyn Street
Mile End South 5031

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner
of land in vicinity, or on behalf
of an organization or company)

I am the adjoining resident
next door to 13 Rosslyn
Street Mile End South 5031

REASONS FOR *
REPRESENTATION

This development will impact on
my privacy, noise, parking
traffic as the warehouse is
on the boundary of my property.
The owner did not inform me prior
to lodging for development.

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

Not for Development 211/1273/2015
to go through leave as is.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD
I DESIRE TO BE HEARD PERSONALLY
WILL BE REPRESENTED BY _____

0
0 ✓
0

(PLEASE SPECIFY)

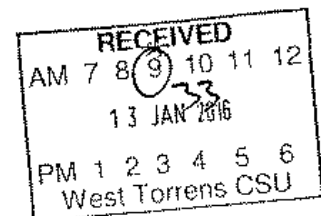
SIGNED

M. Tulloch

DATE

13/01/2016

* If space insufficient, please attach sheets



(FORM 3)
Responsible Officer: Josh Banks
Ends: Monday 25 January 2016

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

DEVELOPMENT No. 211/1273/2015
PROPERTY ADDRESS: 13 Rosslyn Street, MILE END SOUTH SA 5031

NAME & ADDRESS OF PERSON(S) MAKING REPRESENTATION (mandatory requirement *)
Michael Dirkanichalis
9 Rosslyn Street
Mile End South SA 5031.

NATURE OF INTEREST *
AFFECTED BY DEVELOPMENT
(eg adjoining resident, owner of land in vicinity, or on behalf of an organization or company)
owner of property in the vicinity

REASONS FOR * REPRESENTATION
this is not a representation, rather, a comment. I am not opposed to development, but I am opposed to poor design. This development is a very poor/shoddy. The plans/3D images are amateurish and are not a good example of what should be required for a CAT. 3 development.
The design is shoddy and does not utilise the land well.

MY REPRESENTATION *
WOULD BE OVERCOME BY
(state action sought)

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD
I DESIRE TO BE HEARD PERSONALLY
WILL BE REPRESENTED BY

☒
☐
☐

(PLEASE SPECIFY)

SIGNED



DATE

20.01.16.

* If space insufficient, please attach sheets

(FORM 3)
Responsible Officer: Josh Banks
Ends: Monday 25 January 2016

From: David Wall [david@creationds.com.au]
Sent: Friday, 5 February 2016 11:44:43 AM
To: Josh Banks
Subject: 13 Rosslyn St Mile End - Representation Response
Hi Josh

Please find my response below to representation from Malcolm Tulloch

To address Mr Tulloch concerns I note the following in regards to his concerns.

Privacy

The developer is willing to replace all fences with fences at a height that will facilitate and help alleviate privacy concerns

2. Noise

The development is predominantly residential and some office space which is within the Council desired outcome for the site and office hours can be limited from 7:00am to 7:00pm to mitigate any concerns regarding noise, sound check plasterboard is also proposed be applied to the inside walls of the office spaces to alleviate noise transfer. The current site is a motorcycle shop which would produce far more noise than an office that is largely would be used for mostly administrative type activities

Parking

The current site which is a motorcycle mechanic has no offsite parking for customers etc. where the proposed site has offsite parking which are in line with the planning departments criteria for the proposal

In addition to the above the developer has worked and consulted with Council prior to submitting an application to make sure the development is in line with Council's planning and development guidelines and overall desire for the site In which the Council has indicated it is.

Josh - Also I have been told the owner is going to speak to the Neighbour about the proposed development and their representation.

Regards

David Wall
Director
M: 0414 706 448
E: david@creationds.com.au
W: www.creationds.com.au

ATTACHMENT 3

Memo

To Josh Banks
From Baskar Kannappan
Date 04 March 2016
Subject 211/1273/2015 – 13 Rosslyn Street, MILE END

Josh,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 General Finished Floor Level (FFL) Consideration

- 1.1 Council seeks to ensure that the FFL of all new development is protected from Inundation when considering a 350mm stormwater flow depth in the adjacent street watertable.

This is typically achieved through establishing the FFL of new development a minimum of 350mm above the highest adjacent street water table.

In association with the above proposed development, no site or road verge level information has been provided and as such it is impossible to determine if the proposal will satisfy the above consideration.

Simply conditioning that a development satisfy this consideration can have its complications with regards to the ultimately required level of the development in relation to neighbouring properties and the related planning considerations this brings about. It may also bring about the necessity for alterations to the design of the development which are outside of the expectations of the applicant (for example; requiring step(s) up from existing buildings to additions).

It is recommended that appropriate site and adjacent road verge survey information be provided to correctly assess the required minimum FFL for this proposal.

2.0 Traffic Comments

- 2.1 The following comments have been provided by Council's Traffic Consultant.

I refer to the revised plans for the above development on the subject site. There are 2 revised plans submitted to Council within a short time during December 2015. Both plans have the same reference number. I assume that the latest plan for my review is the plan with a disabled parking space and clear zone space adjacent to Office 1.

The proposed offices would have a total floor area of 150m². All dwellings are 3-bedroom dwellings.

I have previously commented on the proposal in November 2015, in which I also recommended some amendments to the parking layout to comply with the parking standard.

The revised plans shows a reduction in floor area for the ground floor office areas and clarification of the stair connections to the first floor dwellings. At the rear, 5 parking spaces are now shown.

My comments about the car parking layout are as follows:

1. The rear car park should be designated for resident parking and tenant parking only, say 1 allocated parking space per dwelling and the other 2 designated as staff parking. By doing so, a sign could then be installed at the entrance to the rear car park which would state "Reserved parking only beyond this point" or words to this effect. If this is adopted, then there would not be a requirement to designate a specific turning bay space for the rear car park.
2. The dimensions indicated for the disabled parking and clear zone space appear to be comply with AS/NZS 2890.6-2009.
3. If the rear car parking spaces have dimensions of 2.4m minimum clear of columns and a depth of 5.4m minimum, it would comply with AS/NZS 2890.1-2004.
4. I recommend that the Spaces 1 to 5 of the front car park have dimensions of 2.5m by 5.4m. If necessary, Space 1 could be made into a SMALL CAR space (2.3m by 5.0m) to allow Spaces 2 to 5 to achieve the 2.5m width requirement.
5. There are some supporting columns for the first floor level shown, including the column located at the end of Space 2 but slightly offset into the actual vehicle parking space. This column should be located in line with the line marking between Space 1 and 2 so as not to intrude into the area for parking.
6. To enable the pedestrian sight line requirement of the parking standard to be met, I recommend that the eastern boundary fence with the adjoining property be made a see-through type fence for a distance of 2.5m inside the boundary (eg chain mesh fence like the front fence of the adjoining property) so that exiting drivers from the car park can view an approaching pedestrian using the footpath.
7. The bicycle parking area is proposed in front of the main building entrances. Rather than block access to the entrances, it would be preferable for the bicycle parking to be shifted to the east towards the rear car park driveway.

In terms of parking requirements, the proposed office would require 6 spaces. For medium density dwellings, the commonly-referenced NSW standard recommends a parking rate of 1 space per unit plus 1 space for every two 3-bedroom units for residents and 1 space for every 5 units for visitors, which would total say 5 spaces. Overall, in numerical terms, the parking required would be 11 spaces. The on-site parking provision of 11 spaces would satisfy this requirement.

Given that the residential land use and office land use would have different peak parking times, the parking demand should be less than 11 spaces. For example, during peak visitation times for the dwellings after hours and on weekends, the offices would be closed.

In summary, I am satisfied that adequate parking would be provided for the development.

Should you require further information, please contact Baskar Kannappan on the following direct extension number 8416 6296

Regards

Baskar Kannappan
Civil Engineer

6.3 23 Rowells Road, LOCKLEYS

Application No. 211/1008/2015

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|--|
| DEVELOPMENT PROPOSAL | Construction of two (2), two-storey semi-detached dwellings, associated garages and verandahs (alfrescos) and Land Division DAC 211/D020/16 - Creation of one (1) additional Torrens Title allotment and the creation of carriageway easements A & B |
| APPLICANT | D'Andrea & Associates |
| APPLICATION NO | 211/1008/2015 |
| LODGEMENT DATE | 2 September 2015 |
| ZONE | Residential |
| POLICY AREA | Low Density Policy Area 21 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal <ul style="list-style-type: none">▪ City Assets External <ul style="list-style-type: none">▪ DAC / SA Water▪ DPTI (Transport Division) |
| DEVELOPMENT PLAN VERSION | 25 June 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reasons:

- With regard to sites where the DAP has previously refused an application within the last five years, all similar applications on the site shall be assessed and determined by the DAP.

Since the refusal of Development Application 211/1083/2014, the Housing Diversity Development Plan Amendment was gazetted on the 18 June 2015, which reduced the specified minimum allotment frontage widths from 12 metres to 9 metres in relation to the subject site.

PREVIOUS or RELATED APPLICATION(S)

- 211/1083/2014 - Land Division - Torrens title DAC No- 211/D136/14 Create One (1) additional allotment (Refused 10 February, 2015)
- 211/897/2014 - Construction of two single storey detached dwellings, each with single garage and alfresco under main roof (Withdrawn 28 November, 2014).

SITE AND LOCALITY

The subject site is rectangular in shape and is located on the western side of Rowells Road Lockleys, between Hereford Street & Henley Beach Road which is a major transport corridor. It has a frontage width of 17.68 metres to Rowells Road and a depth of 45.72 metres, resulting in an overall site area of approximately 808m².

The site is currently occupied by a 1950's single storey detached dwelling and ancillary outbuildings.

Topographically the site is relatively flat.

No regulated trees are located on the site or adjoining the site that may be affected as part of the proposed development. There is one (1) juvenile street tree located on the verge directly in front of the site that will be impacted as a result of the proposed development.

Vehicle access to the site is currently provided via an existing single width crossover located near the site's northern boundary.

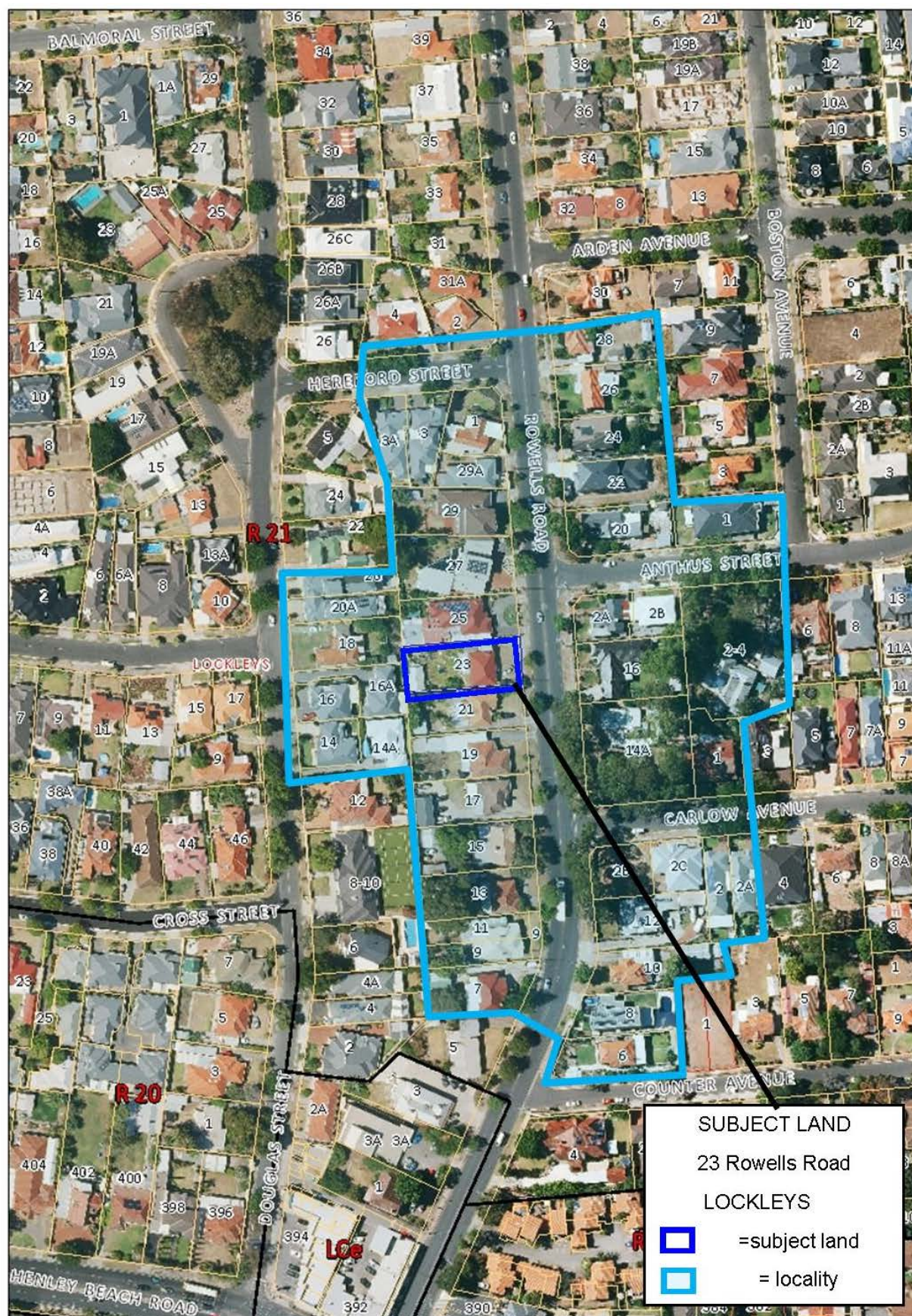
The existing neighbourhood comprises primarily detached dwellings (circa 1950's) constructed of brick, stone or render with pitched and skillion roofs and some newer infill development comprising detached dwellings, semi-detached dwellings and group dwellings. Existing dwellings are predominantly single storey, however there are some examples of two-storey dwellings to a lesser degree in the locality.

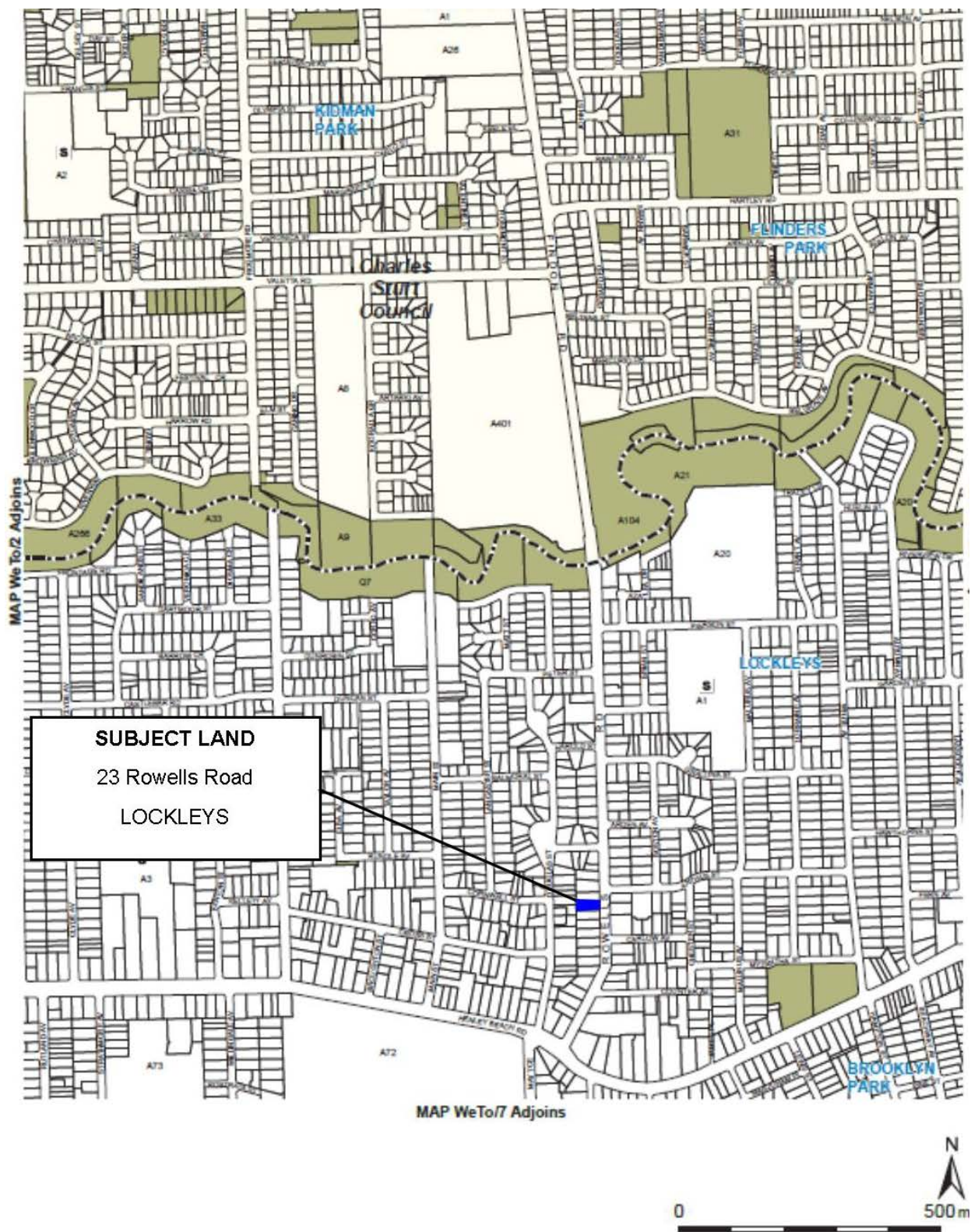
All surrounding land uses are residential, with the exception of the former Lockleys Kindergarten located to the south-east of the site.

Areas of allotments within the locality range from 362m² to 1668m² and frontage widths range from approximately 9-37 metres.

The subject site is located within 400 metres of the Local Centre Zone on the corner of Henley Beach Road and Rowells Road.

The site and locality are shown on the following maps.





Location Map WeTo/3

- School
- Local Reserves
- Development Plan Boundary

PROPOSAL

It is proposed to construct two (2) two-storey semi-detached dwellings with associated garages and verandahs (alfrescos).

Both dwellings comprise an open plan kitchen / dining / living area, bedroom and amenities at ground floor level; and two bedrooms, study, activities area and amenities at first floor level.

Each dwelling is provided with two (2) car parking spaces located within double garages.

Vehicle access to the garages is proposed by a 6 metre wide driveway located centrally within the site in order to maintain two (2) on-street car parking spaces. An existing street tree is proposed to be removed to facilitate vehicle access to the site.

The dwellings are proposed to be constructed of 'white' render and 'broken white' Hardies Amatrix cladding with timber battened and aluminium framed fixed glass garage doors, 'shale grey' colorbond roofs and a 'grey' matrix feature blade wall.

A landscaping plan has been submitted which indicates that landscaping will be provided within the front setback area and the rear private open space areas of each dwelling.

The proposed land division is for a Torrens title to create two (2) allotments from one (1) existing Torrens titled allotment and to create reciprocal rights of way in favour of each proposed allotment to enable vehicles to enter and exit the site in a forward direction. The proposal has been lodged to formalise titling arrangements in accordance with the associated land use plans.

The proposed land use and land division development applications are included in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and the Procedural Matters in the Residential Zone of the West Torrens Development Plan.

REFERRALS

Internal

The application was referred to Council's City Assets Engineer who initially raised concerns regarding vehicle manoeuvrability, loss of on-street car parking, and stormwater connection through the verge.

These concerns have been addressed in the amended plans being considered by the DAP.

The application was referred to Council's Arboriculture Officer, who advised of no objection to the removal of the existing street tree subject to the payment of a removal, compensation and replacement fee.

External

The application was referred to SA Water by the Development Assessment Commission (DAC), who advised of no objection subject to specified standard conditions being included on any consent to be issued.

The application was referred to the DPTI (Transport Division) pursuant to Schedule 8 of the Development Regulations, who advised of no concerns with the plans being considered by the DAP subject to the inclusion of specified conditions. Council must have regard to the referral response received.

Although DPTI (Transport Division) have requested that the rights of way be extended to the property boundaries, Council's City Assets department have confirmed that based upon the amended landscaping location and garage locations (as currently proposed) the reciprocal rights of way as depicted on the proposed land division plan are satisfactory and will allow vehicles to enter / exit the site in a forward direction. As such, it is not considered necessary to include the specified condition in relation to extending the rights of way to the boundaries.

A copy of the relevant referral responses are included in **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Low Density Policy Area 21 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|-------------------------------------|-----------------------------------|--|
| Crime Prevention | Objectives | 1 |
| | Principles of Development Control | 1, 2, 3, 7 & 8 |
| Design and Appearance | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2, 3, 9, 10, 12, 13, 14, 15, 21 & 22 |
| Energy Efficiency | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2 & 3 |
| Land Division | Objectives | 1, 2, 3 & 4 |
| | Principles of Development Control | 1, 2, 4, 5, 6, 8, 12, 16 |
| Landscaping, Fences and Walls | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2, 3, 4 & 6 |
| Orderly and Sustainable Development | Objectives | 1, 2, 3, 4 & 5 |
| | Principles of Development Control | 1 & 3 |
| Residential Development | Objectives | 1, 2, 3, 4 & 5 |
| | Principles of Development Control | 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33 |
| Transportation and Access | Objectives | 2 |
| | Principles of Development Control | 1, 2, 8, 9, 10, 11, 23, 24, 30, 34, 35, 36, 37 & 44 |

| | |
|--|-----------------------------|
| Zone: Residential Zone | |
| <p><i>Desired Character Statement:</i> <i>"This zone will contain predominantly residential development. There may also be some small scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer".</i></p> | |
| <i>Objectives</i> | 1, 2, 3 & 4 |
| <i>Principles of Development Control</i> | 1, 5, 6, 7, 10, 11, 12 & 13 |
| Policy Area: Low Density Policy Area 21 | |
| <p><i>Desired Character Statement:</i> <i>'This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).</i></p> <p><i>There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern. Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials. Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.'</i></p> | |
| <i>Objectives</i> | 1 |
| <i>Principles of Development Control</i> | 1, 2, 4, 6 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | PROPOSED |
|---|--|--|
| SITE AREA <i>Low Density Policy Area 21</i> <i>PDC 4</i> | Semi-detached dwelling 350m ² (minimum) | 404m ² Satisfies |
| ALLOTMENT AREA <i>Low Density Policy Area 21</i> <i>PDC 6</i> | 420m ² (minimum) | 404m ² Does Not Satisfy by 4% |
| FRONTAGE <i>Low Density Policy Area 21</i> <i>PDC 4</i> | Semi-detached dwelling 9m | 8.84 metres Does Not Satisfy |
| PRIMARY STREET SETBACK <i>Residential Zone</i> <i>PDC 8</i> | The same setback as one of the adjacent buildings 9.8m | 10.9m Satisfies |
| SIDE/REAR SETBACKS <i>Residential Zone</i> <i>PDC 11</i> | Side 0/1m (Ground Floor) 2m (Upper Floor) Rear 3m (Ground Floor) 8m (Upper Floor) | Side 0.91m (Ground Floor) Does Not Satisfy 3.85m (Upper Floor) Satisfies Rear 9.1m (Ground Floor) 15.4m (Upper Floor) Satisfies |
| BUILDING HEIGHT <i>Residential Zone</i> <i>PDC 6</i> | 2 storeys | 2 storeys Satisfies |
| INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i> | 3+ Bedrooms - 100m ² (min.) | Dwellings 1 & 2 - 215m ² each Satisfies |

| | | |
|---|--|---|
| PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19 | - 60m ² (min.), of which 8m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. - including at least 16m ² directly accessible from habitable room with minimum dimension 4m | Dwelling 1 - 89m ² Dwelling 2 - 89m ² including at least 16m ² directly accessible from habitable room with minimum dimension 4m Satisfies |
| CARPARKING SPACES <i>Transportation and Access</i> PDC 34 | 2 spaces per dwelling = 4 car parking spaces | 4 car parking spaces Satisfies |
| OVERLOOKING <i>Residential Development</i> PDC 37 | Upper level, windows, balconies, terraces & decks that overlook habitable room windows or private open space require sill height or permanent screen minimum of 1.7m above floor level | Satisfies |
| OVERSHADOWING <i>Residential Development</i> PDC 10, 11, 12, 13 | Protect winter sunlight to adjacent dwellings' north facing windows, private open space and solar panels | Satisfies - Private Open Space Does Not Satisfy - North Facing Window |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Frontage Width

The proposed frontage width of allotments 31 and 32 is 8.84 metres respectively, in lieu of 9 metres as specified in Residential Low Density Policy Area 21 PDC 4. This small variation is not significant and would result in a visually imperceptible shortfall, preserving the desired character sought in Policy Area 21.

Overshadowing

There are a number of principles in the Development Plan which relate to overshadowing.

General Residential PDC 10 states that, " *The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:*

- windows of habitable rooms, particularly living areas*
- ground-level private open space*
- upper-level private balconies that provide the primary open space area for any dwelling*
- access to solar energy.'*

General Residential PDC 12 'Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

- (a) half of the existing ground-level open space*
- (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).*

Although shadow diagrams have not been submitted with the application, Council's Planning Officer has undertaken a desktop analysis of the extent of shadowing affecting the adjoining property to the south of the subject site on the 21 June as a result of the proposed development.

The analysis demonstrates that any overshadowing of existing adjoining private open space areas are in accordance General Residential Development PDC's 10 and 12.

With respect to existing north-facing windows, General Residential Development PDC 11 states that *'Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.'*

The shadow diagrams and cross section analysis undertaken by Council's Planning Officer confirms that the north-facing bedroom window of the study / toy room at 21 Rowells Road currently receives at least 3 hours of sunlight for a small portion of the top of the window at the winter solstice based upon the existing conditions of the site.

The window will not receive any direct sunlight (at the winter solstice) even with the setback of the southernmost proposed dwelling to its side (southern) boundary of 3.85 metres, which is in excess of the minimum side setback specified in the Development Plan of 2 metres.

As there are no other north-facing windows within the existing dwelling at 21 Rowells Road, the existing primary living area/s of this existing dwelling retain their access to daylight and are not affected by the proposed development in accordance with General Residential PDC 10(a).

It is considered that the departure from PDC 11 does not warrant refusal of the application given that:

- existing primary living areas are not affected by the proposed development; and
- the existing north-facing window should receive direct sunlight at other times of the year (other than the winter solstice).

Side Setback

The side setback of each dwelling is 0.91 metres in lieu of 1 metre as specified in Residential Zone PDC 11. This small variation is imperceptible and is therefore considered acceptable in this instance.

Garage Width

The maximum frontage width of garage openings facing the street is 54% (4.8 metres) in lieu of 50% (4.42 metres) as specified in Residential Development PDC16.

The proposed garage presentation is considered acceptable in this instance given that the dwellings are of two-storey cantilevered design, resulting in a lesser proportion of garaging within the front façade, and therefore reducing the dominance of the garage openings as presented to the street.

Additionally, the detailing of the garage doors as vertical timber battens (including the doors and surrounds) and aluminium framed fixed glass panel lift doors ensures that the garages blend in with the development and avoid being dominant elements of the dwellings and within the streetscape.

Land Division

The proposed land division application has been lodged to formalise titles for the land use development proposal. A review of the proposed land division confirms that the dimensions are consistent with the details contained in the land use application including the proposed reciprocal rights of way to allow vehicles from each dwelling to enter / exit the site in a forward direction.

SUMMARY

The proposal substantially meets the overall objectives of the Residential Zone and Low Density Policy Area 21 in that it will provide semi-detached dwellings close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones with buildings with a direct street frontage.

The proposed development is considered appropriate for the site as:

- The design and siting of the proposed development is considered to be compatible with the surrounding area;
- The proposal is unlikely to have a detrimental impact on surrounding properties and should provide for a reasonable level of amenity for future residents; and
- The proposal generally satisfies the qualitative and quantitative provisions of the West Torrens Council Development Plan with the exception of small variations to frontage width, side setbacks and garage width.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan. Subject to the inclusion of suitable conditions, it is considered that the proposed development generally accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 25 June 2015 and warrants Development Plan Consent and Land Division Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1008/2015 by D'Andrea & Associates to undertake the construction of two (2) two-storey semi-detached dwellings, associated garages and verandahs (alfresco)s and Land Division DAC 211/D020/16 - Creation of one (1) additional torrens title allotment and the creation of carriageway easements A & B at No. 23 Rowells Road, Lockleys (CT 5197/849) subject to the following conditions:

DEVELOPMENT PLAN CONSENT COUNCIL CONDITIONS:

1. The development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.

2. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. That any retaining walls shall be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
5. That all planting and landscaping shall be completed prior to occupation of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die shall be replaced with a suitable species.
6. That the fixed obscure glazing nominated on the upper level north, east and south-facing windows of the dwellings shall be fitted in accordance with the approved plans prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
7. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site
 - Commencement of placement of any structural concrete
 - Completion of wall and roof framing prior to the installation of linings
 - Completion of building work

DEPARTMENT OF PLANNING, TRANSPORT & INFRASTRUCTURE (TRANSPORT DIVISION) CONDITIONS:

8. The obsolete crossover shall be closed and reinstated to Council standard kerb & gutter at the applicant's expense.
9. All vehicles must enter and exit Rowells Road in a forward direction.
10. Rights of way A & B shall remain clear of any impediments to vehicle manoeuvring (such fences, vegetation, meters and parked cars).
11. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Rowells Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

Nil

**LAND DIVISION CONSENT
COUNCIL CONDITIONS:**

1. Development is to take place in accordance with the plans prepared by Bartlett Drafting & Development (Drawing GB2115DA, Revision 3, dated 12/02/16 relating to Development Application No. 211/1008/2015 (DAC 211/D020/16).
2. Prior to the issue of Section 51 Clearance to this division approved herein, all existing buildings must be removed from the site.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

3. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0042972).
An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.



The internal drains shall be altered to the satisfaction of the SA Water Corporation.
4. Payment of \$6,488 into the Planning and Development Fund (1 allotment @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

23 Rowells Road, Lockleys

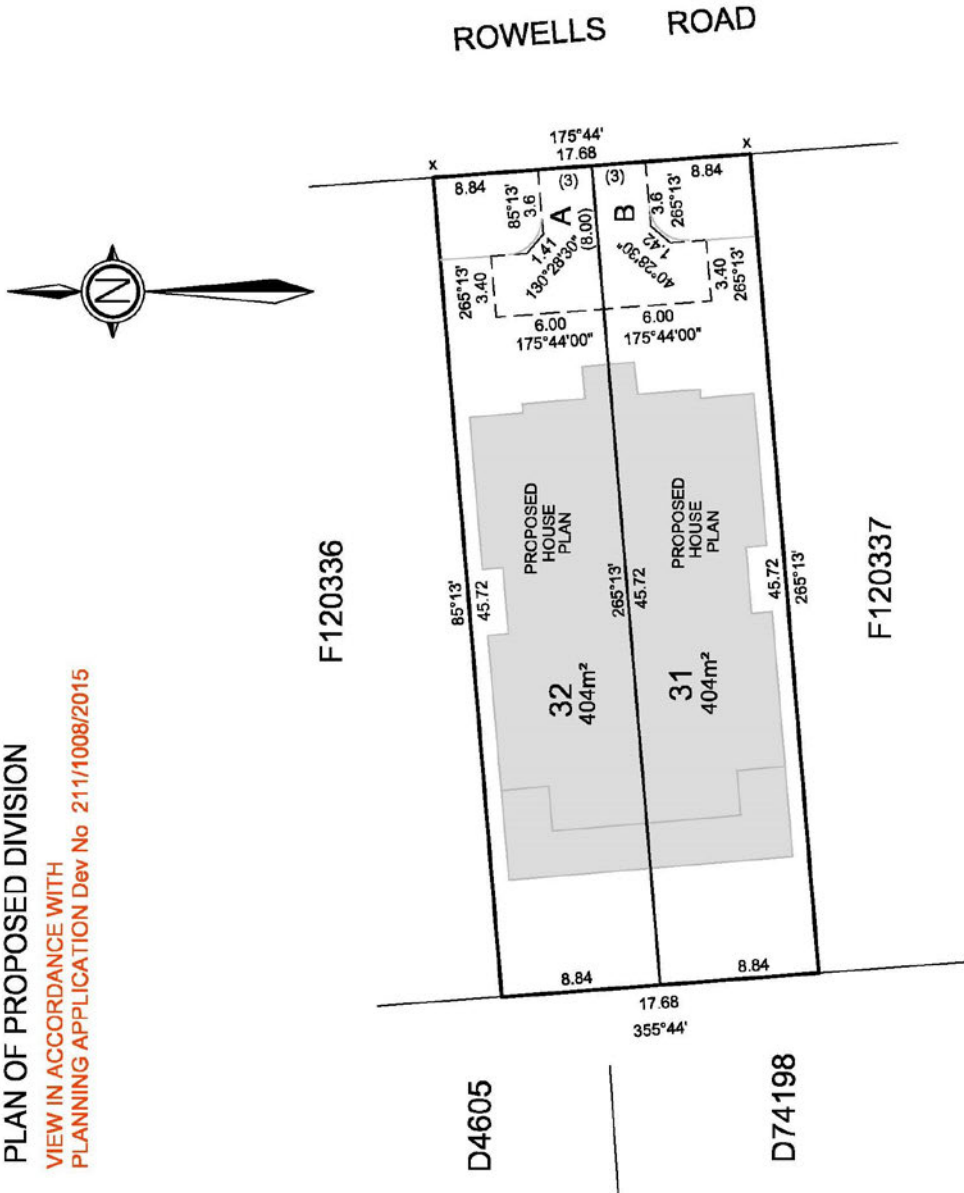
Planning application - 20-01-2016
 rev a 'additional info' - 01-03-2016

D'ANDREA AND ASSOCIATES
ARCHITECTS P.C.
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231
(303) 751-1100
FAX (303) 751-1101
WWW.DANDREAARCHITECTS.COM

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Journal of Internal Medicine 253: 353–361

| | |
|--|-------------------|
| Council - CITY OF WEST TORRENS | |
| Dev No | 211/D020/16 |
| TITLE REFERENCE: CT 5197/849 | |
| TOTAL AREA: | 808m ² |
| CURRENT ZONING: | |
| MAP REFERENCE: | 6628/41/G |
| HUNDRED: | ADELAIDE |
| AREA: | LOCKLEYS |
| ALLOTMENT 3 IN FP110042 | |
| BEARING DATUM:  | |
| DERIVED FROM: | |
| SCALE | METRES |
|  | |
| DISPOSITION OF EASEMENTS | |
| PORTION OF ALLOTMENT 32 MARKED A IS TO BE SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY APPURTENANT TO ALLOTMENT 31 | |
| PORTION OF ALLOTMENT 31 MARKED B IS TO BE SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY APPURTENANT TO ALLOTMENT 32 | |
| <small>IMPORTANT NOTE THIS PLAN WAS PREPARED AS A PROPOSED DIVISION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO SURVEY AND THE REQUIREMENTS OF COUNCIL AND OTHER RELEVANT AUTHORITIES. NO RELIANCE SHOULD BE PLACED ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.</small> | |
| CMB AS PROPOSED | |

PLAN OF PROPOSED DIVISION
VIEW IN ACCORDANCE WITH
PLANNING APPLICATION Dev No 211/1008/2015



| | |
|---------------------------|------------------|
| BARTLETT | |
| Drafting & Development | |
| PO Box 297 | Ph 08 8241 5511 |
| WELLAND SA 5007 | Fax 08 8241 5050 |
| gary.bartlett@bigpond.com | mob 0418 815 197 |
| FILE GB2115 | Revision 3 |
| DRAWING GB2115DA | Date 12/2/2016 |

PRELIMINARY PLAN
DATA AND AREAS ARE
SUBJECT TO CERTIFIED SURVEY
AND REQUIREMENTS OF COUNCIL

ATTACHMENT 2

Telephone 7109 7016
Facsimile 8303 0604



16th March 2016

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir/Madam

Re: Proposed Development Application No. 211/D020/16 (ID 53514)
By Steve Giustozzi

Further to my letter dated 29th February 2016 and to assist the Council in reaching a decision on this application, copies of the reports received by the Commission from agencies that it has consulted have been uploaded for your consideration.

IT IS REQUESTED PURSUANT TO SECTION 33 (1) (c) OF THE DEVELOPMENT ACT, 1993 THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE COMMISSION.

The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0042972).

An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.

The internal drains shall be altered to the satisfaction of the SA Water Corporation.

Payment of \$6488 into the Planning and Development Fund (1 allotment/s @ \$6488 /allotment).

Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, Ground Floor 101 Grenfell Street, Adelaide.

A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

SA Water Corporation further advise on approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Council's particular attention is drawn to the comments by the DPTI – Transport Services for this application advising the recommended conditions be attached to any approval issued.

Please upload the Decision Notification Form (via EDALA) following Council's Decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read "P. Hodgson".

Phil Hodgson
Unit Manager, Land Titles Office
as delegate of the
DEVELOPMENT ASSESSMENT COMMISSION
Q:\PLANNINGSERVICES\TEMPLATES\STATEMENTS\ELECTRONIC\TFF2R edala



08 March 2016

Our Ref: H0042972

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D020/16 AT LOCKLEYS

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

kirsty jennings

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries kirsty jennings
Telephone 7424 1119

In reply please quote 2016/00300, Process ID: 388421
Enquiries to Matthew Small
Telephone 8226 8387
Facsimile (08) 8226 8330
E-mail dpti.luc@sa.gov.au



Government of South Australia
Department of Planning,
Transport and Infrastructure

09/03/2016

The Presiding Member
Development Assessment Commission
GPO Box 1815
ADELAIDE SA 5001

**SAFETY AND SERVICE –
Traffic Operations**

GPO Box 1533
Adelaide SA 5001

Telephone: 61 8 8226 8222
Facsimile: 61 8 8226 8330

ABN 92 366 288 135

Dear Sir,

SCHEDULE 8 - REFERRAL RESPONSE

| | |
|------------------------|---------------------------------|
| Development No. | 211/D020/16 |
| Applicant | Bartlett Drafting & Development |
| Location | 23 Rowells Road, Lockleys |
| Proposal | Land Division (1 into 2) |

I refer to the above development application forwarded to the Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4) (b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

THE PROPOSAL

This application proposes a complete redevelopment of the subject site into two new residential allotments.

CONSIDERATION

It is this department's policy to minimise access points onto arterial roads in the interest of road safety. Accordingly, the proposed 6.0 metre wide shared central access is supported by DPTI. The obsolete crossover should be closed and reinstated to Council standard kerb & gutter at the applicant's expense.

It is also departmental policy that vehicles should enter and exit arterial roads in a forward direction. The setback provided for the proposed dwellings ensures that sufficient on-site manoeuvring area can be provided to enable all vehicles to enter and exit Rowells Road in a forward direction. However, to ensure that a maximum shared manoeuvring area for vehicles is available, DPTI recommends that the wings of rights of way A & B are extended to the northern and southern property boundaries.

CONCLUSION

DPTI will raise no objection in-principle to the plan of division on the provision that the following recommended conditions are attached to any approval given:

2

1. The obsolete crossover shall be closed and reinstated to Council standard kerb & gutter at the applicant expense.
2. All vehicles must enter and exit Rowells Road in a forward direction. To ensure that a maximum shared manoeuvring area is provided, the wings of rights of way A & B shall be extended to the northern and southern property boundaries on any final plan of division.
3. Rights of way A & B shall remain clear of any impediments to vehicle manoeuvring (such fences, vegetation, meters and parked cars).
4. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Rowells Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Yours sincerely,



 **A/GENERAL MANAGER, OPERATIONAL SERVICES**
for **COMMISSIONER OF HIGHWAYS**

6.4 33 Elizabeth Avenue, PLYMPTON

Application No. 211/183/2016

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|---|
| DEVELOPMENT PROPOSAL | Land Division - Torrens Title DAC No. 211/D009/16 (Unique ID 53293) Create two (2) additional allotments (includes party walls) |
| APPLICANT | FJ Papalia |
| APPLICATION NO | 211/183/2016 |
| LODGEMENT DATE | 24 February 2016 |
| ZONE | Residential Zone |
| POLICY AREA | Medium Density Policy Area 18 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal ▪ City Works (Amenity Officer) External ▪ Development Assessment Commission (DAC) ▪ SA Water |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason/s:

- With regard to residential development and land division applications, where at least one proposed allotment and or site does not meet the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan, the application shall be assessed and determined by the DAP.

The land division application is required to be determined by the DAP as per the above sub-delegation as the proposed allotment areas are less than 250m² and the frontage widths are less than 9 metres each which is the minimum specified in Medium Density Policy Area 18.

The site area and frontage widths of a dwelling differ from the minimum allotment provisions and are also dependant on dwelling type. There is an associated land use application that satisfies the minimum site areas and frontage widths for row dwellings and therefore the application can be determined under delegation by the Administration after a decision is made on this application.

A land use application (211/1348/2015) for the construction of three (3) single storey row dwellings each with a single garage under the main roof is currently being considered under delegation, and will be finalised upon the determination of the current application.

A copy of the plans submitted with the land use (211/1348/2015) is included in **Attachment 1**.

PREVIOUS or RELATED APPLICATIONS

DA 211/1348/2015 - Construction of three (3) single storey row dwellings each with a single garage under the main roof undergoing assessment under delegation.

SITE AND LOCALITY

The subject land is described as Allotment 37 Deposited Plan 2658 in the area named Plympton Hundred of Adelaide, and is more commonly known as 33 Elizabeth Avenue. It is located within the Residential Zone and more particularly Residential Policy Area 18.

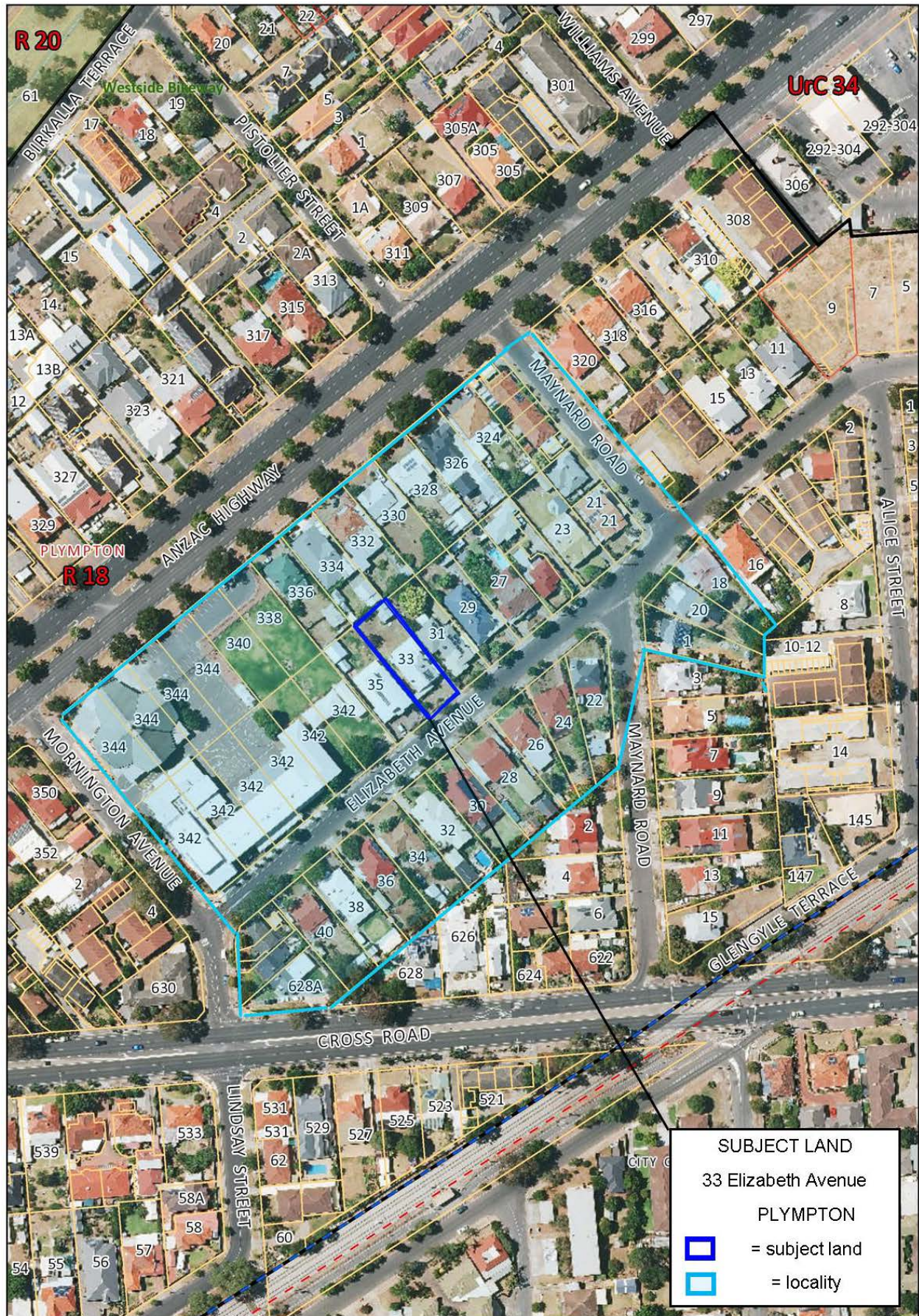
There are several arterial roads located in close proximity to the subject land. Marion Road is located approximately 300 metres East, ANZAC Highway is located 55 metres north and Cross Road is located approximately 150 metres South of the subject land respectively. The Urban Corridor Zone boundary is located approximately 260 metres east of the subject land and there is also a Local Centre Zone approximately 300 metres west of the subject land.

The subject land currently contains a 1920's bungalow with associated structures such as an outbuilding and carport.

The locality consists mostly of residential development generally situated on allotments rectangular in shape, however some allotments have an irregular shape where the boundaries follow the bend in the road. The dwelling type is predominantly characterised by 1920's-30's bungalows with a few examples of symmetrical cottages and villas. There is one contemporary double storey dwelling that exists on the western neighbouring site of the subject land.

The John the Baptist Catholic School is 15 metres west of the subject land and is the only non-residential use within the locality. Due to the school's presence the traffic speed is reduced to 25km/h adjacent the subject land when children are present.

The site and locality are shown on the following maps.





MAP WeTo/1 Adjoins



- S** School
- P** Post Office
- H** Other Health Services
- Railways
- Local Reserves
- Development Plan Boundary

Location Map WeTo/15

WEST TORRENS COUNCIL
Consolidated - 5 November 2015

PROPOSAL

The Applicant seeks approval for a Torrens Title Land Division creating two additional allotments. Proposed Allotment 1 will have a frontage to the public road measuring 5.22 metres, a depth of 45.72 metres and a total area of 239 square metres. Proposed Allotments 2 and 3 have frontages of 5.16 metres to the public road, a depth of 45.72 metres and total area of 236 square metres. The boundaries of the land division application and party walls are consistent with the land use application (DA 211/1348/2015).

The proposed land use and land division development applications are included in **Attachment 2**.

PUBLIC NOTIFICATION

The land division application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and the Procedural Matters in the Residential Zone of the West Torrens Development Plan.

REFERRALS

Internal

- **City Works (Amenity Officer)**

Division of the land will result in two (2) additional driveways and crossovers to be established to enable vehicle access for future dwellings. To facilitate the establishment of these new access points the removal of the street tree adjacent the subject land will be required. The application was forwarded to Council's Amenity Officer who has provided feedback supporting removal of the tree subject to payment of a fee of \$1,090.

External

The land division application (DA 211/183/2016) was referred to SA Water by the Development Assessment Commission (DAC) who advised of no objection subject to specified standard conditions being included on any consent to be issued.

A copy of the relevant referral responses are included in **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Medium Density Policy Area 18 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|-------------------------------------|-----------------------------------|-----------------------|
| Land Division | Objectives | 1, 2, 3 & 4 |
| | Principles of Development Control | 1, 2, 4, 5, 6, 8 & 12 |
| Orderly and Sustainable Development | Objectives | 1, 2, 3, 4 & 5 |
| | Principles of Development Control | 1, 3 & 7 |
| Residential Development | Objectives | 1, 2 & 3 |
| | Principles of Development Control | 1 & 3 |
| Transportation and Access | Objectives | 2 |
| | Principles of Development Control | 2, 10, 11, 23 & 24 |
| Infrastructure | Objectives | 3 |
| | Principles of Development Control | 1, 3, 5, 6, 8 & 16 |

| <u>Zone: Residential Zone</u> | |
|---|-------|
| <i>Desired Character Statement:</i> | |
| <p><i>"This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in an Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer".</i></p> | |
| Objectives | 1-4 |
| Principles of Development Control | 1 & 5 |

| | |
|--|--|
| Policy Area: Medium Density Policy Area 18 | |
| Desired Character Statement: | |
| <p><i>"Allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments. Allotment amalgamation to create larger development sites will occur to maximise the density of development while also achieving integrated design outcomes, particularly within a comfortable walking distance of centre zones. Vehicle access will occur from side streets and new rear public and private laneways wherever possible, also supporting the retention of existing street trees.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys. Parking areas and garages will be located behind the front facade of buildings.</i></p> <p><i>Buildings on the edge of the policy area which adjoin residential policy areas at lower densities will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk, and overshadowing.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer."</i></p> | |
| Objectives | 1 |
| Principles of Development Control | 1 (Land Use), 1 (Form and Character), 4, 6 & 8 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT | | |
|---|------------------------------------|--|--|--|
| | | Allotment 1 | Allotment 2 | Allotment 3 |
| SITE AREA Medium Density Policy Area 18 PDC 6 | Row Dwellings 150m ² | 239m ² Satisfies | 236m ² Satisfies | 236m ² Satisfies |
| ALLOTMENT AREA Medium Density Policy Area 18 PDC 8 | 250m ² | 239m ² Does Not Satisfy by 4.4% | 236m ² Does Not Satisfy by 5.6% | 236m ² Does Not Satisfy by 5.6% |

| | | | | |
|---|---------------------|---|---|---|
| ALLOTMENT FRONTAGE Medium Density Policy Area 18 PDC 8 | 9m | 5.22m Does Not Satisfy by 42% | 5.16m Does Not Satisfy by 42.6% | 5.16m Does Not Satisfy by 42.6% |
| SITE FRONTAGE Medium Density Policy Area 18 PDC 8 | Row Dwellings 5m | 5.22m Satisfies | 5.16m Satisfies | 5.16m Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Frontage Width & Site Area

Medium Density Policy Area 18 contains two Principles of Development Control (PDC) which specify different frontage widths and site areas relating to land division and the site of a dwelling dependant on the dwelling type. Medium Density Policy Area 18, PDC 6 reads;

A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

| Dwelling type | Site area (square metres) | Minimum frontage (metres) |
|---------------------------|---------------------------|----------------------------|
| Detached | 250 minimum | 9 |
| Semi-detached | 200 minimum | 9 |
| Group dwelling | 150 minimum | 7 |
| Residential flat building | 150 average | 15 (for complete building) |
| Row dwelling | 150 minimum | 5 |

Medium Density Policy Area 18, PDC 8 reads;

Land division should create allotments with an area of greater than 250 square metres and a minimum frontage width of 9 metres, other than where the land division is combined with an application for dwellings, or follows an approval for dwellings on the site.

Although the land division and land use applications were not submitted as a combined application, as the dwelling types can still be reasonably determined as row dwellings given the submission of an associated land use application, it is practical to apply Residential Policy Area 18, PDC 6, where the minimum frontage width for a row dwelling is 5 metres and the minimum site area is 150m². Each dwelling site in this instance satisfies the Development Plan.

It is believed that Residential Policy Area 18 PDC 8 was established so that where the land use is yet to be determined a parcel of land that would be adequate to accommodate any dwelling type envisaged. However, given that the land use can be reasonably anticipated through the associated land use application, Residential Policy Area 18 PDC 6 should be rightfully considered and applied.

The recommended allotment widths (5 metres and 9 metres would not be consistent with the existing allotment pattern within the locality. The direction for future development within Medium Density Policy Area 18 is to provide a variety of dwelling types and residential accommodation at medium density. The proposal will contribute to this desired character.

The proposed area of Allotment 1 is 239m² and the proposed area of Allotment 2 and 3 is 236m², in lieu of 250m² as specified in Residential Medium Density Policy Area 18 PDC 8. The small variation in allotment area is not significant and would result in a visually imperceptible shortfall, ultimately preserving the desired character sought in Medium Density Policy Area 18.

SUMMARY

The proposed land division does not meet the specific allotment area and frontage width provisions for the land division specific policy of Medium Density Policy Area 18, however, the shortfall in area and frontage width is not considered to be inconsistent with the site area and site frontage specific provisions for the development of row dwellings within the policy area which is the anticipated land use.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 November 2015 and warrants Development Plan Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/183/2016 by F J Papalia to undertake Land Division - Torrens Title DAC No. 211/D009/16 (Unique ID 53293) Create two (2) additional allotments (includes party walls) at 33 Elizabeth Avenue, Plympton (CT 5569/418) subject to the following conditions:

DEVELOPMENT PLAN CONSENT COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Western Surveying Services, relating to Development Application No. 211/183/2016 (DAC 211/D009/16).

LAND DIVISION CONSENT COUNCIL CONDITIONS:

1. Prior to the issue of Section 51 Clearance to this division approved herein:
 - all existing buildings must be removed (note that the removal shall be subject to a separate development approval).
 - the concrete foundation and footings for associated development 211/1348/2015 shall have been poured.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

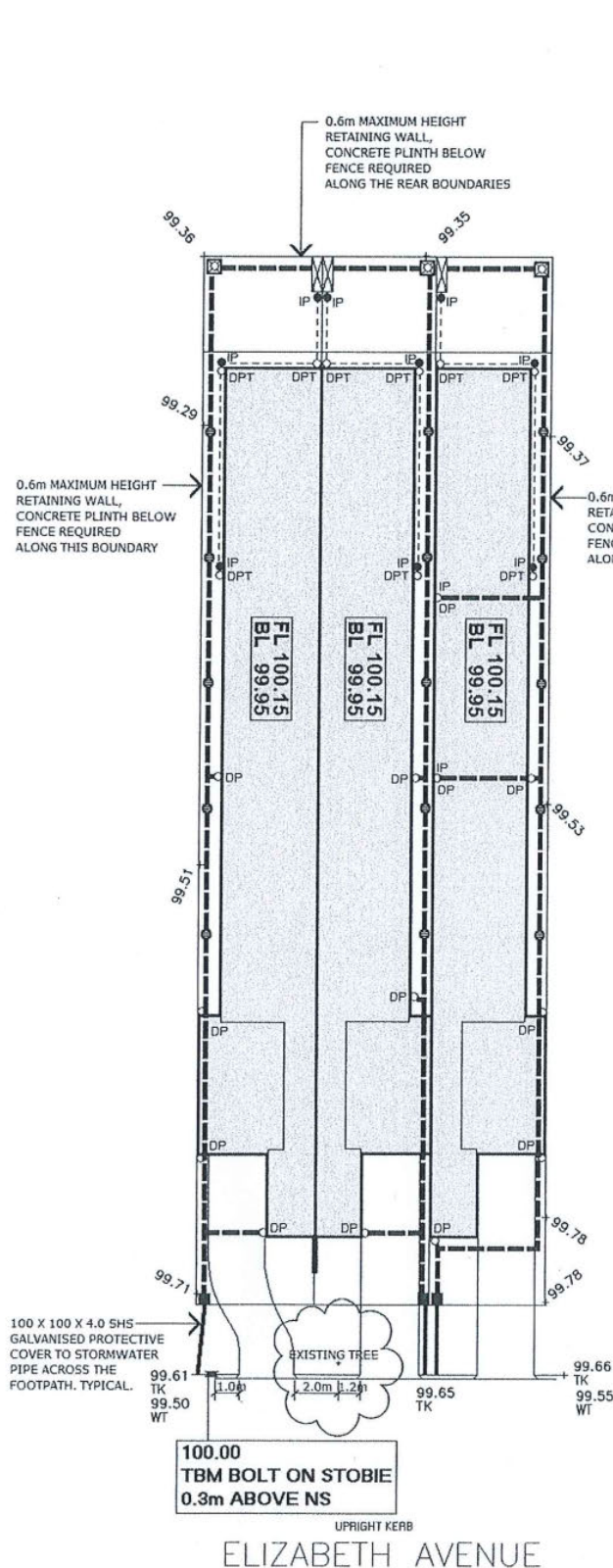
The alteration of internal drains to the satisfaction of SA Water is required.

An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of \$12,976 into the Planning and Development Fund (2 allotments @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

ATTACHMENT 1



LEGEND

- 1000 LITRE RAINWATER TANK TO BE PLUMBED INTO WC AND/ OR LAUNDRY. DOWNPIPES LABELLED DPT TO DISCHARGE INTO TANK. 90mm DIAMETER OVERFLOW AT TOP OF TANK TO DISCHARGE INTO STORMWATER LINE TO STREET. SEALED SYSTEM FROM DPT TO TANK. PROVIDE INSPECTION POINT IN STORMWATER LINE UPSTREAM OF TANK.
- EXISTING SPOT LEVEL
- STORMWATER PIPE 90mm DIAMETER uPVC, 0.5% MINIMUM FALL.
- STORMWATER PIPE 90mm DIAMETER uPVC. SEALED SYSTEM.
- GRATED INLET PIT / PAVING SUMP 90mm DIAMETER
- GRATED INLET PIT / SILT TRAP, 300mm SQUARE. HEAVY DUTY
- IP INSPECTION POINT.
- JUNCTION BOX, COVERED.

NOTES

1. GRADE BENCH AWAY FROM HOUSE:
1 IN 12 FOR GRASSED AREAS,
1 IN 20 FOR PAVED AREAS.
2. MAXIMUM LEVEL OF PATH AT FLOOD GULLY TO BE 165MM BELOW FINISHED FLOOR LEVEL.
3. WHERE A LINE AT 30° FROM ANY FOOTING BASE INTERSECTS A SERVICE TRENCH, OR PROPOSED SERVICE TRENCH, FOOTING PIERS WILL BE REQUIRED. REFER TO THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.
4. LEVELS SHOWN ARE APPROXIMATE ONLY AND ARE TO AN ASSUMED DATUM AS INDICATED. SITE DIMENSIONS ARE ASSUMED ACCORDING TO INFORMATION AVAILABLE, AND TO BE CONFIRMED BY OWNER AND/OR BUILDER.
5. FLEXIBLE CONNECTIONS ARE REQUIRED TO SEWER AND STORMWATER DRAINS ON THIS SITE.
6. PROVIDE MINIMUM 150mm COVER TO STORMWATER PIPES OR CONCRETE ENCASE. PROTECTION TO STORMWATER PIPES SHALL COMPLY WITH AS 3500.
7. CONTRACTORS SHALL ENSURE THAT ADJACENT STRUCTURES ARE NOT UNDERMINED OR SURCHARGED. REFER TO THIS OFFICE FOR FURTHER ADVICE IF REQUIRED.
8. CONTRACTORS SHALL LOCATE ALL EXISTING UNDERGROUND SERVICES BEFORE COMMENCEMENT OF EXCAVATIONS.
9. WHERE NECESSARY, EXISTING GAS METERS, WATER METERS, TREES, CROSSOVERS, ETC. SHALL BE REMOVED / RELOCATED TO SUIT, AND TO COMPLY WITH STATUTORY AUTHORITY REQUIREMENTS.
10. FLOOR LEVELS MAY NEED TO BE INCREASED TO ACCOMMODATE SEWER GRADE REQUIREMENTS. OWNER AND / OR BUILDER TO CHECK SEWER INVERTS PRIOR TO SITEWORKS COMMENCING.
11. ALL WORKS BEYOND THE PROPERTY BOUNDARY SHALL BE TO COUNCIL REQUIREMENTS AND DETAILS.

**SITEWORKS / STORMWATER
DRAINAGE PLAN
33 ELIZABETH AVENUE,
PLYMPTON**

John Birbas BE.MIEAust.
34 SARNIA AVE., CLEARVIEW. S.A. 5085
Mobile 0419 039 426

| | | |
|--|---------|-----------|
| | DATE | 22/02/16 |
| | A3SCALE | 1:200 |
| | DRAWN | JB |
| | DWG NO | 1512 - 1A |

AMENDMENTS:
A: D2 DRIVEWAY CHANGED 24/2/16

| | |
|--------------------|---------------------|
| LIVING | 137.1m ² |
| GARAGE | 19.7m ² |
| TOTAL | 156.8m ² |
| SITE AREA | 238.8m ² |
| SITE COVER (65.8%) | 156.8m ² |
| POS (22.8%) | 54.5m ² |

| | |
|--------------------|---------------------|
| LIVING | 137.1m ² |
| GARAGE | 19.7m ² |
| TOTAL | 156.8m ² |
| SITE AREA | 236.1m ² |
| SITE COVER (65.8%) | 156.8m ² |
| POS (22%) | 52.5m ² |

| | |
|--------------------|---------------------|
| LIVING | 136.9m ² |
| GARAGE | 19.7m ² |
| TOTAL | 156.6m ² |
| SITE AREA | 235.4m ² |
| SITE COVER (62.5%) | 156.6m ² |
| POS (22.2%) | 52.2m ² |

CLIENT DETAILS
33 Elizabeth Avenue
Plympton SA 5038

[illegible]

CLIENT NAME
ATG Family Investments
PO Box 218
Fulham Gardens SA 5024
PROJECT NAME
ELIZABETH12123124

| | | | |
|--------------------|---|------|-------------------|
| FILE NAME | 33ELIZABETH AVE\p\m\plan\2023\24-4-1-21 | | |
| ENGINEER | TBC | | |
| DRAWN BY | R.Hadano | | |
| CHECK BY | | | |
| SCALE | 1/200 | DATE | 5-4-2025 |
| DRAWING TITLE | | | |
| Proposed Site Plan | | | |
| PROJECT No. | 2023/24 | | SHEET No. Pg 1 |

BRUSH FENCE NOTE: There will not be any brush fences within 3 metres of the proposed building works. Any brush fences that are within 3 metres of the proposed construction are to be dealt with by ensuring compliance with Ministers' Specifications SA76C "Protection of buildings exposed to brush fences."

BOUNDARY/SURVEY NOTE: This drawing is intended for indicative purposes only. Please refer to the Civil Engineer or Surveyor Drawings for Site Levels, Contours, Bench Marks, Service Locations & Earthwork designs. The final boundary and building set shall be confirmed & certified by a licensed surveyor prior to any construction.

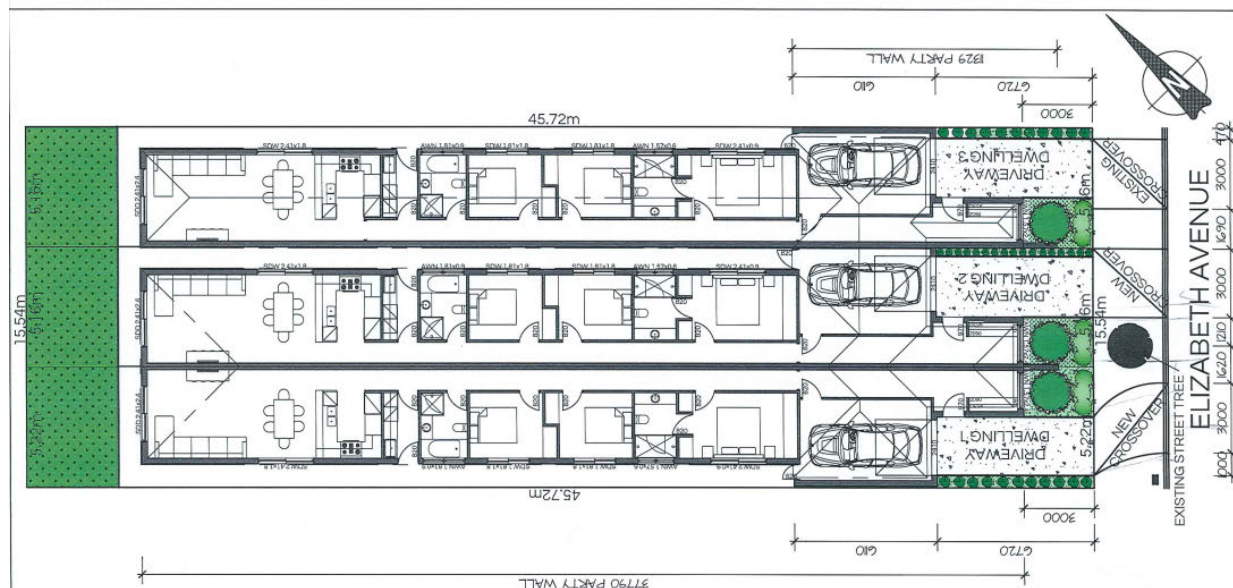
STORMWATER NOTE: Stormwater pipes should be 90mm uPVC with 100mm cover for non trafficable areas. Grade minimum of 200 in direction of the flow and is to be in accordance with AS3500.3. The stormwater line shall be connected to the boundary sump and drained to the street water table. This is to be confirmed by a licensed engineer prior to any construction.

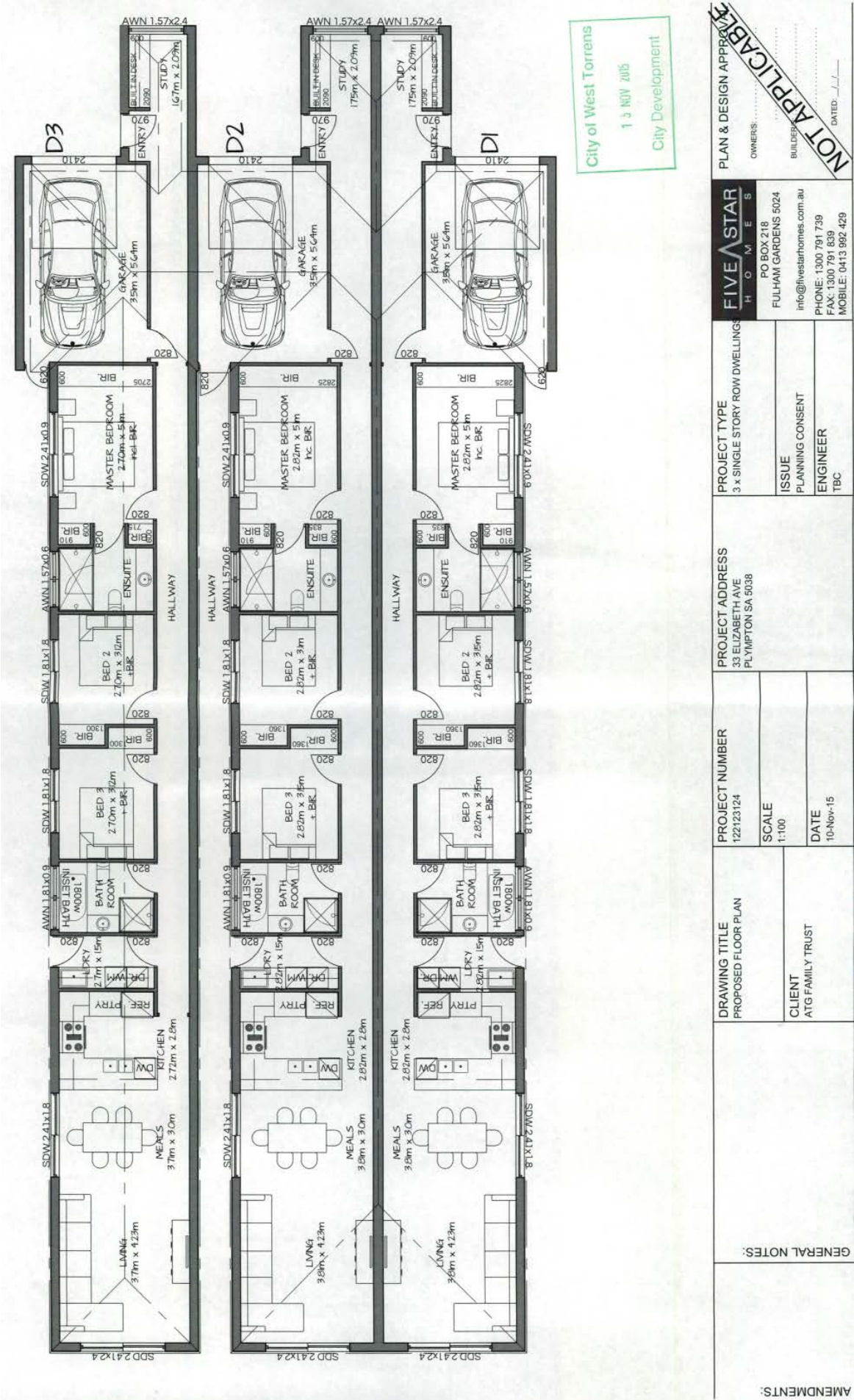
BUILDING NOTES:
All boundaries are in accordance with CT.

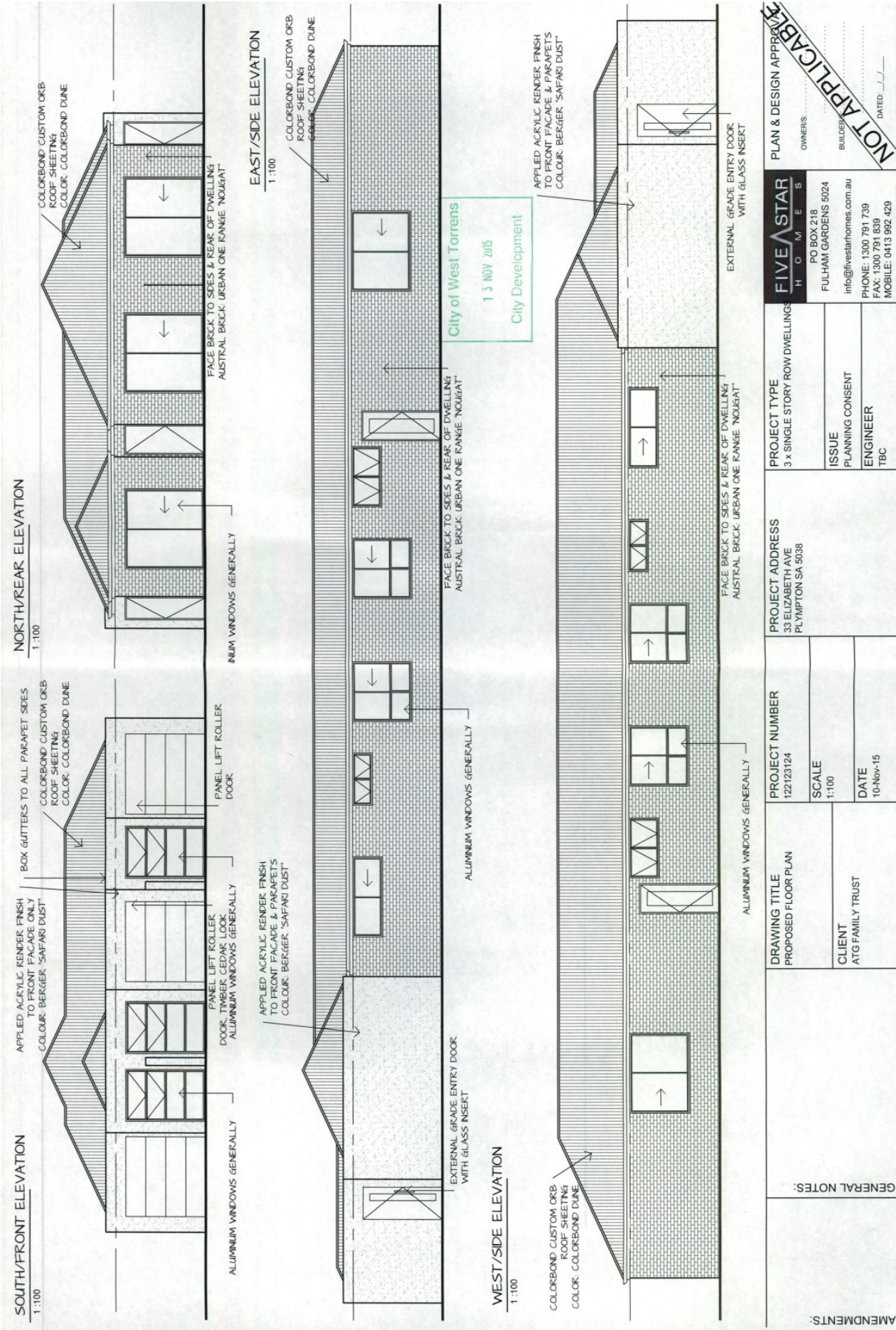
All internal door heights are to be 2400 high & in conjunction with the proposed floorplan door width.

Please refer to SiteWorks and Stormwater Drainage for Floor Levels & TBM.

All measurements presented on proposed site plan are indicative only & should be analysed in conjunction with all other provided documentation.

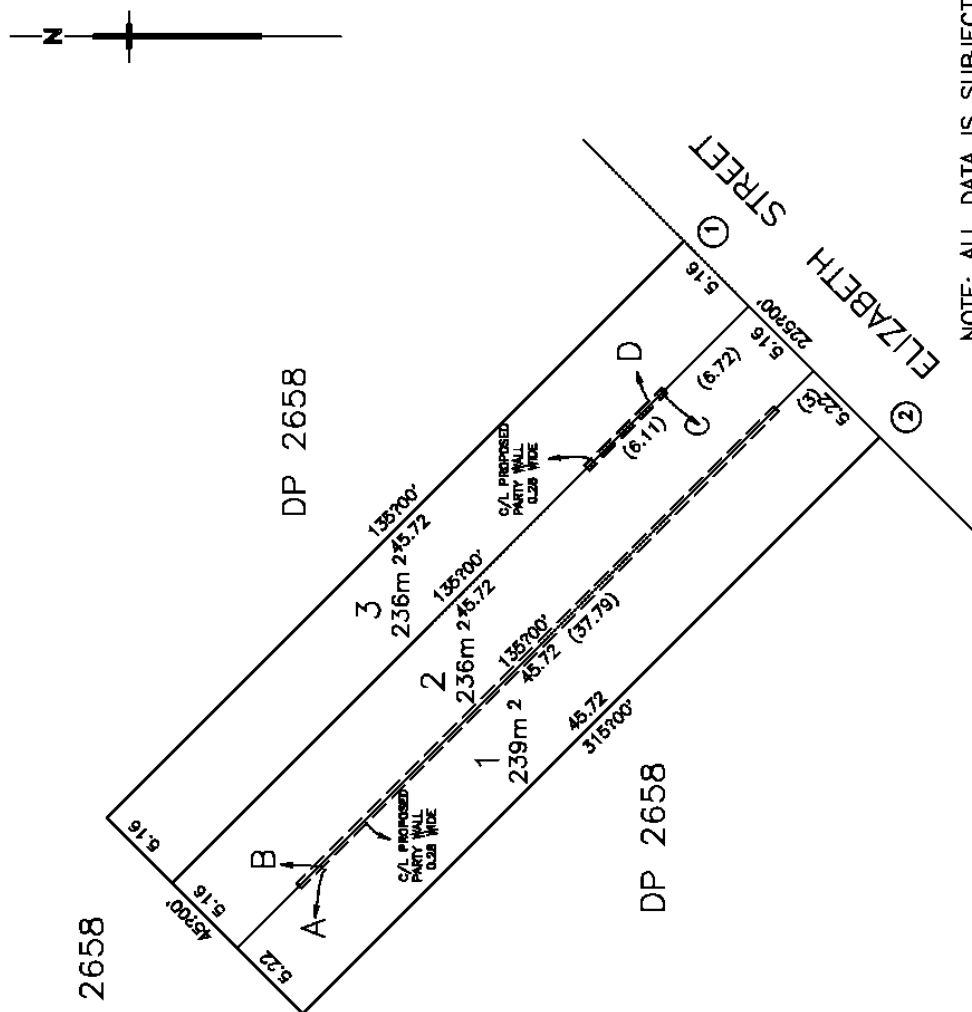






NOTE: ALL DATA IS SUBJECT TO
CERTIFIED SURVEY AND
APPROVAL BY THE LANDS
TITLES OFFICE

BEARING DATUM ① - ② 225° 00'



PROPOSED PLAN OF DIVISION
ALLOTMENT 37 IN DP 2658

HUNDRED OF ADELAIDE
AREA PLYMPTON
COUNCIL CITY OF WEST TORRENS

CT 5569/418 2

TOTAL AREA 711m

SCALE 1 : 250

RECIPROCAL PARTY WALL RIGHTS
ARE TO BE CREATED OVER PORTIONS
MARKED A AND B AND C AND D

WESTERN SURVEYING SERVICES
19 CHATSWOOD CRES
KIDMAN PARK
SA 5025
PH/FAX 83565040

ATTACHMENT 3

Page 1 of 1

Contact Lands Titles Office
Telephone 7109 7016



25 February 2016
The Chief Executive Officer
City of West Torrens
Dear Sir/Madam

Re: Proposed Application No. 211/D009/16 (ID 53293)
for Land Division by Mrs FRANCA PAPALIA

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 12 February 2016, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
"An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non standard."™
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.



Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION

Page 1 of 1



25 February 2016

Our Ref: H0042412

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Wendy Hebbard
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/D009/16 AT PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

“An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non standard.”

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.5 4 Gifford Street, TORRENSVILLE

Application No. 211/1320/2015

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|---|
| DEVELOPMENT PROPOSAL | Construction of a single-storey dwelling including associated garage and verandah (alfresco) under the main roof |
| APPLICANT | Ashutosh Vadmere |
| APPLICATION NO | 211/1320/2015 |
| LODGEMENT DATE | 6 November 2015 |
| ZONE | Residential |
| POLICY AREA | Cowandilla / Mile End West Character Policy Area 23 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal <ul style="list-style-type: none">City Assets External <ul style="list-style-type: none">Nil |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | REFUSAL |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason:

- All applications where the assessing officer recommends refusal, shall be assessed and determined by the DAP.

PREVIOUS or RELATED APPLICATION(S)

- 211/366/2014 - Jan 21, 2015 Development Approval - Construction of a single storey detached dwelling with associated garage and verandah (alfresco) under the main roof
- 211/374/2013 - Apr 22, 2013 Development Approval - Demolition of existing dwelling & associated outbuildings
- 211/1175/2010 Oct 15, 2010, Development Approval - Demolition Dwelling & Outbuildings

SITE AND LOCALITY

The subject site is located on the northern side of Gifford Street between Oakington Street and Chapman Street, Torrensville. It has a frontage to Gifford Street of 14.02 metres and a maximum depth of 47.83 metres, resulting in an overall site area of approximately 671m².

The site is currently vacant.

Topographically the site is relatively flat.

There are no regulated trees located on, or within close proximity to, the site that may be affected as a result of the proposed development.

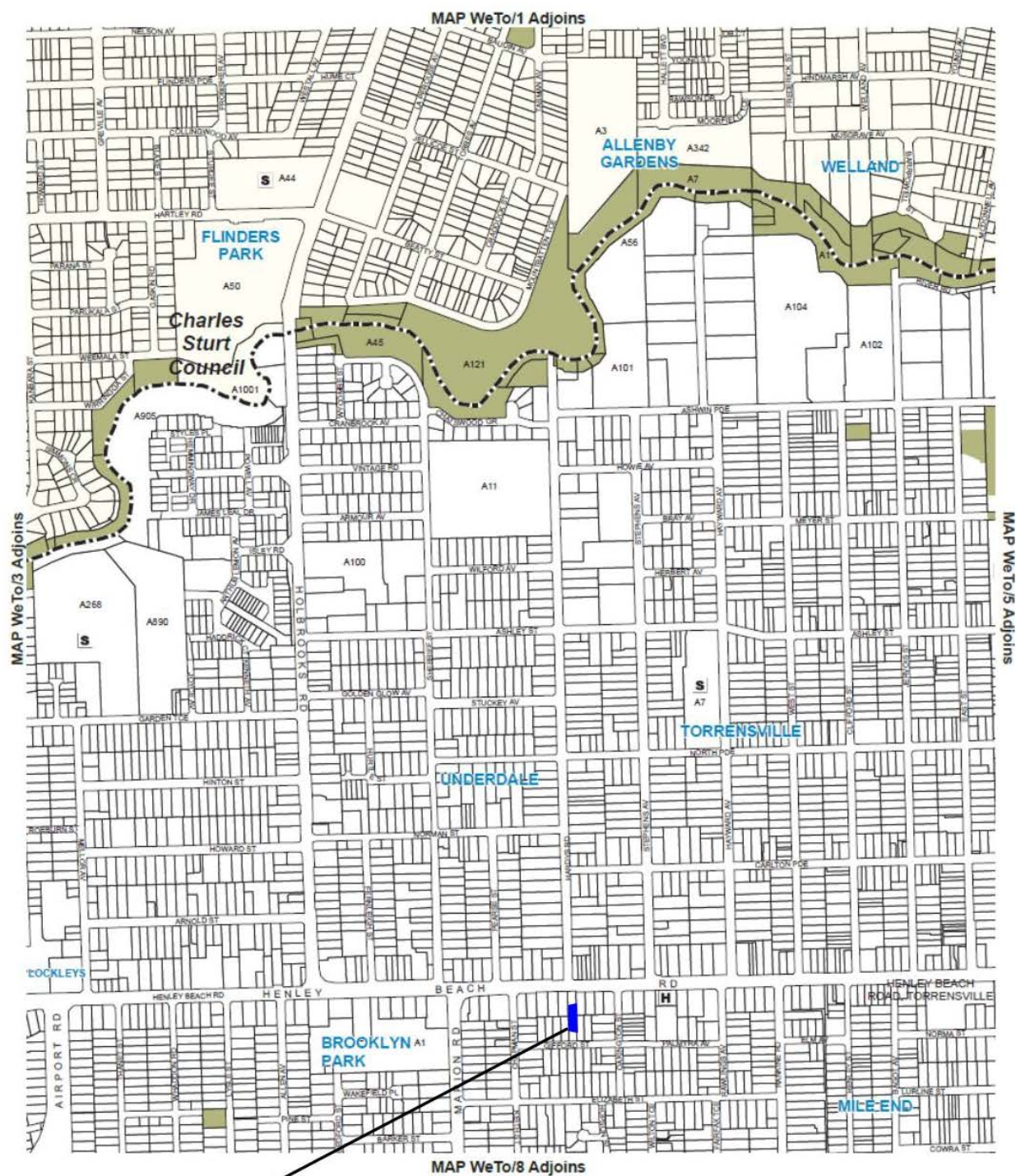
Vehicle access to the site is currently provided by a single width crossover located at the eastern end of the site's Gifford Street frontage.

The existing neighbourhood comprises predominantly detached single storey dwellings which are constructed of stone, brick or render and provided with pitched roofs. All surrounding land uses to the east, west and south are residential, whilst commercial uses and the Urban Corridor Zone boundary exist directly to the north.

Car parking facilities and car parking spaces are single width and generally located to the side of their respective dwelling.

The site and locality are shown on the following maps.





SUBJECT LAND
4 Gifford Street
TORRENSVILLE

- S** School
- H** Other Health Services
- Local Reserves
- Development Plan Boundary



Location Map WeTo/4

WEST TORRENS COUNCIL
Consolidated - 5 November 2015

PROPOSAL

It is proposed to construct a single-storey detached dwelling which comprises three bedrooms, kitchen/meals/family area, lounge, retreat / rumpus room and associated amenities and verandah (alfresco).

The proposed dwelling is provided with a double garage which is integrated within the dwelling's roofline. The garage is set back a sufficient distance to allow for one additional uncovered car parking space within the front setback area.

The dwelling is proposed to be constructed with brick and is provided with rendered features and a tiled pitched roof.

A Landscaping Plan has not been provided however hard surfaced areas are nominated on the submitted siteworks and drainage plan, which indicates that adequate space is available on site to accommodate landscaping within the front setback and rear private open space area of each dwelling.

The plans and associated correspondence from the applicant are included in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and the Residential Zone Procedural Matters Section of the West Torrens Council Development Plan

REFERRALS

Internal

The application was referred to Council's City Assets Engineer who initially raised concerns regarding finished floor levels & proximity of the proposed crossover to the existing street tree, Council's Arboriculture Officer has advised that the existing street tree can be removed subject to a removal, replacement and compensation fee. The applicant has paid this fee and the street tree has been removed.

The concerns raised by Council's City Assets department have been addressed in the plans being considered by the DAP.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Cowandilla / Mile End West Character Policy Area 23 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| General Section | | |
|-------------------------------------|-----------------------------------|--|
| Crime Prevention | Objectives | 1 |
| | Principles of Development Control | 1,2, 3,7 & 8 |
| Design and Appearance | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2, 3, 9, 10, 12, 13, 14, 15, 21 & 22 |
| Energy Efficiency | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2 & 3 |
| Landscaping, Fences and Walls | Objectives | 1 & 2 |
| | Principles of Development Control | 1, 2, 3, 4 & 6 |
| Orderly and Sustainable Development | Objectives | 1,2,3,4 8,5 |
| | Principles of Development Control | 1 8,3 |
| Residential Development | Objectives | 1,2,3,4 8,5 |
| | Principles of Development Control | 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33 |
| Transportation and Access | Objectives | 2 |
| | Principles of Development Control | 1, 2, 8, 9, 10, 11, 23, 24, 30, 34, 35, 36, 37 8, 44 |

| Zone: Residential |
|---|
| <p>Desired Character Statement:</p> <p><i>"This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> |

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.'

| | |
|--|--|
| <i>Objectives</i> | 1, 2, 3 & 4 |
| <i>Principles of Development Control</i> | 1,5, 6, 7, 8, 9, 10, 11, 13, 17, 18, 20,21 |

Policy Area: Cowandilla / Mile End West Character Policy Area 23

Desired Character Statement:

'The policy area will contain predominantly detached dwellings and semi-detached dwellings. There will also be some small-scale non-residential activities such as offices, shops and consulting rooms in certain locations. Non-residential activities will be complementary to surrounding dwellings.

Allotments will vary in size from low density to very low density and are generally deep, with narrow frontages to main streets. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.

There will be a unity of built-form, particularly as viewed from the street, where all new development is complementary to the key character elements of Victorian-era villas, cottages, inter-war bungalows, Spanish mission and Dutch colonial-style dwellings, rather than dominating or detracting from them. Key elements of this character include pitched roofs, verandas /porticos and masonry building materials.

There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings. Setbacks will be complementary to the boundary setbacks of older dwellings in the policy area, preserving considerable space in private yards for landscaping.

There will be no garages/carports forward of the main facade of buildings. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape.'

| | |
|--|-------|
| <i>Objectives</i> | 1 |
| <i>Principles of Development Control</i> | 1 & 2 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT |
|---|---|---|
| PRIMARY STREET SETBACK Residential Zone PDC 8 | Up to 2m - same as one of the adjacent buildings 3.57m or 4.4 m | 4.5m Satisfies |
| SIDE/REAR SETBACKS Residential Zone PDC 11 | Side 0/1 m (min.)(ground floor) | 1m Satisfies |
| SIDE/REAR SETBACKS Residential Zone PDC 11 | Rear 3m (min.)(ground floor) | 13.8m Satisfies |
| BUILDING HEIGHT Residential Zone PDC 17 | 1 storey (except where a dwelling faces a public road) | 1 storey Satisfies |
| INTERNAL FLOOR AREA Residential Development PDC 9 | - 3+ Bedroom, 100m ² (min.) | 261m ² Satisfies |
| PRIVATE OPEN SPACE Residential Development PDC 19 | >500m ² - 80m ² (min.), of which 10m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. -- Minimum dimension 4m. 24m ² (min.) at the rear of side of dwelling, directly accessible from a habitable room. | 252m ² (total) At least 4m (min. dimension) 252m ² (accessed from habitable room) Satisfies |
| CARPARKING SPACES Transportation and Access PDC 34 | Detached - 2 car-parking spaces required, 1 of which is covered | 3 spaces provided Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Garage

Residential Zone PDC 21 which is applicable to all Character Policy Areas 22 - 28 states that *'Other than in Novar Gardens Character Policy Area 26, garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 3.66 metres.'*

In relation to garages and carports the more specific desired character statement associated with the Cowandilla / Mile End West Character Policy Area 23 is silent in relation to the form of garages / carports and their width, however does state that:

'There will be no garages/carports forward of the main facade of buildings.'

Although generally the more specific policy takes precedence over the general Residential Zone provisions, the fact that none of the Character Areas (22-28) desired character statements refer to single widths of proposed garages / carports need not be interpreted that this element relating to streetscape character should not be given significant weight. The form of garages is also relevant to ensuring that 'there will be a unity of built-form' as referred to in the desired character statement of Cowandilla / Mile End West Character Policy Area 23.

There are no special circumstances associated with the subject site (such as a wider than typical allotment width than exhibited in the locality), nor has the prevailing character of the locality been altered to such a degree by the presence of double garages / carports to justify a departure from the Development Plan with respect to garage widths in this instance. Of all of the properties with dwellings fronting Gifford Street, there is one (1) example of a dwelling with a double garage at 2A Gifford Street which was approved in 2006. All other dwellings which front Gifford Street are provided with single width covered and uncovered car parking areas which is consistent with the specific local provision relating to garages and carports being limited to single width (or 3.66 metres) in accordance with Residential Zone PDC 21.

For the reasons outlined above the proposed double garage is not supported in this instance.

The applicant has advised that his family requires more than one (1) covered car parking space. Given that the adjoining dwelling to the west of the subject site does not contain any north-facing windows or primary private open space areas directly adjacent to a proposed garage, there would be no planning reason, as to why a single width tandem garage accommodating two (2) covered vehicle spaces could not be accommodated on the site.

With the exception of the width of the garage, the dwelling is single storey, incorporates a pitched roof, verandas / porticos and masonry building materials and is provided with setbacks complementary to the setbacks of dwellings within the policy area.

SUMMARY

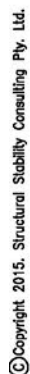
Having considered all the relevant Objectives and Principles of the Development Plan, the proposal whilst not considered to be seriously at variance with the Development Plan, on balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens (City) Development Plan Consolidated 5 November, 2015 and does not warrant Development Plan Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/1320/2015 by Ashutosh Vadmere to construct a single storey dwelling including associated garage and verandah (alfresco) under the main roof at No. 4 Gifford Street, Torrensville (CT 5794/506) for the following reasons:

1. The proposed development is contrary to:
 - Residential Zone PDC 21
Reason: The proposed double width garage faces the street and is designed with a maximum overall width exceeding 3.66 metres.
 - Residential Zone, Cowandilla / Mile End West Character Policy Area 18 PDC 2.
Reason: The proposed double width garage is not consistent with the desired character for the policy area with respect to ensuring a unity of built form in relation to the locality's prevailing character of single width car parking facilities / spaces associated with dwellings as viewed from the street.

NOTE:
REFER TO DRAWING S03-2 FOR
DETAILS AND NOTES.



APPROX



SITE SURVEY NOTE: SITE SURVEY DONE BY OTHERS.

NOTE 'C':
EXISTING STREET TREE TO BE REMOVED TO THE
SATISFACTION OF COUNCIL'S GUIDELINES, AND FOLLOWING
ALL DETAILS IN APPLICATION NUMBER 211/1320/2015.
IF NEW TREE IS PLANTED, IT MUST BE LOCATED MIN. 2.0m
AWAY FROM NEW CROSS-OVER.

| | | | |
|--|----------|--|-------------------------|
| B | 09.02.18 | AMENDED TO SUIT NEW ARCHITECTURAL PLANS. | |
| A | 20.11.15 | FOR PLANNING APPROVAL. | |
| Issue | Date | Revision | |
| Drawing Title SITWORKS AND DRAINAGE PLAN. | | | Sheet Size A3 |
| Project PROPOSED RESIDENCE. | | | |
| AT 4 GIFFORD STREET, TORRENSVILLE. S.A. FOR MR. KAUSTUBH DAMLE. | | | |
|  | | 2 Greer Place, Magill SA 5072 Phone: 08 8333 1157 rami@structuralstability.com.au | |
| Project Number S15220 | | Drawing Number S03-1 | Issue B |

NOTES:

- Site Water Run off to be directed away from building by falls in paving and surrounding garden levels
- FFL's, cut/fill, retaining walls etc as per engineering report/ drawings.
- Site dimensions are approximate only and are subject to a boundary survey.
- Stormwater disposal system by builder to engineers details
- Driveway and perimeter paving by builder.

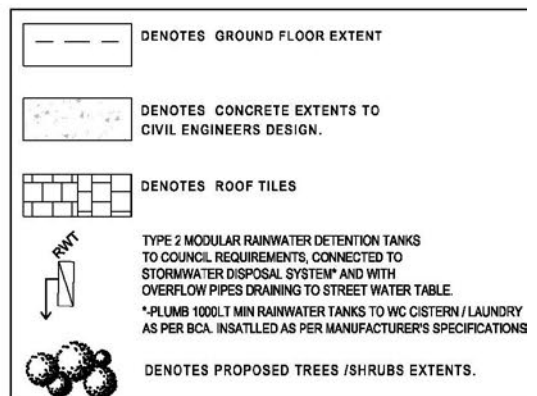
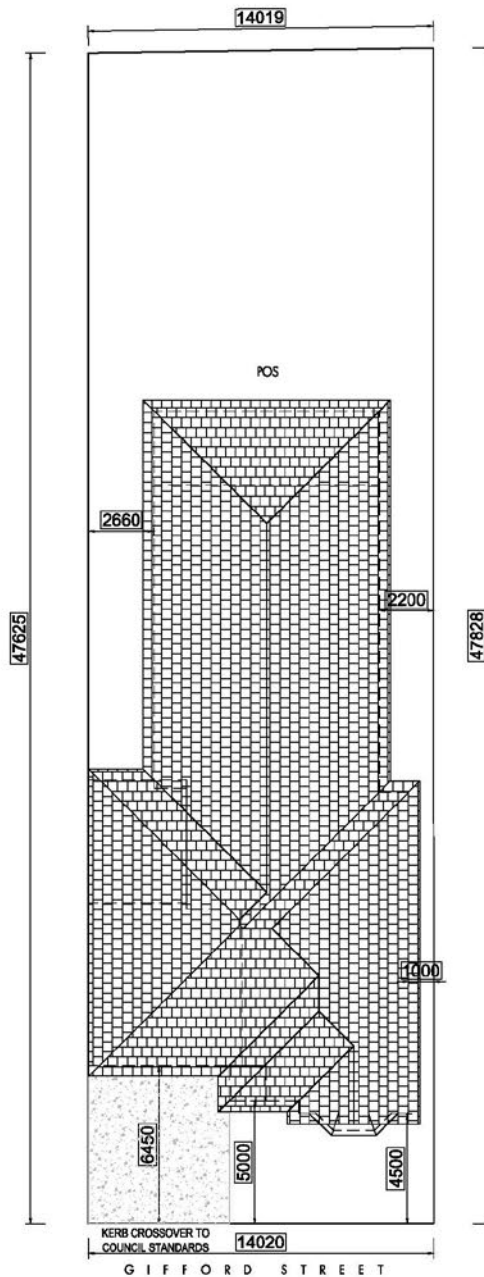
BUILDING CONSTRUCTION NOTES:

- Brick Veneer construction to Ground Fl.
- 2700 floor to ceiling height to Ground Fl.
- 2400 window head height to Ground Fl.
- Tiled roof at 25 degrees pitch generally
- Escape Hinge to WC
- Seal Gaps and Cracks
- Rainwater Tank plumbed to Laundry or WC in accordance with BCA and AS
- All opening sizes shown width x height
- Windows & Glazing as per AS1288 and AS 2047
- Hot Water Service as per AS 1529
- Termite protection as per AS 3660.1
- Septic Tank as per SA Health Commis.

Smoke Detector to be hard wired with battery back up. Multiple detectors to be interlinked as per BCA

ENERGY EFFICIENCY NOTES:

- R2.5 Glasswool External Wall Insulation
- R2.0 Glasswool Internal Wall Insulation to Garage
- R5.0 Glasswool Ceiling Insulation
- Foil insulation to roof
- Exhaust fans with dampers
- Lighting: Batten lighting only or all downlights to be sealed LED's
- Door Seals to External Hinged Doors of Living Areas



Proposed Area Calculations: (m²)

Total Site Area.....670.00

Lower Living Area.....212.59

Garage.....40.58

Porch.....2.17

Alfresco 1.....19.62

Alfresco 2.....27.48

TOTAL: 302.44 m²

Private Open Space.....220.05

Alfresco 1.....19.62

Alfresco 2.....27.48

Total POS: 267.15 m²

APPROVAL ISSUE

not to be used for construction

GROUND FLOOR PLAN

SCALE 1:100

Proposed Dwelling Address:

4 Gifford Street

Torrensville, SA

DESIGNED FOR:

Mr. Kaustubh Darnle



ORIENTATION

| REV | AMENDMENTS | DATE | PROJECT PARTICULARS |
|-----|------------|------|---|
| | | | Area Calculations: (In m ²) |
| | | | SITE AREA.....670.00 |
| | | | LIVING.....212.59 |
| | | | GARAGE.....40.58 |
| | | | PORCH.....2.17 |
| | | | ALFRESCO 1.....19.62 |
| | | | ALFRESCO 2.....27.48 |
| | | | TOTAL: 302.44 m² |
| | | | POS:.....267.15 m ² |

vista concept dimensions
building and urban designers

45 Southbank Boulevard, Sheidow Park SA 5158, Australia

m: 0421 769 253 ph: 7200 0081

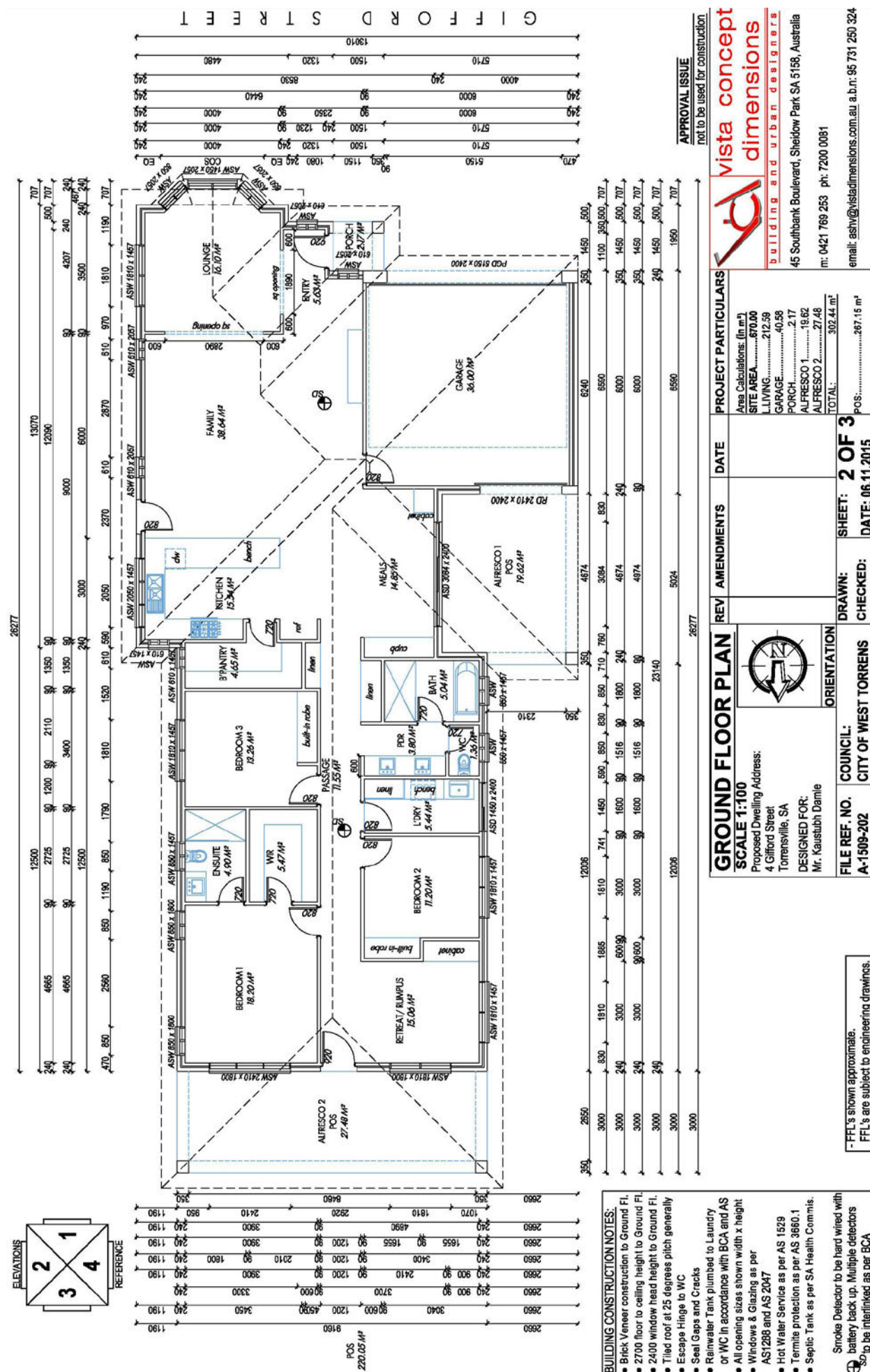
email: ashv@visiadiamensions.com.au a.b.n: 95 731 250 324

FILE REF. NO.
A-1509-202

COUNCIL:
CITY OF WEST TORRENS

DRAWN:
CHECKED:

SHEET: **1 OF 3**
DATE: 06.11.2015



[illegible]

To: DAP, City of West Torrens Council SA

Subject: Request to build a double garage at 4 Gifford St., Torrensville (DA#211/1320/2015)

Dear DAP,

Below are the points to support my request for a double garage:

1. There was a DA by previous owner in recent months (DA#211/366/2014) which was still active when I lodged my application in Nov 2015. This DA was granted an approval to build a double garage by January 2016. This was the whole reason why I purchased this land!
When I lodged the new application, I didn't realise that the previous DA can be utilised to form basis for my new DA, neither did the council's planning officer. Therefore I request that I be granted an approval on the new DA to build the double garage or the previous DA be extended so I can use the approval for double garage and modify house layout to suit my needs.
2. The West Torrens Development Plan on Page 79 reads "Maximum frontage width of garage or carport OPENING facing the street to be 6 m or 50% of the allotment frontage, whichever is less" - we have based the design on this requirement. I understand the above is a general requirement, and the character zone requirement on Page 205 states "with a maximum width of 3.66 m", I have read this as the OPENING to be 3.66, as the previous page talked about the opening, so I am happy to build two single garages. ** Also Page 205 does not specify how many garages, as long as none of them exceed the 3.66m width criteria, I understand that I can build more than 1 garage. Page 205 also shows a picture of a two storey dwelling with double garage!
3. There are many examples of double garages on the street and in close vicinity (within character zone) from new constructions to older constructions - house 1, 1D, 2A Gifford St., 5, 6, 7 Chapman St., 6, 21 Oakington St. and many more. It will be an unfair decision by the council to allow so many people to build double garages and reject my application.
4. For a family like mine with young children, it's difficult to put children into the car seat inside a single garage.
I have large family of 5 and we have 4 cars in total; with a single garage, I will be forced to park 2 of my cars on the street, causing road congestion, as Gifford St is a narrow street. The whole purpose of this clause in the development plan is to maintain streetscape, however several cars parked on the street will defeat this purpose. Also 6m garage out of 14m wide land will not dominate the streetscape.

5. I have already paid the council fees in advance for the tree (on the footpath) removal required to facilitate double driveway, and interestingly council has already removed the tree and made provision for a double driveway.
6. It's almost turning into a requirement of a modern newly constructed household to have double garage. It holds and rather appreciates the value of the house based on the fact that it caters for bigger families.
7. My application meets every other council requirement, I request the DAP to review my request based on its merit and kindly grant an approval to build a double garage. Please consider this as a one off case, with multiple active DA's in the system and council initiated processes (tree removal) indicating council's support for a double garage.

Regards

 15/03/2016

Kaus Damle (Owner)

Ph. 0431 747 737

6.6 45 Tennyson Street, KURRALTA PARK

Application No. 211/187/2016 & 211/193/2016

DEVELOPMENT APPLICATION DETAILS

| | | |
|--------------------------|--|--|
| DEVELOPMENT PROPOSAL | Land Division - Torrens Title DAC No. 211/D012/16 (Unique ID 53413) Create one (1) additional allotment | Land Division - Community Title DAC No. 211/C013/16 (Unique ID 53414) Create one (1) additional allotment |
| APPLICANT | P Mager | P Mager |
| APPLICATION NO | 211/187/2016 (211/D012/16) | 211/193/2016 (211/C013/16) |
| LODGEMENT DATE | 25 February 2016 | 24 February 2016 |
| ZONE | Residential | Residential |
| POLICY AREA | Medium Density Policy Area 19 | Medium Density Policy Area 19 |
| APPLICATION TYPE | Merit | Merit |
| PUBLIC NOTIFICATION | Category 1 | Category 1 |
| REFERRALS | Internal <ul style="list-style-type: none"> City Assets (Civil Engineer) City Works (Amenity Officer) External <ul style="list-style-type: none"> Development Assessment Commission (DAC) SA Water | Internal <ul style="list-style-type: none"> City Assets (Civil Engineer) City Works (Amenity Officer) External <ul style="list-style-type: none"> Development Assessment Commission (DAC) SA Water |
| DEVELOPMENT PLAN VERSION | 5 November 2015 | 5 November 2015 |
| MEETING DATE | 12 April 2016 | 12 April 2016 |
| RECOMMENDATION | 1 - CONSENT | 2 - CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason/s:

- With regard to residential development and land division applications, where at least one proposed allotment and or site does not meet the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan, the application shall be assessed and determined by the DAP.

The land division application is required to be determined by the DAP as per the above sub-delegation as the areas of allotments 102 & 103 are 218m² respectively, and are therefore 19% less than the minimum site area specified in Medium Density Policy Area 19 for a dwelling.

The site areas of the dwellings however satisfy the site area provisions as they are greater than the minimum average site area specified of 270m², and are therefore to be determined under delegation by the Administration.

A land use application (211/1138/2015) for the construction of a double storey group dwelling and a residential flat building containing two (2) dwellings is currently being considered under delegation, and will be finalised upon the determination of the current application being considered by the DAP.

A copy of the plans submitted with the land use (211/1138/2015) is included in **Attachment 1**.

PREVIOUS or RELATED APPLICATION(S)

DA 211/1138/2015 - Construction of a double storey group dwelling with double garage built under the main roof and construction of a single storey residential flat building containing two (2) dwellings, each with a garage and verandah built under the main roof. Undergoing assessment under delegation

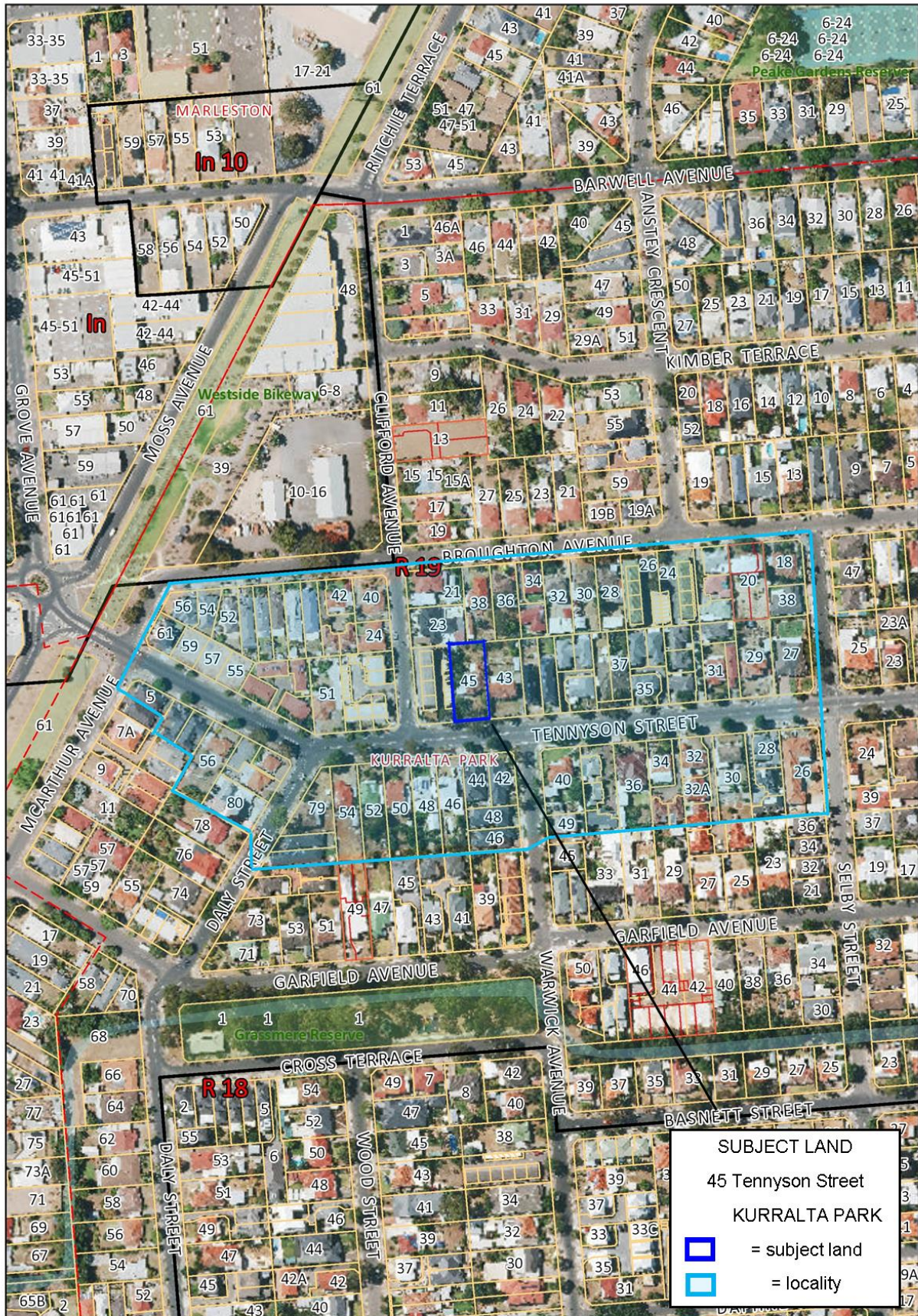
SITE AND LOCALITY

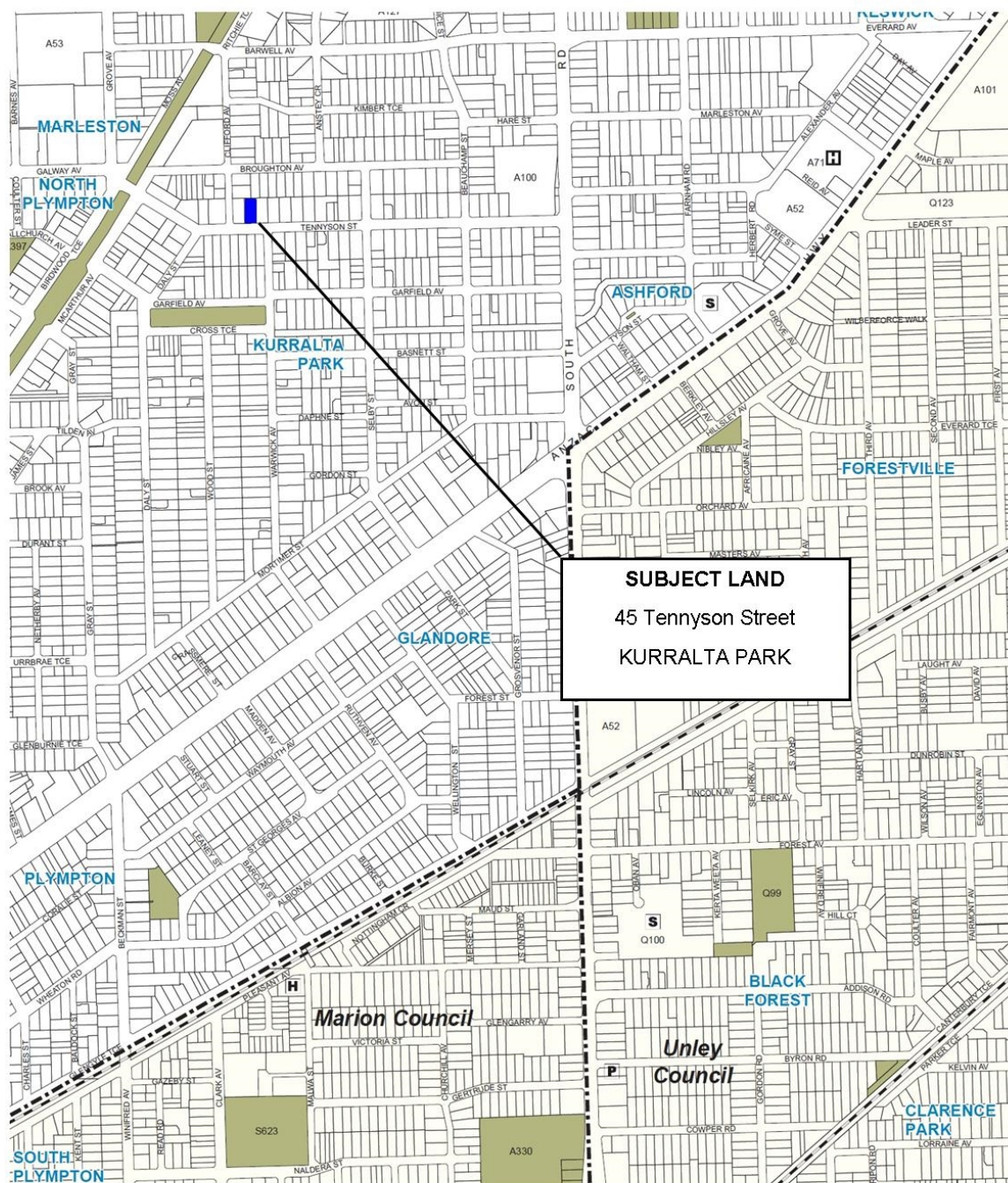
The subject land is formally described as Allotment 50 Deposited Plan 2478 in the area named Kurralta Park Hundred of Adelaide as contained in Certificate of Title Volume 5630 Folio 875. The land is more commonly known as 45 Tennyson Street, Kurralta Park. The subject land is rectangular in shape with a frontage of 20.73 metres, a depth of 44.20 metres and a total site area of 916.27 square metres.

The subject land is located on the northern side of the street, between Clifford Avenue and Selby Street, approximately 12 metres west of the Warwick Avenue and Tennyson Street intersection. The subject land currently accommodates a dilapidated 1950's single storey conventional style dwelling and associated structures including an outbuilding, carport and verandah. The allotment abutting the subject land to the west contains a two storey 1960's residential flat building containing eight (8) dwellings and an associated carport and laundry building which abut the western boundary of the subject land. The allotment to the east of the subject land contains a 1950's gable fronted dwelling with an associated garage and verandah.

The locality is characterised by a vast mixture of residential development. Dwelling styles evident within the locality include, 1950's and 1960's conventional hipped roof, 1920's bungalows, 1960s-1970s residential flat buildings, 1990's group dwellings and recently developed single and double storey detached dwellings.

The site and locality are shown on the following maps.





MAP WeTo/1 Adjios

- S** School
- P** Post Office
- H** Other Health Services
- H** Hospital
- Railways
- Local Reserves
- Development Plan Boundary

Location Map WeTo/13

WEST TORRENS COUNCIL
Consolidated - 5 November 2015

PROPOSAL

Development Application 211/187/2016 (DAC No. 211/D012/16)

The proposal is for a Torrens Title land division creating one (1) additional allotment. Proposed Allotment 101 will have a frontage to the public road of 13.33 metres, a depth of 20.27 metres and a total area of approximately 315 square metres. Allotment 100 will have a frontage to the public road of 7.4 metres and a total area of 601 square metres. Proposed Allotment 100 is a battle axe allotment with a driveway approximately 20.27 metres in length, further division of proposed Allotment 100 is sought (DA 211/193/2016, below).

A copy of the proposal is contained in **Attachment 2**.

Development Application 211/193/2016 (DAC No. 211/C013/16)

The proposal is for a Community Title land division creating one (1) additional allotment and one (1) communal piece of land. Vehicle access for all of the proposed allotments is proposed via the common property accessible from Tennyson Street. Proposed Allotment 102 has a width of 10.36 metres, a depth of 21.07 metres and a total area of 218 square metres. Proposed Allotment 103 has a width of 10.37 metres, a depth of 21.07 metres and total area of 218 square metres.

A copy of the proposal is contained in **Attachment 3**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone, Procedural Matters.

REFERRALS

Internal

- **City Assets**
Civil Engineer

The appropriateness and configuration of the land division applications were considered by Council's Civil Engineer through the assessment of the associated land division application. The land use application was referred to Council's Civil Engineer to provide comment regarding the following:

- Parking
- Vehicle manoeuvrability
- Driveway and access layout
- Flood impact
- Finished floor levels
- Stormwater drainage

There were concerns with the original land use proposal, however, it has since been amended and City Assets no longer has any objections to the current proposal. The land division proposals correspond with the boundaries of the associated land use application.

- **City Works**
Amenity Officer

Driveway access to the proposed allotments (and dwellings as proposed in DA 211/1138/2015) will conflict with existing street trees. Council's Amenity Officer has reviewed the application and provided feedback which supports the removal of the street tree conflicting with the driveway for the rear allotments and that supports the retention of the central street tree should a 1.5 metre offset be maintained from proposed driveways and other proposed infrastructure (such as stormwater outlet).

External

- **Development Assessment Commission (DAC) and SA Water**

Pursuant to Section 33 and Schedule 29(1) of the Development Act and Regulations, both of the land division applications were referred to SA Water by the Development Assessment Commission.

Neither DAC nor SA Water had any objections to the proposal subject to several conditions being added to any consent notice.

Full copies of the relevant reports are contained in **Attachment 4**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly within Medium Density Policy Area 19 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are displayed in the tables below.

| <u>General Section</u> | | |
|--|--|---|
| <i>Land Division</i> | <i>Objectives</i> | 1, 2, 3 & 4 |
| | <i>Principles of Development Control</i> | 1, 2, 4, 5, 6, 8, 12, 16 |
| <i>Orderly and Sustainable Development</i> | <i>Objectives</i> | 1, 2, 3, 4 & 5 |
| | <i>Principles of Development Control</i> | 1 & 3 |
| <i>Residential Development</i> | <i>Objectives</i> | 1, 2, 3 & 4 |
| | <i>Principles of Development Control</i> | 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 27 & 28 |
| <i>Transportation and Access</i> | <i>Objectives</i> | 2 |
| | <i>Principles of Development Control</i> | 1, 2, 8, 9, 10, 11, 23, 24, 30, 34, 35, 36, 37 & 44 |

| | |
|---|-----------------------------|
| Zone: Residential Zone | |
| <i>Desired Character Statement:</i> | |
| <p><i>“This zone will contain predominantly residential development. There may also be some small scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer”.</i></p> | |
| <i>Objectives</i> | 1, 2, 3 & 4 |
| <i>Principles of Development Control</i> | 1, 5, 6, 7, 10, 11, 12 & 13 |

| | |
|---|------------|
| Policy Area: Medium Density Policy Area 19 | |
| <i>Desired Character Statement:</i> | |
| <p><i>'Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.'</i></p> | |
| <i>Objectives</i> | 1 |
| <i>Principles of Development Control</i> | 1, 2, 3, 4 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT | | |
|--|---------------------------|---------------------------------------|---|---|
| | | Allotment 101 | Allotment 102 | Allotment 103 |
| SITE AREA Residential Zone, Medium Density Policy Area 19 PDC 4 | 270m ² minimum | 315m ² Satisfies | 300m ² Satisfies | 300m ² Satisfies |
| ALLOTMENT AREA Residential Zone, Medium Density Policy Area 19 PDC 7 | 270m ² minimum | 315m ² Satisfies | 218m ² Does not satisfy by 19% | 218m ² Does not satisfy by 19% |
| SITE FRONTAGE Residential Zone, Medium Density Policy Area 19 PDC 7 | 9m | 13.33m Satisfies | 10.36m Satisfies | 10.37m Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Site Area

The land division applications were not combined with a land use applications therefore a decision on the applications cannot be made under delegated authority as the proposed areas of Allotment 102 and 103 are less than 270m² as specified within Residential Zone, Medium Density Policy Area 19 Principle of Development Control (PDC) 7.

Allotments 102 and 103 have an area of 218m² each which is deficient by 52m² per allotment in accordance with Medium Density Policy Area 19 PDC 7. Although the allotment sizes are less than specified the average site area for the future residential flat building as proposed in the associated land use application is 300m², which is greater than the minimum allotment size required and is also 30m² greater than the average site area required in accordance with Residential Zone, Medium Density Policy Area 19 PDC 4.

Therefore although the allotment size does not satisfy the land division principle applied to the assessment of the applications, the area for future development of the dwellings is considered to be adequate and in accordance with the direction as verified by other PDC's of the Medium Density Policy Area 19. The land divisions will formalise proposed land uses which are encouraged by the policy of Medium Density Policy Area (PDC 1, 2 and PDC 4), as they will accommodate a range of dwelling types to be developed in a functional manner that are within walking distance to a centre zone, public transport facilities and recreation facilities such as the Westside Bikeway.

Land Division

The proposed land division has been lodged to formalise titles for the land use development proposal (Development Application No. 211/1138/2015). A review of the proposed division confirms that the dimensions of the proposal are consistent with the details contained in the land use application.

The average site area of the dwellings is consistent with PDC 4 of the Residential Zone, Medium Density Policy Area 19.

SUMMARY

The proposal substantially meets the overall objectives of the Residential Zone and Medium Density Policy Area 19.

The proposed development is considered appropriate for the subject land as:

- The design and siting of the proposed development is considered to be compatible with the surrounding area;
- The proposal is unlikely to have a detrimental impact on surrounding properties and should provide for a reasonable level of amenity for future residents; and
- The proposal generally satisfies the relevant provisions of the West Torrens Council Development Plan and more particularly aids the achievement of the Desired Character of Medium Density Policy Area 19.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

Subject to the inclusion of suitable conditions, it is considered that the proposed development generally accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 November, 2015 and warrants Development Plan Consent and Land Division Consent.

RECOMMENDATION 1 - LAND DIVISION TORRENS TITLE

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/187/2016 (DAC No. 211/D012/16) by P Mager to undertake Land Division - Torrens Title DAC No. 211/D012/16 (Unique ID 53413) Create one (1) additional allotment at No. 45 Tennyson Street, Kurralta Park (CT 5630/875) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by SKS Surveys Pty Ltd, Job No. 193615, dated 11 November 2015, relating to Development Application No. 211/187/2016 (DAC No. 211/D012/16).

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. Prior to the issue of Section 51 Clearance to this division approved herein:
 - All existing buildings must be removed (note that the removal shall be subject to a separate development approval).

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of \$6,488 into the Planning and Development fund (\$6,488/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

RECOMMENDATION 2 - LAND DIVISION COMMUNITY TITLE

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/193/2016 (DAC No. 211/C013/16) by P Mager to undertake Land Division - Community Title DAC No. 211/C013/16 (Unique ID 53414) Create one (1) additional allotment at No. 45 Tennyson Street, Kurralta Park (CT 5630/875) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by SKS Surveys Pty Ltd, Job No. 193615, dated 11 November 2015, relating to Development Application No. 211/193/2016 (DAC No. 211/C013/16).

**LAND DIVISION CONSENT
COUNCIL CONDITIONS:**

1. Prior to the issue of Section 51 Clearance to this division approved herein:
 - All existing buildings must be removed (note that the removal shall be subject to a separate development approval).

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

For SA Water to proceed with the assessment of this application, the developer will need to advise SA Water their preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries please contact SA Water Land Developments on 7424 1119.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

3. Payment of \$6,488 into the Planning and Development fund (\$,6488 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

AMENDED

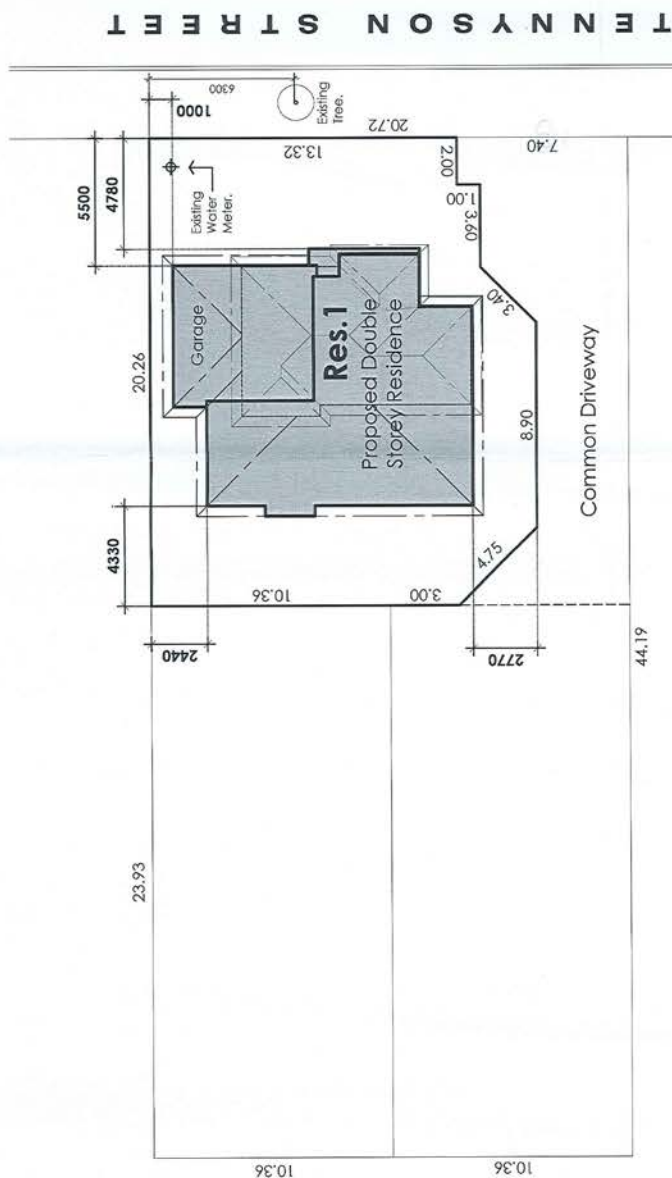
RESIDENCE ONE

Building Areas: (m²)

| | |
|----------------------------|-------|
| Site Area..... | 319.0 |
| Lower Living..... | 91.3 |
| Upper Living..... | 58.5 |
| Garage..... | 36.0 |
| Porch..... | 2.2 |
| Total Building Area: | 188.0 |

| | |
|-------------------------|-------------|
| Site Coverage:..... | 129.1 (39%) |
| Private Open Space..... | 98.0 (31%) |

City of West Torrens
01 DEC 2015
City Development



Proposed Site Plan

North

SCALE 1:200



NEW DOUBLE STOREY DWELLING

CLIENT NAME:

SITE ADDRESS:

45 TENNYNSON STREET

MURRAY A BAY

Preliminary Drawings Only

NOT FOR CONSTRUCTION

Issued for Engineering and Quotation Only

Council:
WEST TORRENS
THIRING
TICKRENS

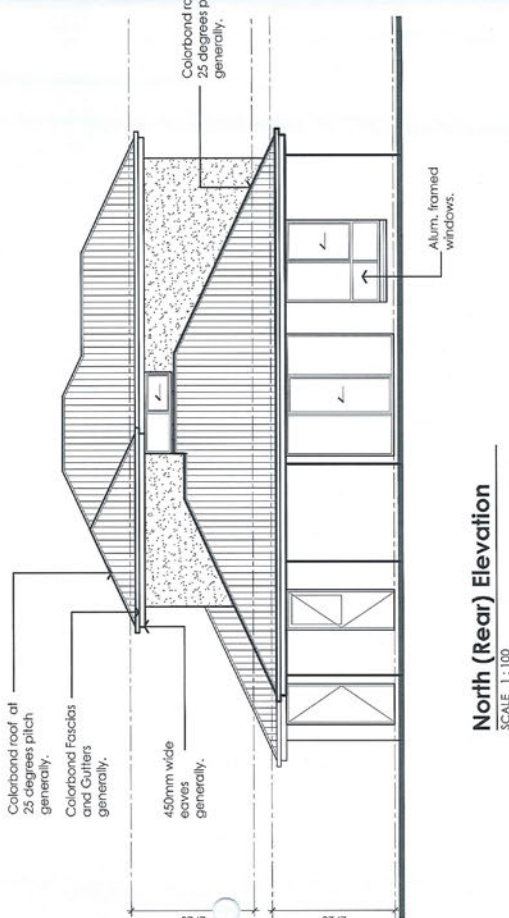
| DRAWING TITLE: | WIND SPEED: | CORROSION ZONE: | DRAIN BY: | REV. | DATE. | DESCRIPTION |
|----------------|---------------------|-----------------|---|------|---------|------------------|
| SITE PLAN | N1 (26m/s) | N/A | | A. | 21.9.15 | MINOR AMENDMENTS |
| SCALE: 1:200 | ROOF PITCH: 25°/38° | BUSHFIRE: N/A | ISSUE DATE: 11.06.2015 | | | |
| | | | JOB Ref: GD1121 | | | |
| | | | CONTRACTOR NOTE: DIMENSIONS BEFORE COMMENCING ANY WORK | | | |
| | | | WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. | | | |
| | | | NOTE: All internal dimensions are before fixing dimensions only. Encompass 2mm. | | | |

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homes

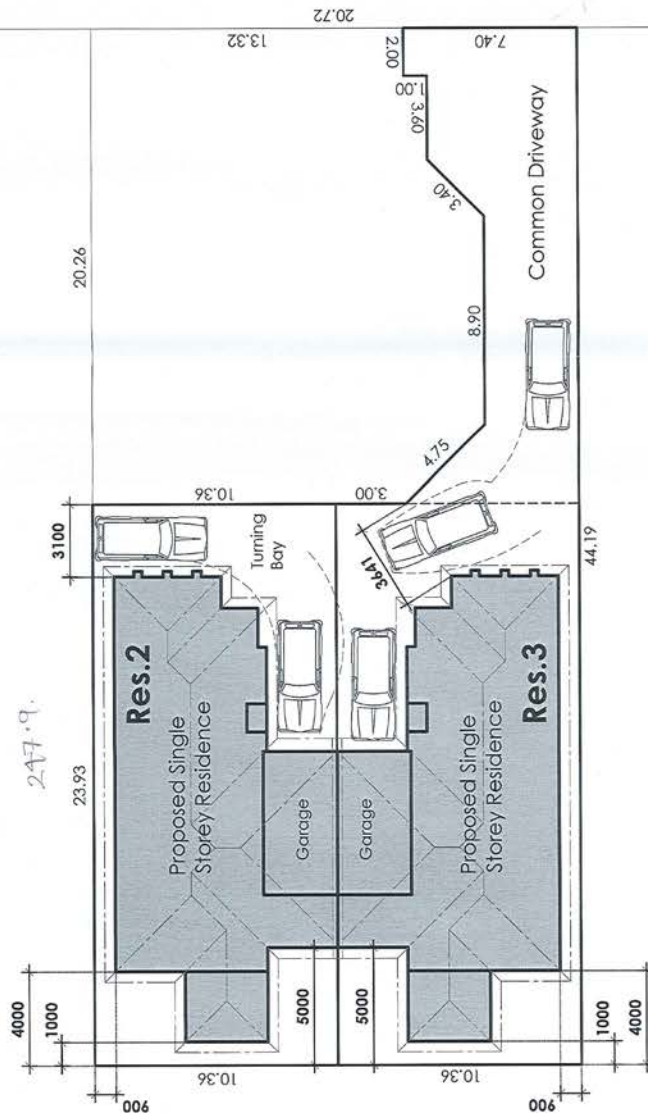
ARCHITECTS & ENGINEERS PTY LTD

[illegible]



AMENDED

TENNYSON STREET



Proposed Site Plan
SCALE 1:200



RESIDENCE TWO/THREE:

| | |
|-----------------------------------|-------|
| Building Areas: (m ²) | |
| Site Area. | |
| (per dwelling)..... | 247.9 |
| Total Site Inc. | |
| Common Drive..... | 596.4 |
| Living Area..... | 110.7 |
| Garage..... | 19.4 |
| Porch..... | 1.0 |
| Terrace..... | 10.5 |
| Total Building Area:..... | 141.6 |
| Site Coverage:..... | 57% |
| Private Open Space...45 (18%) | |

City of West Torrens
01 DEC 2015
City Development

| | |
|--|---|
| SH southern homes <small>PROPERTY & DEVELOPMENT SERVICES</small> | |
| 2 X NEW SINGLE STOREY SEMI-DETACHED DWELLINGS CLIENT NAME: | 45 TENNYSON STREET KURRALTA PARK |
| Preliminary Drawings Only NOT FOR CONSTRUCTION Issued for Engineering and Quotation Only | |
| Council: WEST TORRENS Title: TORRENS | DRAWING TITLE: SITE PLAN SCALE: 1:200 |
| WIND SPEED: N/A ROOF PITCH: 25°/38° | CORROSION ZONE: B1 BUSHFIRE: N/A |
| CONTRACTOR NOTE: CHECK ALL DIMENSIONS BEFORE COMMENCING ANY WORK. CHECK ALL DIMENSIONS AND VOLUMES AGAINST THE PRELIMINARY DRAWINGS AND QUOTATION. | ISSUE DATE: 11.03.2015 JOB NO: QD1120 SHEET: 2 OF 2 |

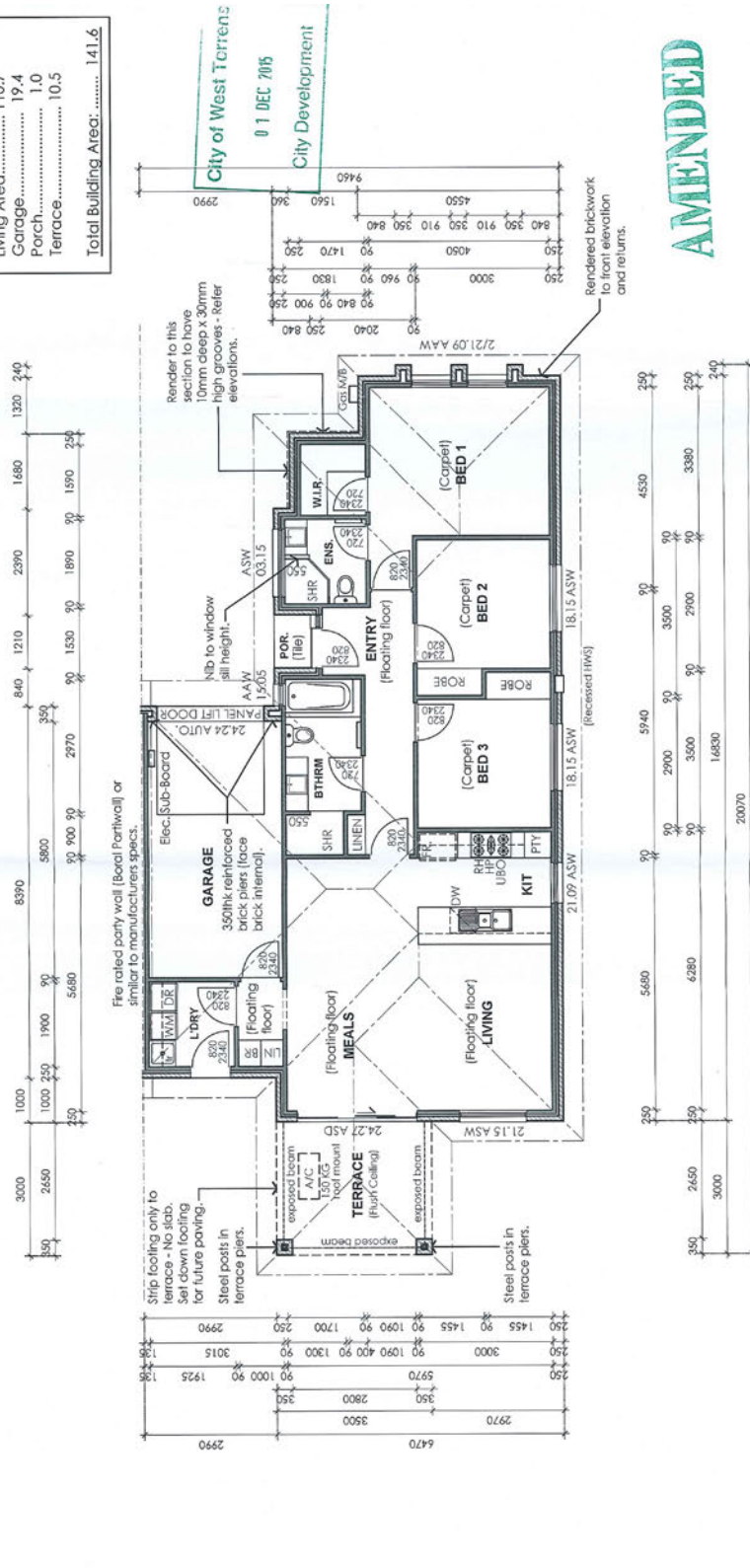
- NOTES:**
- STAIRS FROM HOME TO BE DIRECTED VIA UNDERGROUND SEALED 90mm PVC PIPE TO PROPOSED RAINWATER TANK (SEE PLAN).
 - WATER TABLE VIA UNDERGROUND SEALED 90mm PVC STORMWATER PIPE WITH FLEXIBLE CONNECTIONS WHERE REQUIRED.
 - DOWNPIPS TO BE 125mm Ø SPACING. RAINWATER TANK TO BE 1250mm Ø WITH 125mm Ø DOWNPIPE TO WC'S RETICULATION SYSTEM TO WC'S AND/OR LAUNDRY COLD WATER TAPS.
 - 3D SMOKE DETECTORS TO BE INTERCONNECTED AND HARDWIRED 240V WITH BATTERY BACKUP AS REQUIRED (AS 3786).
 - CONCRETE FOOTINGS AND SLAB AS PER ENGINEER SPECIFICATION WITH REINFORCEMENT TO BE TREATED WITH A DURABLE NOTICE AFFIXED TO THE PRECAST STATION IN ACCORDANCE WITH AS3606.1 AND MINIMUM 75mm EXPOSED SLAB EDGE TO FINISHED PERIMETER PATIO/CONCRETE PATH LEVEL.
 - WINDOW FRAME AND GLAZING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND TO AS1170, AS1288 AND AS2047 AND ENERGY RATING ASSESSMENT.
 - ALL CONSTRUCTION, TIMBER FRAMING, TIE DOWNS AND IRISINGS TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684.2 2010.
 - ALL VET AREA DETAILS TO BE IN ACCORDANCE WITH AS2740-2004, BCA - TABLE 3.8.1.1 WITH FLEXIBLE CONNECTIONS TO SEWER AND DRAINAGE PIPS WHERE REQUIRED.
 - WATERPROOFING MEMBRANE MATERIALS DESIGN AND INSTALLATION TO BE IN ACCORDANCE WITH AS4654-2012 PARTS 1 AND 2.
 - WC DOOR TO BE REMOVABLE (OR SLIDING CAVITY DOOR).
 - ALL MEASUREMENTS TO BE CHECKED PRIOR TO ANY CONSTRUCTION UNDERTAKEN.
 - IF COMMENCES OR IS UNDERTAKEN.
 - THERE ARE NO BRUSH FENCES WITHIN 3m OF PROPOSED DWELLING.
 - NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT APPROVAL FROM THE OWNER AND/OR DESIGNER.
 - WHEN BUILDING TO THE BOUNDARY IT IS THE OWNER'S RESPONSIBILITY TO CORRECTLY IDENTIFY PROPERTY BOUNDARIES.
 - GROUND AND FLOOR LEVELS INDICATIVE ONLY AND ARE TO BE CHECKED BY THE SURVEYOR PRIOR TO CONSTRUCTION WITH ANY SURVEY PLANS AVAILABLE.

Ceiling Notes:

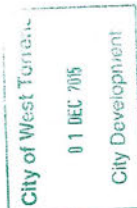
- Provide Control Joints (cj) at no greater than 12.0m centres to internal ceilings (noted cj on plans).
- Provide Control Joints at no greater than 4.0m centres to external ceilings.
- Provide extra trimmers between pack trusses/rallies to Garage ceilings where roof lining changes direction.
- Back Block at joints in Garage ceilings

RESIDENCE TWO/THREE:

| | |
|-------------------------------------|-------|
| Building Areas: (m ²) | |
| Site Area | 247.9 |
| Total Site Inc. (per dwelling)..... | 596.4 |
| Common Drive..... | 110.7 |
| Living Area..... | 19.4 |
| Garage..... | 1.0 |
| Terrace..... | 10.5 |
| Total Building Area: | 141.6 |



| | | | |
|---|--|---|--|
| <p>Client Name:</p> <p>45 TENNYSON STREET KURRALTA PARK</p> | | <p>Site Address:</p> <p>45 TENNYSON STREET KURRALTA PARK</p> | |
| <p>2 x NEW SINGLE STOREY SEMI-DETACHED DWELLINGS</p> | | | |
| <p>Client Name:</p> <p>PRELIMINARY DRAWINGS ONLY NOT FOR CONSTRUCTION</p> | | <p>Issued for Engineering and Quotation Only</p> | |
| <p>Council:</p> <p>WEST TORRENS</p> | | <p>Drawing Title:</p> <p>FLOOR PLAN - RES.3</p> | |
| <p>Scale:</p> <p>1:100</p> | | <p>Wind Speed:</p> <p>N1 (28m/s)</p> | |
| <p>Roof Pitch:</p> <p>25°/38°</p> | | <p>Corrosion Zone:</p> <p>N/A</p> | |
| <p>Contractor Note:</p> <p>CHECK ALL DIMENSIONS BEFORE COMMENCING ANY WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.</p> | | <p>Revision:</p> <p>1. 19.6.15 MINOR AMENDMENTS 2. 21.6.15 MINOR AMENDMENTS 3. 22.10.15 MINOR AMENDMENTS</p> | |
| <p>Job No:</p> <p>Q01120</p> | | <p>Sheet:</p> <p>4 OF 4</p> | |



AMENDED

[illegible]



City of West Toronto
01 DEC 2015
City Development

ADVENT

Client Name: **Mr. & Mrs. J. K. New**

Address: **45 TENNYN'SON STREET, HEBBURN, TAYLOR PARK**

Project: **NEW SINGLE STOREY SEMI-DETACHED DWELLINGS**

Preliminary Drawings Only

NOT FOR CONSTRUCTION

Issued for Engineering and Quotation Only

Council: **WEST TORRENS**

Title: **TORRENS**

Corrosion Zone: **N/A**

Wind Speed: **N1 (20m/s)**

Elevations - Res: **2**

Roof Pitch: **25-35**

Scale: **1:100**

Contractor: **WATER**

Dimensions: **BEFORE COMMENCING ANY WORK**

Written Dimensions: **TAKE PRECEDENCE OVER SCALE.**

Notes: All internal dimensions are timber (untrue dimensions only, finished).

| Drawing Title | Wind Speed | Corrosion Zone | Drawn By | Rev | Date | Description |
|---------------------|------------|----------------|----------|-----|----------|------------------|
| Elevations - Res: 2 | N1 (20m/s) | N/A | RP | A. | 19.6.15 | MINOR AMENDMENTS |
| | | | | B. | 21.6.15 | MINOR AMENDMENTS |
| | | | | C. | 22.10.15 | MINOR AMENDMENTS |

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Sheet: **00-1120**


Scale: **1:100**

southern homes

MAKING HOMES ONLY AND BETTER



Preliminary Drawings Only
NOT FOR CONSTRUCTION
Issued for Engineering and Quotation Only

| | |
|---------------------------------|---|
| Council: WEST TORRENS | |
| Titling: TORRENS | |
| |  Copyright Southern Homes Copyright remains the property of Southern Homes at all times. |

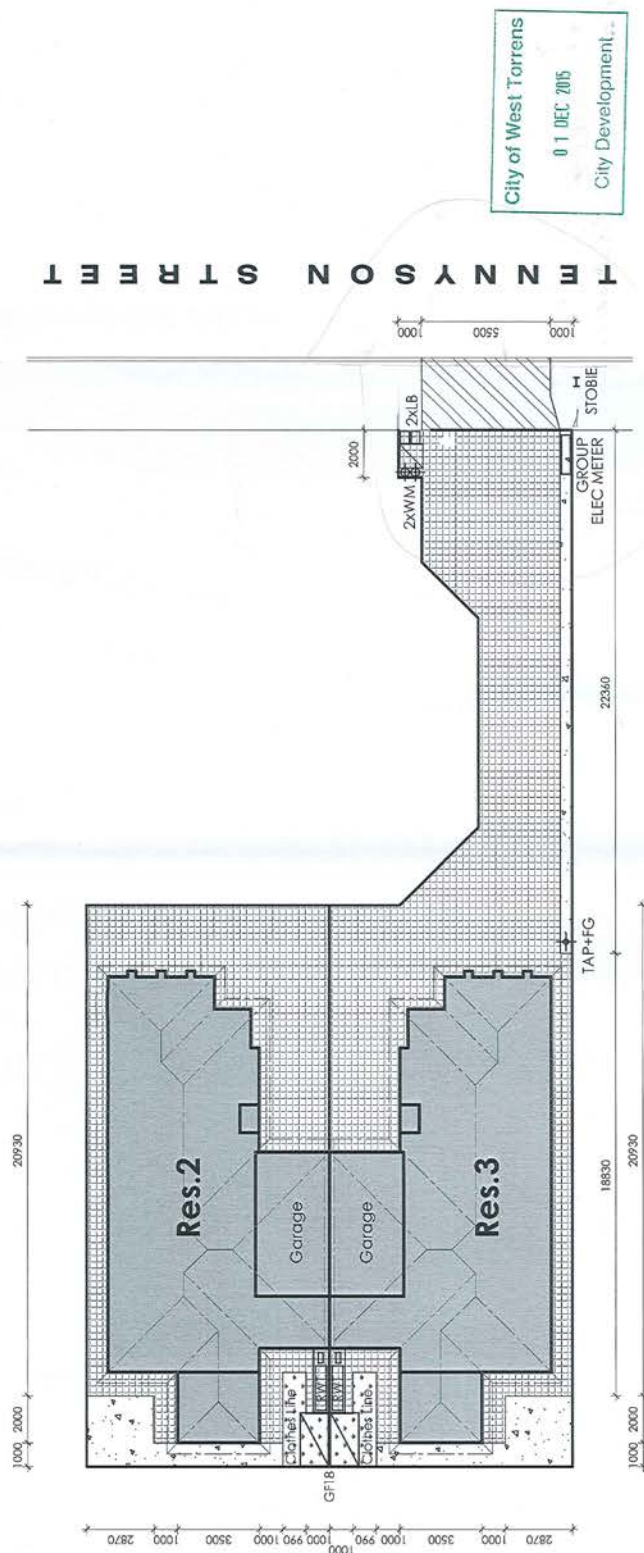
| | | |
|--------------------|-------------|-----------------|
| DRAWING TITLE: | WIND SPEED: | CORROSION ZONE: |
| ELEVATIONS - RES.3 | NI (28m/s) | N/A |
| SCALE: 1:100 | ROOF PITCH: | BUSHING: |
| | 25°35' | N/A |

CONTRACTOR NOTE:
CHECK ALL DIMENSIONS BEFORE COMMENCING ANY WORK
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

Note: All internal dimensions are unless otherwise dimensioned. If finished dimensions are required, they should be dimensioned.

| REV. | DRAWN BY: | REV. DATE. | DESCRIPTION |
|---------|-------------|-------------|-----------------|
| | RP | A. 19.8.15 | MINOR AMENDMENT |
| | ISSUE DATE: | B. 21.9.15 | MINOR AMENDMENT |
| | 11.08.2015 | C. 22.10.15 | MINOR AMENDMENT |
| JOB No: | | | |
| QD1120 | | | |
| SHEET: | | | |
| 7 OF - | | | |

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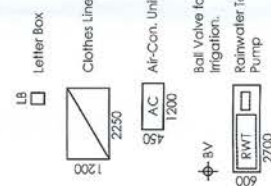
AMENDED

Res.3

| | | |
|---------------------------------------|---|------------|
| GF18 - 1800 High Good Neighbour Fence | Grey concrete to crossover & footpath. | = 18 sqm. |
| | Selected Paths/Driveways | = 170 sqm. |
| | Artificial Lawn | = 6 sqm. |
| | Garden Beds / Assorted plants and Bark. | = 31 sqm. |

Res.2

| | | |
|---------------------------------------|---|-----------|
| GF18 - 1800 High Good Neighbour Fence | Grey concrete to crossover & footpath. | = N/A. |
| | Selected Paths/Driveways | = 86 sqm. |
| | Artificial Lawn | = 6 sqm. |
| | Garden Beds / Assorted plants and Bark. | = 14 sqm. |



LEGEND:
 TAP+FG: TAP ON A STAKE WITH FLOOD GULLY UNDERNEATH (IN GARDEN BED)
 BV: BALL VALVE FOR AUTO IRRIGATION (FRONT & REAR).
 RWT: RAINWATER TANK (SEE ENGINEERS DWG'S FOR SIZE AND DETAILS).
 A/C: AIR CONDITIONER (SEE DETAIL FROM AC CONTRACTOR).

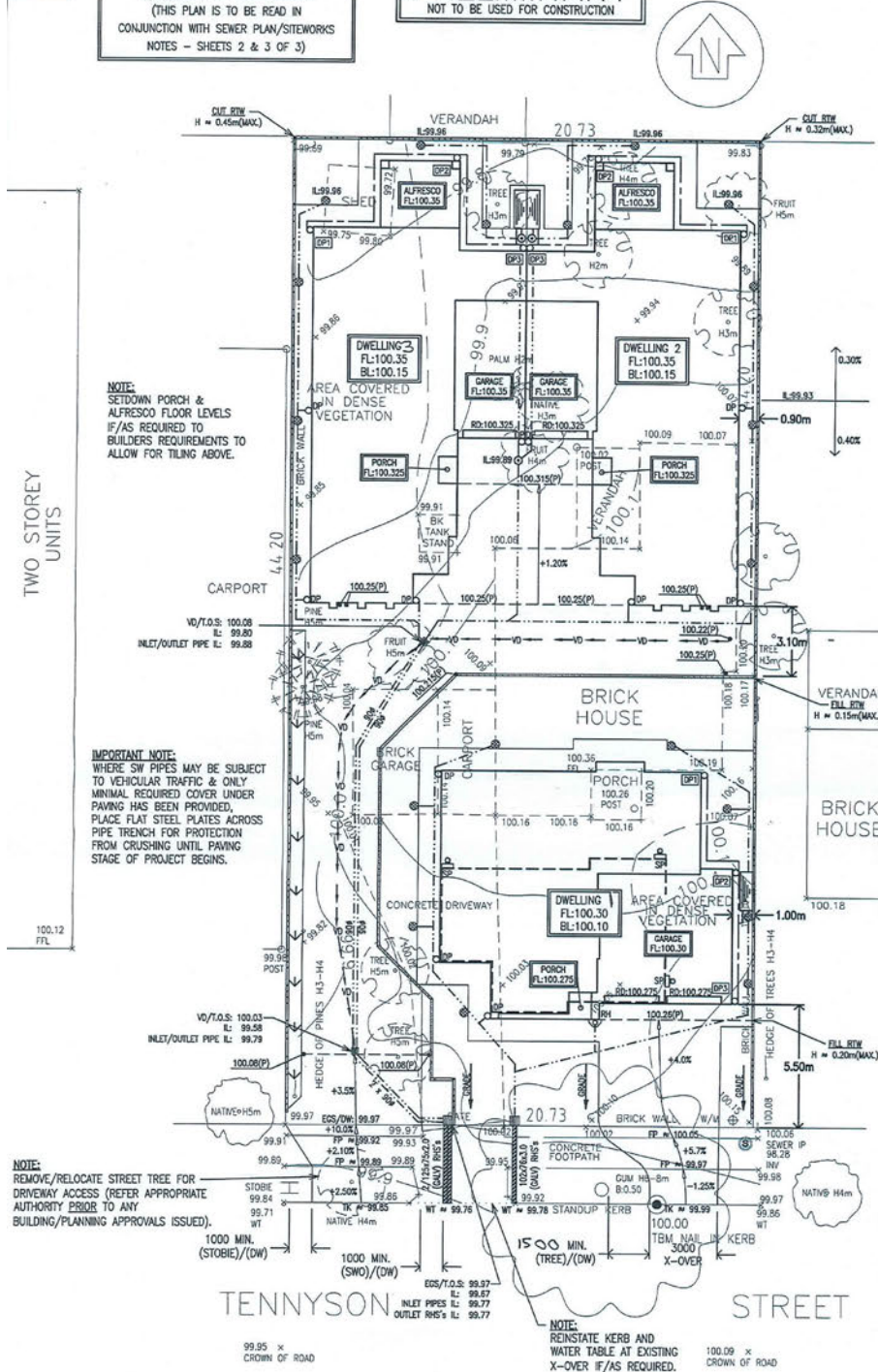
Proposed Landscape Plan

SCALE 1:100



| | | | |
|--|--|--|--|
| 2 x NEW SINGLE STOREY SEMI-DETACHED DWELLINGS CLIENT NAME: | | SH southern homes <small>LANDSCAPE ARCHITECTS & PLANNERS</small> | |
| SITE ADDRESS: 45 TENNYSON STREET KURRALTA PARK | | DRAWING TITLE: LANDSCAPE PLAN SCALE: 1:200 CONTRACTOR NOTE: CHECK DIMENSIONS BEFORE COMMENCING ANY WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. Note: All internal dimensions are imperial frame dimensions only. Finished room sizes will vary slightly to accommodate plasterboard, etc. | |
| PRELIMINARY DRAWINGS ONLY NOT FOR CONSTRUCTION Issued for Engineering and Quotation Only | | DRAWING NO: LANDSCAPE PLAN SCALE: 1:200 CORROSION ZONE: N/A WIND SPEED: N1 (28m/s) ROOF PITCH: 25°/38° BUSHFIRE: N/A ISSUE DATE: 11.08.2015 JOB NO: QD1120 SHEET: 2 OF 2 | |

A3



NOTE: SETDOWN PORCH & ALFRESCO FLOOR LEVELS IF/AS REQUIRED TO BUILDERS REQUIREMENTS TO ALLOW FOR TILING ABOVE.

IMPORTANT NOTE: WHERE SW PIPES MAY BE SUBJECT TO VEHICULAR TRAFFIC & ONLY MINIMAL REQUIRED COVER UNDER PAVING HAS BEEN PROVIDED, PLACE FLAT STEEL PLATES ACROSS PIPE TRENCH FOR PROTECTION FROM CRUSHING UNTIL PAVING STAGE OF PROJECT BEGINS.

NOTE: REMOVE/RELOCATE STREET TREE FOR DRIVEWAY ACCESS (REFER APPROPRIATE AUTHORITY PRIOR TO ANY BUILDING/PLANNING APPROVALS ISSUED).

NOTE: USING EXISTING AS CONSTRUCTED VERGE/FOOTPATH GRADES FOR DRIVEWAY DESIGN (TO BE CONFIRMED AS ACCEPTABLE BY RELEVANT CHECKING AUTHORITY PRIOR TO ANY WORKS PROCEEDING OR BUILDING/PLANNING APPROVALS FOR CONSTRUCTION BEING ISSUED).

NOTE: FILL AND GRADE FRONT OF ALLOTMENT FROM OUTER TOP EDGE OF PERIMETER PAVING TO FRONT BOUNDARY. MINOR PLINTH ALONG FRONT BOUNDARY AND UP SIDE OF DRIVEWAY MAY BE REQUIRED TO "LEVEL OUT" FRONT YARD IF REQUIRED (C.O.S.).

NOTE: DWELLING 3 TANK PLACEMENT AS PER ARCHITECTURAL PLANS HOWEVER CONSIDERATION MAY NEED TO BE GIVEN TO PEDESTRIAN ACCESS IN THIS AREA.

NOTE: REINSTATE KERB AND WATER TABLE AT EXISTING X-OVER IF/AS REQUIRED.

| SURVEY LEGEND | | | | | |
|---------------|---|-----|-----------|---|-----------|
| ⊙ | TEMPORARY BENCH MARK | ⊙ | GAS | ⊙ | ETSA |
| ⊕ | STOBIE | ⊕ | TELSTRA | ⊕ | PEG FOUND |
| ⊕ | WATER METER | ⊕ | PSM | ⊕ | SEWER IP |
| ⊕ | METAL PIN/SPIKE/RAMSET NAIL | | | | |
| ----- | EXISTING RTW | --- | GI FENCE | | |
| --- | EXISTING STRUCTURE TO BE DEMOLISHED/REMOVED | | | | |
| ⊙ | TREE | ⊙ | PINE TREE | ⊙ | PALM TREE |

SEWER DRAINAGE 1 & 2
LOCATE & CONNECT SEWER DRAIN TO NEW S.P. CONNECTION TO BE AS PER SA WATER STANDARD DETAILS. BUILDER TO CHECK DEPTH OF SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCING SITE OUT.

City of West Torrens
14 FEB 2016
City Development

TITLE: SITWORKS PLAN

ADDRESS: No.45 TENNYSON STREET
KURRALTA PRK

CLIENT: SOUTHERN HOME IMPROVEMENTS

Residential Commercial Industrial Consulting Engineers
1 Howie Street
ALBERT PARK, SA 5014
P (08) 8241 2326
F (08) 8241 2409
admin@rciconsulting.com.au
www.rciconsulting.com.au

JOB No.: C19923
SHEET No.: 1 of 3
ISSUE No.: A

DATE: 30-Aug-16

SCALE: 1:200

GENERAL NOTES:
SITWORKS AND STORMWATER DRAINAGE ARE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (I.E. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

SOIL CLASSIFICATION: H1-D
• 20mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
• FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED - REFER DETAIL SHEET SD1

BENCH:
BUILDING AREA TO BE BENCHMARKED TO 200mm BELOW THE FINISHED FLOOR LEVEL.
GRADE-SITE-AWAY FROM HOUSE AS FOLLOWS:-
• GRADE PAVED AREAS 35mm IN 1000mm
• GRADE GRASSED AREAS 5mm IN 1000mm

IMPORTANT NOTE:
TO ASSIST IN AVOIDING A "DOWNHILL" MOVEMENT OF FILL ONCE IT HAS BEEN PLACED, A SERIES OF HORIZONTAL BENCHMARKED PLATFORMS SHOULD BE EXCAVATED INTO THE GROUND WHEN THE EXISTING SLOPE IS 1 IN 8 OR GREATER. THIS BENCHMARKING SHOULD BE UNDERTAKEN OVER THE ENTIRE AREA WHERE FILLING IS TO OCCUR.

SEWER:
THIS SEWER DESIGN IS BASED ON THE SHORTEST POSSIBLE RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DISCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

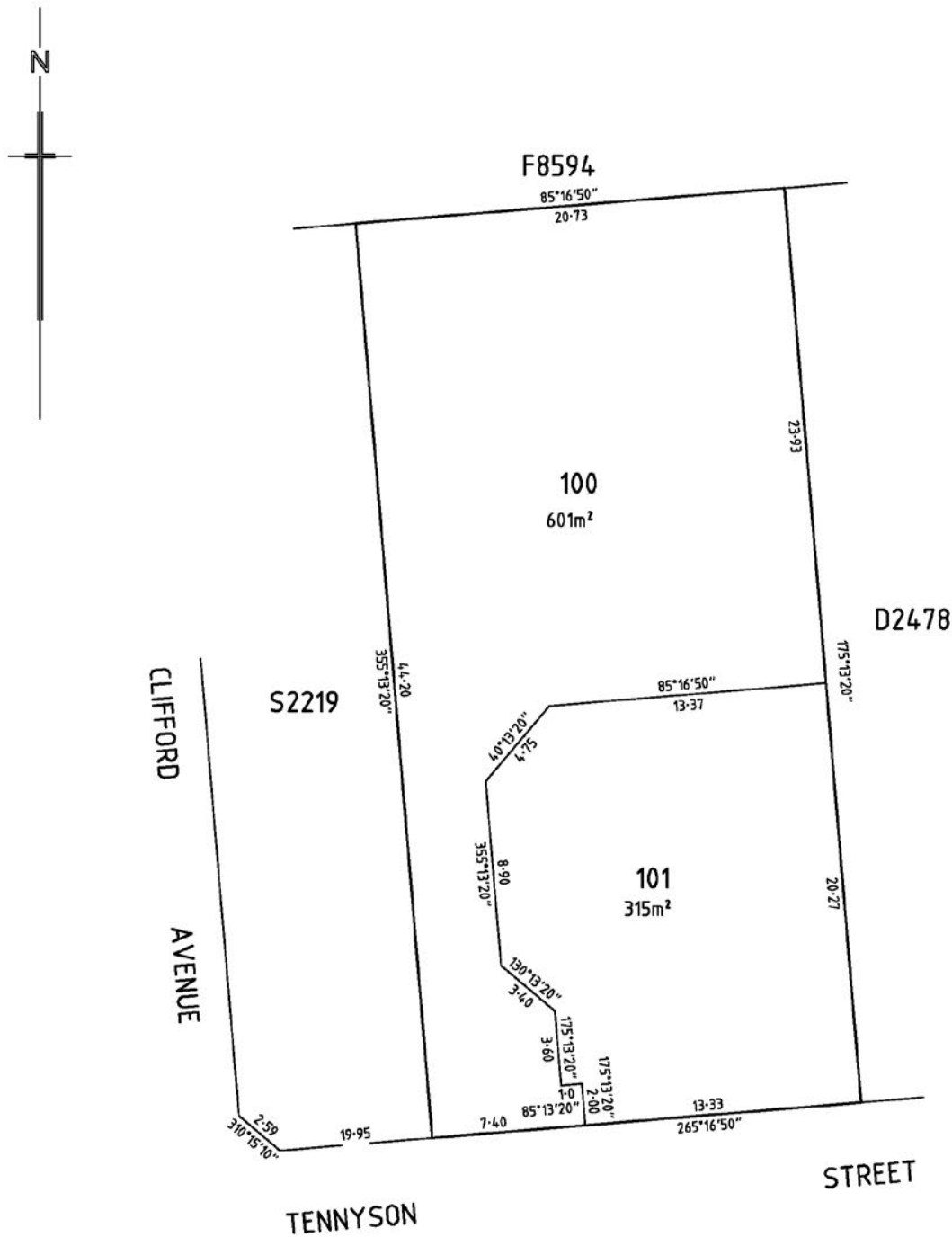
STORMWATER:
GRAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:-
• 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)
• 75mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)
• 450mm (UNPAVED DRIVEWAYS)
WHERE COVER CANNOT BE ACHIEVED ENCASE STORMWATER PIPE WITHIN A CAST IRON SLEEVE OF THICKNESS:
• 2.9mm (SUBJECT TO PEDESTRIAN TRAFFIC)
• 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

SURVEY:
THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITWORKS.

DESIGN LEGEND

- 250 SQUARE x 285 DEEP "RELIN" RAINWATER PIT (PVC), (SERIES 250) OR SIMILAR (U.N.O.) GRATED SURFACE S/W SUMP 900
- STORMWATER PIPE (BY OWNER) - 900 PVC (U.N.O.) AT 1 IN 250 (0.4%) MIN FALL (U.N.O.) EXCEPT ON SEALED SYSTEM
- STORMWATER PIPE (SEALED SYSTEM) - 900 PVC (U.N.O.)
- 900 AGRIC DRAIN (U.N.O.)
- INTERNAL SEWER DRAIN LOCATION (TO BE CONFIRMED BY BUILDER)
- SEWER PIPE 1000 @ 1.65% MIN (1 IN 60)
- BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE
- EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR TO CONSTRUCTION, UNLESS OTHERWISE STATED.
- CONCRETE SLEEPER RETAINING WALL, CONCRETE FENCE PLINTH OR SIMILAR TYPE (BY OWNER)

ATTACHMENT 2



PLAN OF PROPOSED DIVISION
ALLOTMENT 50 IN D2478

SCALE
0 3 6 9 12 15
METRES

SKS SURVEYS PTY LTD
43 Edward Street
Norwood SA 5067
Ph: 0418 673 705
REFERENCE: 193615
DRAFTED ON: 11/11/2015



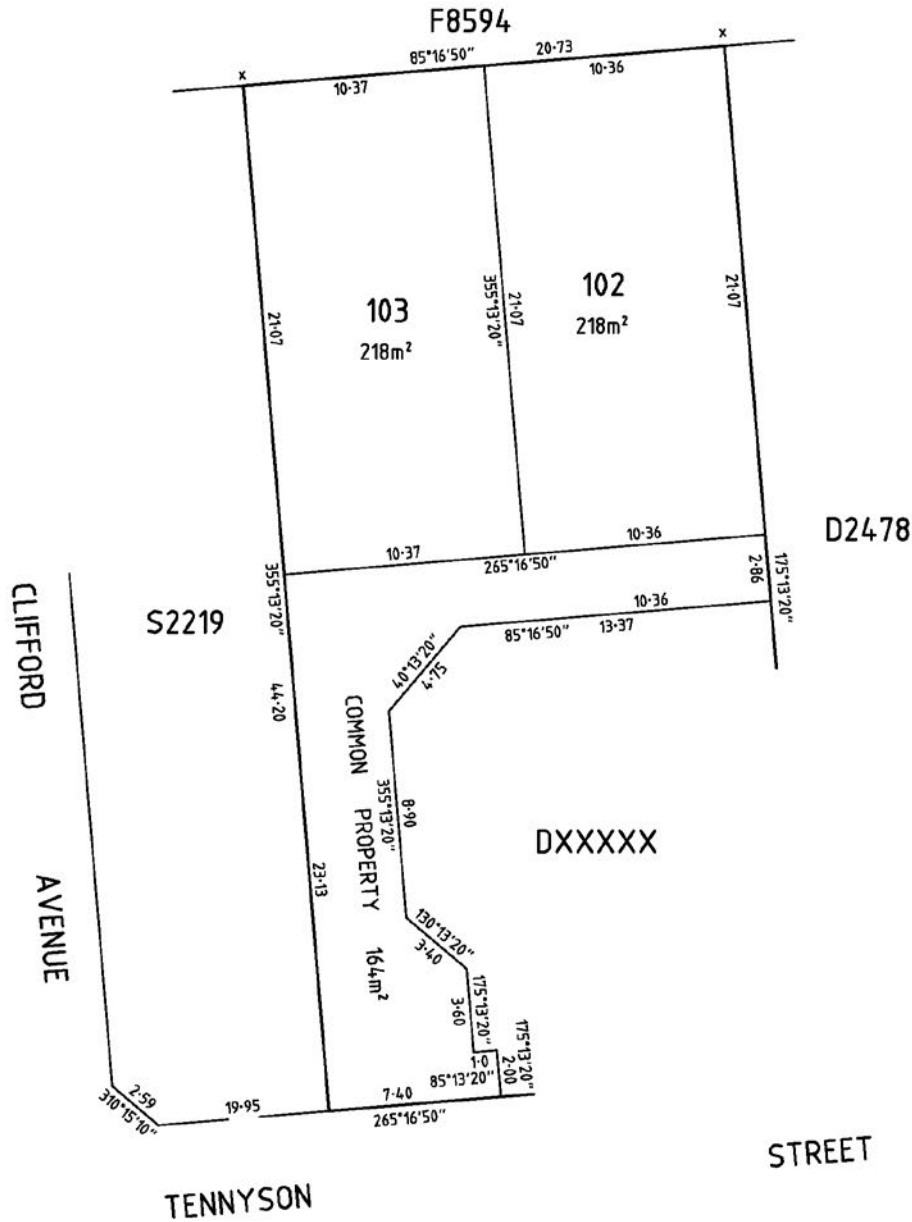
| | |
|---|----------|
| MAP REF. 6628 41 P | DEV. No. |
| TITLE SYSTEM REAL PROPERTY ACT | |
| TITLE REFERENCE CT5630/473 | |
| AREA . . . KURRALTA PARK . . HUNDRED . . ADELAIDE . . . | |
| COUNCIL . . CITY OF WEST TORRENS | |

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS
AND AMENDMENTS

ATTACHMENT 3



LOCATION PLAN



PLAN OF PROPOSED DIVISION
ALLOTMENT 100 IN DXXXXX



SKS SURVEYS PTY LTD
43 Edward Street
Norwood SA 5067
Ph: 0418 673 705
REFERENCE: 193615
DRAFTED ON: 11/11/2015



| | |
|---|----------|
| MAP REF. 6628 41 P | DEV. No. |
| TITLE SYSTEM REAL PROPERTY ACT | |
| TITLE REFERENCE XXXX/XX | |
| AREA . . . KURRALTA PARK . . HUNDRED . . ADELAIDE . . . | |
| COUNCIL . . CITY OF WEST TORRENS | |

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS
AND AMENDMENTS

ATTACHMENT 4

Contact Lands Titles Office
Telephone 7109 7016



01 March 2016

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D012/16 (ID 53413)
for Land Division by Mr Patrick Magar

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 19 February 2016, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



01 March 2016

Our Ref: H0042636

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D012/16 AT KURRALTA PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

rita demusso

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries rita demusso
Telephone 7424 1119

Contact Lands Titles Office
Telephone 7109 7016



01 March 2016

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C013/16 (ID 53414)
for Land Division
(Community Title Plan) by Mr Patrick Magar**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 19 February 2016, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
For SA Water to proceed with assessment of this application, the developer will need to advise SA Water their preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> . For queries please contact SA Water Land Developments on 7424 1119.
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PURSUANT TO REGULATION 60(4)(b)(ii), SHOULD THIS APPLICATION BE APPROVED, COUNCIL MUST PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- (a) the date on which any existing building(s) on the site were erected (if known),
- (b) the postal address of the site

It is recommended that this information be incorporated into the Decision Notification Form.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully



Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



01 March 2016

Our Ref: H0042637

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C013/16 AT KURRALTA PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

For SA Water to proceed with assessment of this application, the developer will need to advise SA Water their preferred servicing option. Information can be found at:

<http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> . For queries please contact SA Water Land Developments on 7424 1119.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

rita demusso

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries rita demusso
Telephone 7424 1119

6.7 14 Hoylake Street, NOVAR GARDENS

Application No. 211/1488/2015

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|--|
| DEVELOPMENT PROPOSAL | Construction of a domestic outbuilding |
| APPLICANT | Alpha Industries |
| APPLICATION NO | 211/1488/2015 |
| LODGEMENT DATE | 16 December 2015 |
| ZONE | Residential Zone |
| POLICY AREA | Policy Area 21 - Low Density |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal ▪ Nil External ▪ Nil |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | REFUSE |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reasons:

- All applications where the assessing officer recommends refusal shall be assessed and determined by the DAP.

PREVIOUS or RELATED APPLICATION(S)

- DA 211/697/2009 - Construction of a domestic outbuilding (garage measuring 3.921m x 9.255m x 2.7m wall height) (Development Approval granted 3 July 2009).

SITE AND LOCALITY

The subject site is rectangular in shape, located on the northern side of Hoylake Street and oriented north-south. The site has a frontage width of approximately 19.81 metres, and a maximum depth of approximately 33.53 metres, resulting in an overall site area of approximately 664.23 square metres. The subject site has a relatively flat topography.

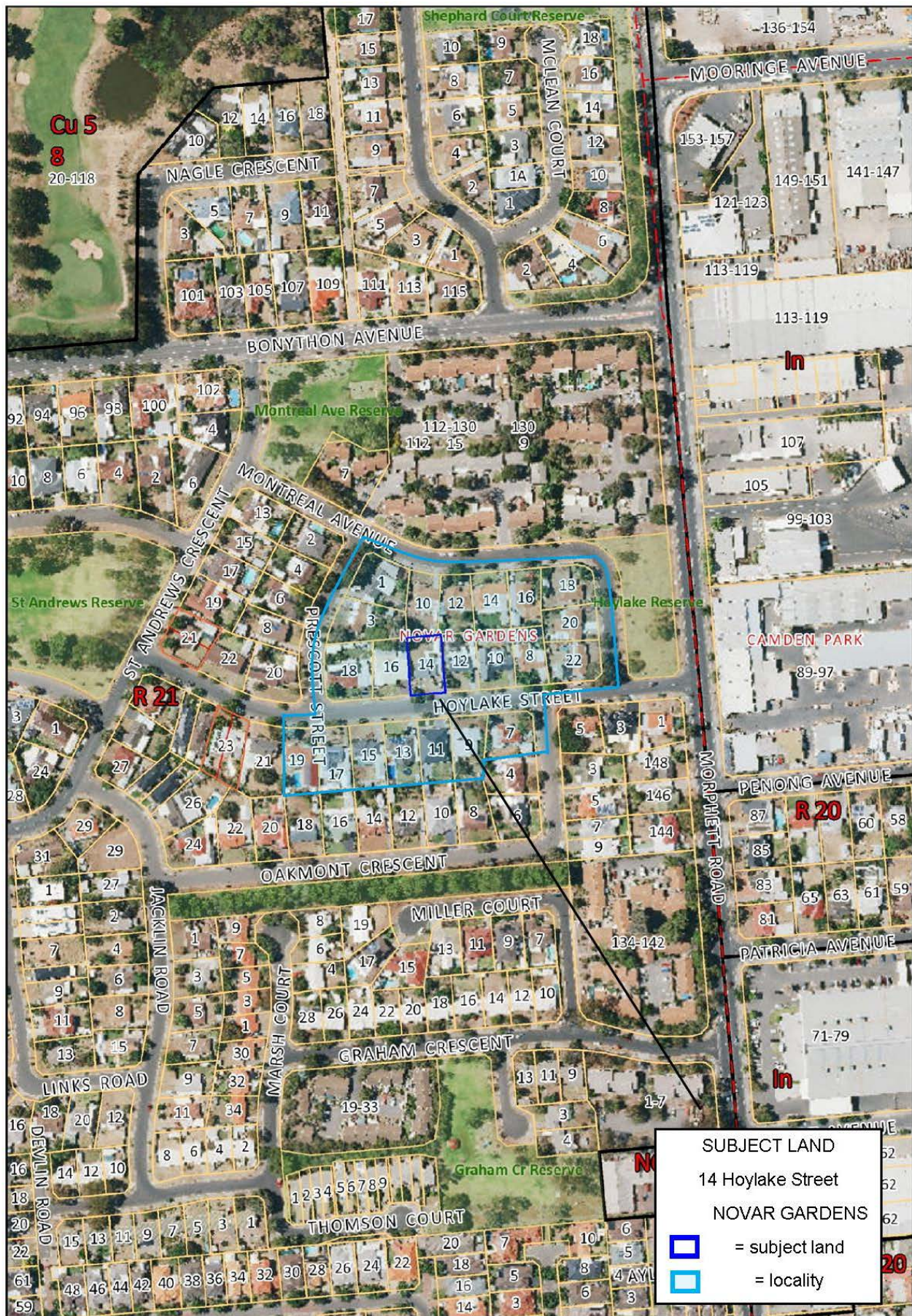
The subject site is currently occupied by a single-storey detached dwelling with an ancillary carport attached to the east, a verandah attached to the rear of the dwelling and an existing domestic garage within the north-eastern corner of the site.

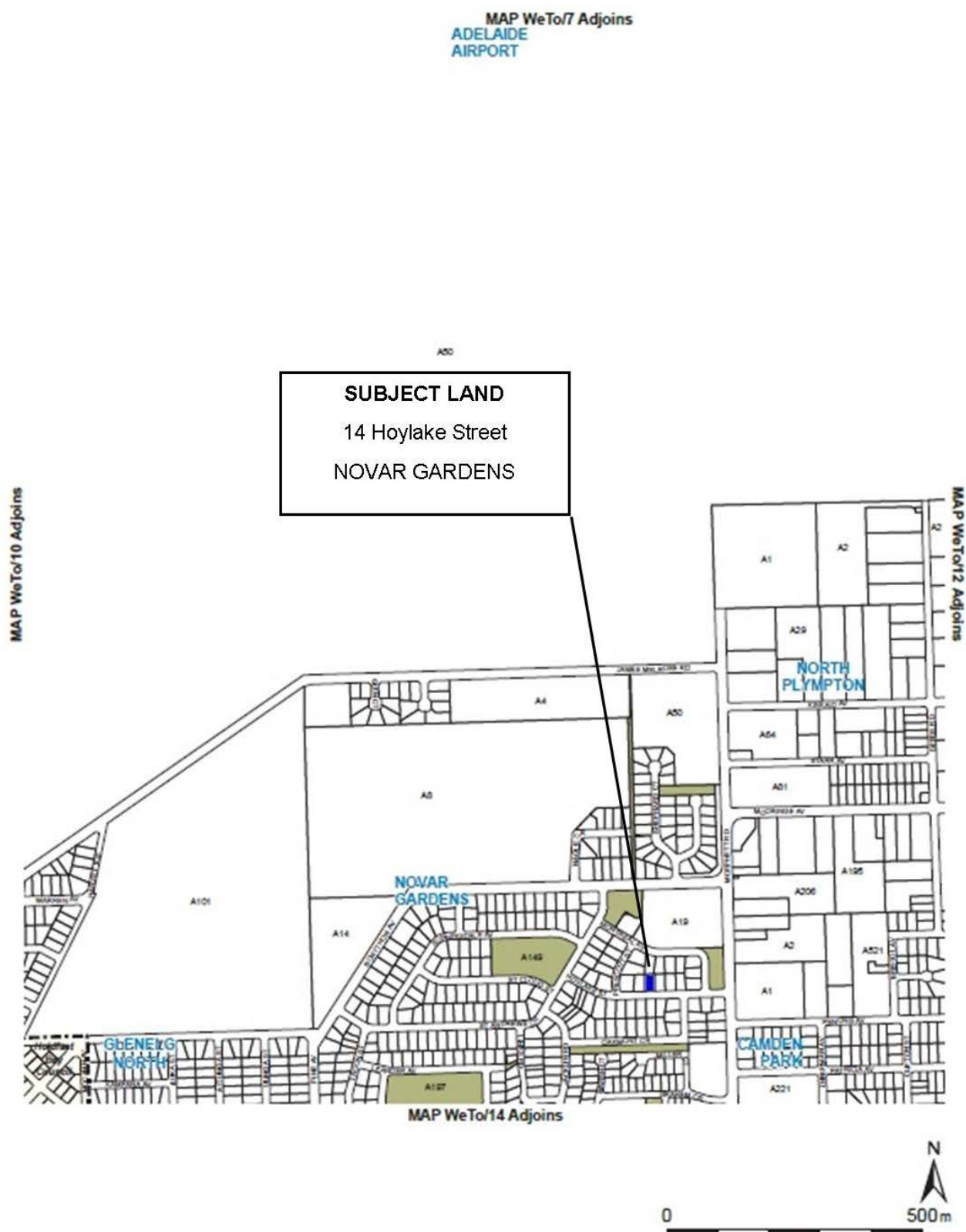
There are no Regulated or Significant trees on, or in close proximity to, the location of the proposed development. There are several mature trees within the north-western adjacent property however appear to be a significant distance away from the location of the proposed outbuilding. There is an existing street tree in the verge adjoining the site.

The subject site is currently accessed via a single width crossover located at the south-eastern end of the site frontage to Hoylake Street.

The land uses immediately surrounding the subject site are all residential in nature, with several reserves located both east and west of the site and a pocket of industrial development located over 700 metres to the east on Morphett Road. The existing neighbourhood is predominately comprised of detached single-storey dwellings, with some two-storey dwellings and residential flat buildings scattered throughout.

The site and locality are shown on the following maps.





Location Map WeTo/11

Local Reserves

Development Plan Boundary

WEST TORRENS COUNCIL
Consolidated - 5 November 2015

PROPOSAL

The proposed development is for the construction of a domestic outbuilding (shed) associated with the existing dwelling. The existing domestic outbuilding (garage) within the north-eastern corner of the allotment is proposed to be retained, along with the existing verandah and carport attached to the dwelling.

The proposed shed will measure 7.6 metres in width and 14.5 metres in length, resulting in a total area of 110.2 square metres. The proposed shed will be 3.0 metres in height to the wall and 3.67 metres in total height to the top of the gable.

The shed is proposed to be located within the north-western corner of the allotment, directly abutting both the northern and western boundaries of the site for 14.5 metres and 7.6 metres respectively. Two single roller doors are proposed within the south-western end of the shed providing internal access.

The proposed shed will be constructed in prepainted, steel sheeting in 'Classic Cream' colour.

The proposed plans of development are included in **Attachment 1**.

REFERRALS

Internal

Nil.

External

Nil.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations.

ASSESSMENT

The subject land is located within the Residential Zone and Low Density Policy Area 21 as described in the West Torrens (City) Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|--------------------------------|--|---|
| <i>Design and Appearance</i> | <i>Objectives</i> | <i>1</i> |
| | <i>Principles of Development Control</i> | <i>1, 2, 3 & 9</i> |
| <i>Residential Development</i> | <i>Objectives</i> | <i>1</i> |
| | <i>Principles of Development Control</i> | <i>4, 10, 11, 12, 14, 15, 16, 18, 19, 20, 21, 23 & 31</i> |

| | |
|--|---------------------|
| <u>Zone:</u> Residential Zone | |
| <p><i>Desired Character Statement:</i></p> <p><i>"This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer."</i></p> | |
| Objectives | 4 |
| Principles of Development Control | 1, 2, 4, 5, 12 & 13 |
| <u>Policy Area:</u> Low Density 21 | |
| <p><i>Desired Character Statement:</i></p> <p><i>"This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).</i></p> <p><i>There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings."</i></p> | |
| Objectives | 1 |
| Principles of Development Control | 1 & 2 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT |
|---|---|--|
| SIDE/REAR SETBACKS | min. 0/1m (side) | 0m (N), 0m (W) Does Not Satisfy |
| PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i> | Min. 80m ² with a min. dimension of 4.0m and min. area of 24m ² at side or rear of dwelling accessed from a habitable room (for site areas >500m ²) | 107.62m ² (excl. verandah) 138.94 m ² (incl. verandah) Largest POS area: 66.6m ² with min. dimension 5.4m and accessed from living area. Other areas min. dimensions of 2.6m (between carport and garage) and 3.4m (area west of dwelling) 22.5% of POS will be covered by existing verandah Does Not Satisfy |
| CARPORTS, GARAGES & OUTBUILDINGS <i>Residential Development</i> <i>PDC 16</i> | Max. floor area 60m ² | 110.2m ² Does Not Satisfy |
| | Max. wall height 3m | 3.0m Satisfies |
| | Max. building height 5m | 3.63m (to top of gable) Satisfies |
| | Min. setback from primary frontage - no closer than any part of its associated dwelling | 25.93m setback, located behind the existing dwelling Satisfies |
| | Min. setback from secondary frontage - 0.9m or in line with existing dwelling | N/A |

| | | |
|--|---|--|
| | Max. length along boundary - 8.0m or 50% of length of boundary (whichever is less) | 14.5m (N) 7.5m (W) Does Not Satisfy |
| | Max frontage width of garage/carport with opening facing a rear laneway - no max. | N/A |
| | Max. frontage width of garage/carport opening facing the street - 6m or 50% of allotment frontage (whichever is less) | N/A |
| CARPARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i> | 2 car-parking spaces, 1 of which is covered | 2 x visitor (existing), 2 x covered spaces (existing) Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies all relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Garages, Carports and Outbuildings

Within the Residential Zone and Low Density Policy Area 21, the following form of development is listed as 'envisaged': *'domestic outbuilding in association with a dwelling'*

The specific design requirements for garages, carports and outbuildings are quantified in General Section, Residential Development Principle of Development Control 16, which states the following:

"Garages, carports and residential outbuildings should not dominate the streetscape and not adversely impact on the safety of road users and pedestrians, and be designed within the following parameters:

| Parameter | Value |
|---|---|
| <i>Maximum floor area</i> | <i>60 square metres</i> |
| <i>Maximum wall height</i> | <i>3 metres</i> |
| <i>Maximum building height</i> | <i>5 metres</i> |
| <i>Minimum setback from a primary road frontage</i> | <i>Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling Outbuildings should not protrude forward of any part of its associated dwelling</i> |
| <i>Minimum setback from a secondary road frontage</i> | <i>0.9 metres or in line with the existing dwelling</i> |
| <i>Maximum length along the boundary</i> | <i>8 metres or 50 per cent of the length along that boundary (whichever is the lesser)</i> |

| | |
|--|---|
| <i>Maximum frontage width of garage or carport with an opening facing a rear access lane</i> | <i>No maximum</i> |
| <i>Maximum frontage width of garage or carport facing the street</i> | <i>6 metres or 50 per cent of the allotment frontage, whichever is less</i> |

The proposed outbuilding will exceed the maximum floor area sought by the Development Plan by approximately 50m² (84%). There is an existing verandah and carport attached to the rear of the dwelling, along with an existing outbuilding (garage) totalling approximately 44m² in area and located on the eastern boundary of the allotment.

Whilst it is recognised that domestic outbuildings are envisaged where, associated with a dwelling within the Residential Zone and Policy Area 21, a structure of this size in combination with existing structures on the subject site are considered to be excessive for the form of development envisaged through the policies.

The proposed outbuilding will also exceed the maximum length along the boundary which will be discussed further as follows.

Boundary Walls

As noted, the proposed outbuilding will exceed the maximum length along the boundary sought by General Section, Residential Development Principle of Development Control 16. The proposed outbuilding will be located directly abutting both the northern and western boundaries for a length of 14.5 metres and 7.6 metres respectively.

Furthermore, the following provisions of the Development Plan are relevant to side boundary walls in residential areas:

Zone Section, Residential Zone Principle of Development Control 12:

"Side boundary walls in residential areas should be limited in length and height to:

- (a) Minimise their visual impact on adjoining properties*
- (b) Minimum overshadowing of adjoining properties".*

Zone Section, Residential Zone Principle of Development Control 13:

"Except where otherwise specified by a policy area, side boundary walls comply with the following:

- (a) side boundary walls should be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and constructed to the same or to a lesser length and height*
- (b) side boundary walls:*
 - (i) Should have a maximum vertical wall height of 3 metres*
 - (ii) Should have a maximum length of 8 metres*
 - (iii) Should be constructed along one side of the allotment only and no further than 14 metres from the front boundary*
- (c) where there is an existing adjacent boundary wall which is setback greater than 1 metre from the front setback standard for the rest of the street, side boundary walls should be located not more than 1 metre closer to the primary street frontage".*

The proposed outbuilding will exceed the maximum boundary wall length along the northern rear boundary envisaged through the Development Plan provisions. This may result in a visual impact to the northern neighbouring property boundary as in effect, 14.5 metres of the 19.81 metre allotment boundary width will be developed with a structure measuring 3.0 metres in height to the wall.

Furthermore, the existing garage totalling approximately 44m² in area is also located on the eastern side boundary for a length of approximately 10.0 metres. The existing garage coupled with the proposed shed would not meet the intent of Principle of Development Control 13(b)(iii).

Site Coverage and Open Space

As outlined in the Quantitative Assessment, the area of private open space to remain at the completion of the proposed development does not meet the requirement to provide a minimum area of 80m² with a minimum dimension of 4.0m. Whilst the total area of uncovered private open space would total approximately 107.62m², the largest rectangular area of uncovered private open space to be provided would measure approximately 66.6m² with a minimum dimension of 5.4m and accessed from living area. The remaining areas of private open space will have minimum dimensions ranging from 2.6m to 3.4m.

Furthermore, the remaining private open space will be largely overshadowed by the proposed structure which would be located along the northern boundary, and a further 22.5% of the private open space will be covered by the existing verandah.

In summary, the area of private open space to remain after the construction of the proposed development is not considered to be of a sufficient size and dimension, nor is it considered to have adequate access to sunlight to enable year-round use as sought in Residential General Section Principle of Development Control 18.

SUMMARY

In summary, the proposed outbuilding (shed) does not meet the quantitative provisions of the Development Plan in regards to the overall size and length along the northern boundary, and will result in an area of private open space that is inadequate in size and dimensions to meet the needs of current and future dwelling occupants at the completion of the development.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be seriously at variance with the Development Plan.

On balance the proposed development does not accord with the relevant provisions contained within the West Torrens (City) Development Plan Consolidated 5 November 2015 and does not warrant Development Plan Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/1488/2015 by Alpha Industries to construct a domestic outbuilding at 14 Hoylake Street, Novar Gardens (CT 5494/716) for the following reasons:

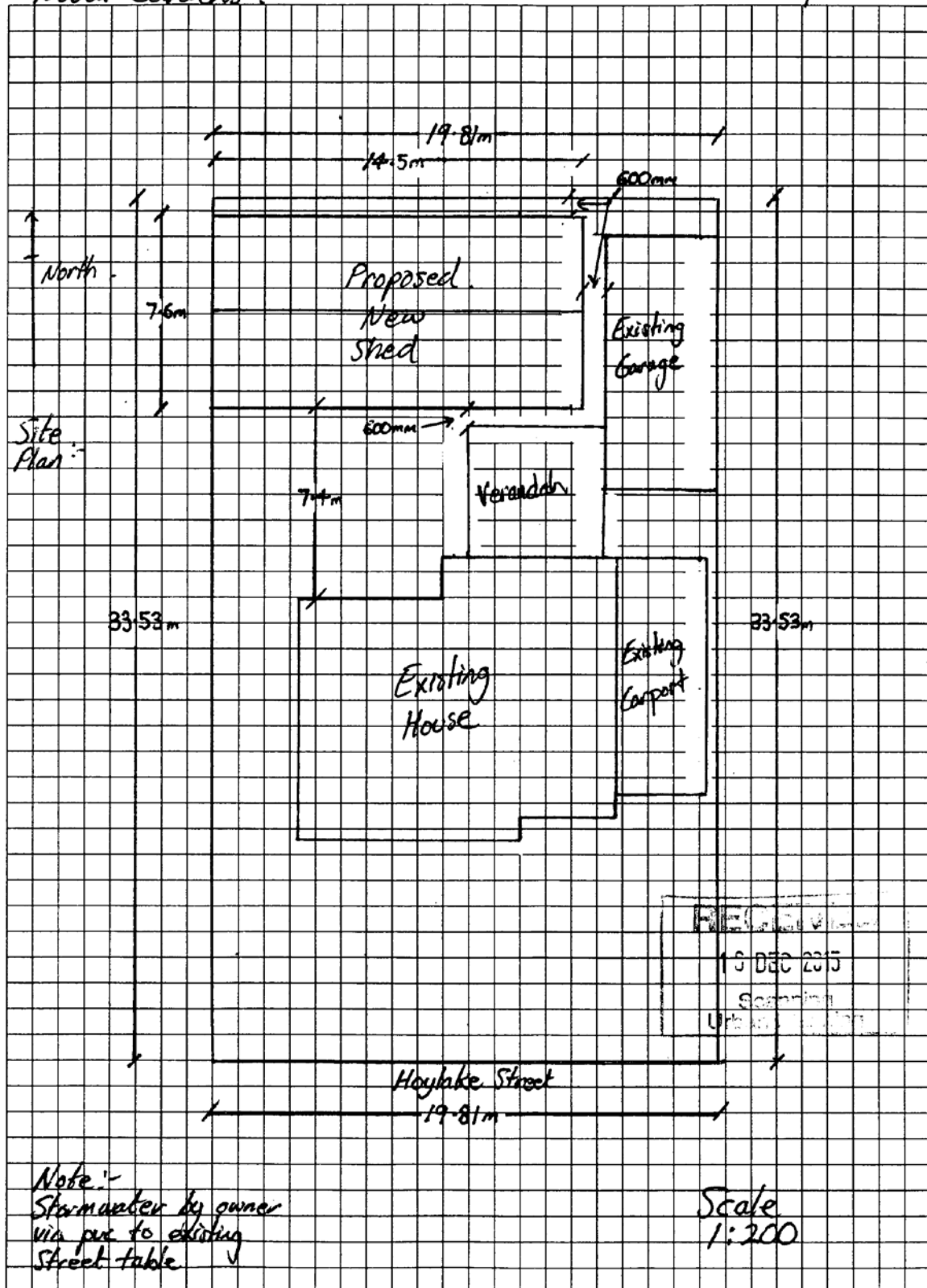
1. The proposed development is contrary to
 - General Section, Design and Appearance, Principle of Development Control 3(b). Reason: Side boundary walls should be limited in length to minimise the visual impact from the adjoining properties.
 - General Section, Residential Development, Principle of Development Control 16. Reason: The proposed outbuilding (shed) exceeds the maximum size and maximum length along the boundary.

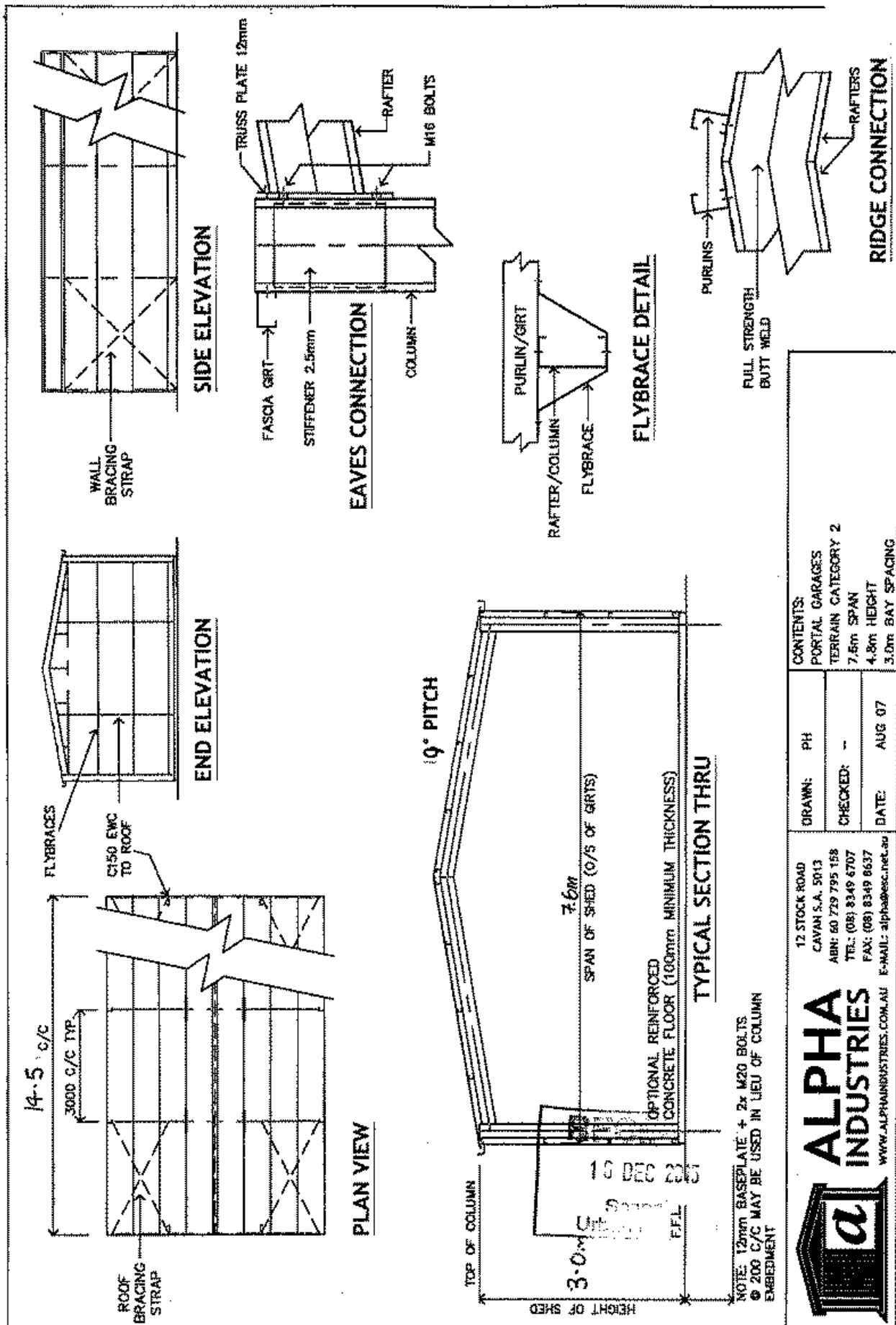
- General Section, Residential Development, Principle of Development Control 18.
Reason: The proposed outbuilding (shed) will result in an area of private open space that will be significantly shaded during winter and will not be of an area and shape that is adequately functional.
- General Section, Residential Development, Principle of Development Control 19.
Reason: The proposed outbuilding (shed) will result in an area of private open space that does not meet the minimum dimension requirements.
- Zone Section, Residential Zone, Principle of Development Control 12.
Reason: Side boundary walls should be limited in length to minimise the visual impact from the adjoining properties.
- Zone Section, Residential Zone, Principle of Development Control 13.
Reason: The side boundary wall should be limited in length to 8.0 metres.

ATTACHMENT 1

For:- Wayne Pannowitch
At:- 14 Hoylake Street.
Novar Gardens.

Windspeed
Design
33mtrs/sec





BUILDING SPECIFICATION

REFER ENGINEERS CALCULATIONS:

TREVOR JOHN AND ASSOCIATES Pty. Ltd.

#37188/2.75.48.10.30.2.FEds

| | | |
|-------------------|--|-----------------|
| MAIN RAFTERS: | GALVANISED 'C' SECTION - C200.15 JOINED BY FULL STRENGTH BUTT WELD AT RIDGE RAFTER TO COLUMN CONNEX - 2x M16 B.L.B BOLTS | |
| END RAFTERS: | AS MAIN RAFTER WITH; 75 x 30 'C' CHANNEL WEBS & BOTTOM CHORD | |
| MAIN COLUMNS: | GALVANISED 'C' SECTION - C200.19 | |
| END COLUMNS: | GALVANISED 'C' SECTION - C150.15 | |
| PURLINS: | GALVANISED 'C' SECTION - C75.10 SPANS: EQUAL | |
| | SPAN OF GARAGE | No. OF PURLINS |
| | 7.6m | 8 |
| GIRTS: | GALVANISED 'C' SECTION - C75.10 SPANS: | |
| ROOF SHEETING: | 0.47 TCT CORRO FIX TO PURLINS USING No. 12 x 35 TEXS | |
| WALL SHEETING: | 0.40 TCT ALPHACLAD FIX TO GIRTS USING No. 10 x 16 TEXS | |
| FOOTINGS: | WITH 125mm SLAB | WITHOUT SLAB |
| MAIN COLUMNS: | 600# x 700 DEEP | 600# x 850 DEEP |
| END COLUMNS: | 450# x 450 DEEP | 450# x 450 DEEP |
| CLIENT: | Wayne Pannowitch | |
| ADDRESS: | | |
| SITE ADDRESS: | 14 Hoylake Street, Novar Gardens | |
| COUNCIL: | City of West Torrens | |
| CLIENT SIGNATURE: | | |
| ALPHA SALES REP: | Damian Lockwood | |

6.8 16 Birdwood Terrace, NORTH PLYMPTON

Application No. 211/1410/2015

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|--|
| DEVELOPMENT PROPOSAL | Land division - Community title DAC No- 211/C177/15 Create two (2) additional allotments |
| APPLICANT | Total Voice & Data Pty Ltd C/- Bleeze Neale & Associates |
| APPLICATION NO | 211/1410/2015 |
| LODGEMENT DATE | 27 November, 2015 |
| ZONE | Residential |
| POLICY AREA | Medium Density Policy Area 19 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal <ul style="list-style-type: none">▪ Nil External <ul style="list-style-type: none">▪ DAC / SA Water |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reasons:

- With regard to residential development and land division applications, only exercise delegated powers to assess or determine applications where all proposed allotments and or sites meet, or are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

The land division application is required to be determined by the DAP as per the above sub-delegation as the areas of allotments 2 & 3 are 244m² respectively, and are therefore 9% less than the minimum site area specified in Medium Density Policy Area 19 for a dwelling.

The site areas of the dwellings however satisfy the site area provisions by less than a 5% variation (261m² / 3%) to the minimum site area specified of 270m², and are therefore to be determined under delegation by the Administration.

A land use application (211/1079/2015) for the construction of three dwellings comprising a two-storey detached dwelling and a two-storey residential flat building containing two dwellings, associated garages and verandahs (alfrescos) is currently being considered under delegation, and will be finalised upon the determination of the current application by the DAP.

A copy of the plans submitted with the land use (211/1079/2015) is included in **Attachment 1**.

PREVIOUS or RELATED APPLICATION

- 211/1079/2015 - Construction of three (3) dwellings comprising one (1) two-storey detached dwelling and a two-storey residential flat building containing two (2) dwellings, associated garages and verandahs (alfrescos) (undergoing assessment under delegation).

SITE AND LOCALITY

The subject site is located on the north-eastern side of Birdwood Terrace, between Talbot Avenue and Allchurch Avenue, North Plympton. It has a frontage to Birdwood Avenue of 18.29 metres and a depth of 50.29 metres, resulting in an overall site area of approximately 920m².

The site is currently occupied by a 1950's single storey detached dwelling and ancillary outbuildings.

Topographically the site is relatively flat.

There are no regulated trees located on, or within close proximity to, the site that may be affected as a result of the proposed development, however two (2) semi-mature street trees are located within the verge to the front of the site.

Vehicle access to the site is currently provided by a single width crossover located at the northern end of the site's Birdwood Avenue frontage.

An existing stobie pole is located on the verge at the southern end of the site.

The existing neighbourhood comprises predominantly single storey detached and group dwellings, and residential flat buildings, with some examples of two-storey dwellings in the locality, including those directly to the north-east of the subject site. Most dwellings are constructed of brick or render and provided with pitched roofs.

Opposite the site is a reserve accommodating the Westside Bike Path, whilst all other surrounding land uses are residential in nature.

The subject site is subject to flooding and is primarily within the 0-100mm flood depth, with a small portion of the frontage of the site subject to a flood depth of 100-250mm.

The site and locality are shown on the following maps.





Location Map WeTo/13

WEST TORRENS COUNCIL

Consolidated: 5 November 2015

PROPOSAL

The proposed land division is for a Community Title Land Division creating three allotments from one proposed Torrens Titled allotment. The proposal has been lodged to formalise titling arrangements in accordance with the associated land use development application currently being considered under delegation (211/1079/2015).

The proposed land division is included in **Attachment 2**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and the Procedural Matters in the Residential Zone of the West Torrens Development Plan.

REFERRALS

Internal

The land division application was not required to be referred to Council's City Assets department; however the land use application (211/1079/2015) was referred with initial concerns raised in relation to driveway access, garage dimensions and setback, finished floor level and verge interaction with respect to stormwater connections being addressed in the final plans being considered by Council Planning Administration under delegation. Council's Arboriculture Officer has also advised that the existing street tree can be removed to facilitate vehicle access to the site, subject to the payment of a removal, replacement and compensation fee being paid to Council.

External

The application was referred to SA Water by the Development Assessment Commission (DAC) who advised of no objection subject to specified standard conditions being included on any consent to be issued.

Copies of the relevant referral responses are included in **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Medium Density Policy Area 19 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|--|--|---|
| <i>Land Division</i> | <i>Objectives</i> | 1, 2, 3 & 4 |
| | <i>Principles of Development Control</i> | 1, 2, 4, 5, 6, 8, 12, 16 |
| <i>Orderly and Sustainable Development</i> | <i>Objectives</i> | 1, 2, 3, 4 & 5 |
| | <i>Principles of Development Control</i> | 1 & 3 |
| <i>Residential Development</i> | <i>Objectives</i> | 1, 2, 3 & 4 |
| | <i>Principles of Development Control</i> | 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 27 & 28 |
| <i>Transportation and Access</i> | <i>Objectives</i> | 2 |
| | <i>Principles of Development Control</i> | 1, 2, 8, 9, 10, 11, 23, 24, 30, 34, 35, 36, 37 & 44 |

| | |
|---|-----------------------------|
| Zone: Residential Zone | |
| <i>Desired Character Statement:</i> | |
| <p><i>"This zone will contain predominantly residential development. There may also be some small scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer".</i></p> | |
| <i>Objectives</i> | 1, 2, 3 & 4 |
| <i>Principles of Development Control</i> | 1, 5, 6, 7, 10, 11, 12 & 13 |

| | |
|---|------------|
| Policy Area: Medium Density Policy Area 19 | |
| <i>Desired Character Statement:</i> | |
| <p><i>'Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.'</i></p> | |
| <i>Objectives</i> | 1 |
| <i>Principles of Development Control</i> | 1, 2, 3, 4 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT |
|---|--|---|
| SITE AREA Residential Zone, Medium Density Policy Area 19 PDC 4 | Detached Dwelling 270m ² minimum Residential Flat Building 270m ² average | Dwelling 1 - 261m ² minimum Does not Satisfy by 9m² or 3% Dwellings 2 & 3 - 285m ² average Satisfies |
| ALLOTMENT AREA Residential Zone, Medium Density Policy Area 19 PDC 7 | 270m ² minimum | Allotment 1 - 261 m ² Does not Satisfy by 9m² or 3% Allotment 2 & 3 - 244 m ² Does not Satisfy by 26m² or 9.6% |
| SITE FRONTAGE Residential Zone, Medium Density Policy Area 19 PDC 4 | 9m | Dwelling 1 - 10.50m Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Site Area

The proposed site area of allotment 1 containing Dwelling 1 is 261m², in lieu of 270m² as specified in Residential Medium Density Policy Area 19 PDC 4. This small variation is not significant and would result in a visually imperceptible shortfall, preserving the desired character sought in Medium Density Policy Area 19.

Land Division

The proposed land division has been lodged to formalise titles for the land use development proposal (Development Application No. 211/1079/2015). A review of the proposed division confirms that the dimensions of the proposal are consistent with the details contained in the land use application.

The average site area of the dwellings is consistent with PDC 4 of the Residential Zone, Medium Density Policy Area 19.

SUMMARY

The proposal substantially meets the overall objectives of the Residential Zone and Medium Density Policy Area 19.

The proposed development is considered appropriate for the site as:

- The design and siting of the proposed development is considered to be compatible with the surrounding area;
- The proposal is unlikely to have a detrimental impact on surrounding properties and should provide for a reasonable level of amenity for future residents; and
- The proposal generally satisfies the qualitative and quantitative provisions of the West Torrens Council Development Plan.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

Subject to the inclusion of suitable conditions, it is considered that the proposed development generally accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 November, 2015 and warrants Development Plan Consent and Land Division Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1410/2015 by Total Voice & Data Pty Ltd C/- Bleeze Neale & Associates to undertake Land division - Community title DAC No- 211/C177/15 Create two (2) additional allotments at No. 16 Birdwood Terrace, North Plympton (CT 5729/113) subject to the following conditions:

DEVELOPMENT PLAN CONSENT COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Bleeze Neale & Associates Pty Ltd, Job No. 11541, Drawing No. 11541-CP-PROP-V3, relating to Development Application No. 211/1410/2015 (DAC 211/C177/15).

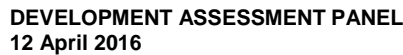
LAND DIVISION CONSENT
COUNCIL CONDITIONS:

1. Prior to the issue of Section 51 Clearance to this division approved herein:
 - all existing buildings must be removed (note that the removal shall be subject to a separate development approval).

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0039919).
3. Payment of \$12,976 into the Planning and Development fund (2 lots(s) @ \$6,488 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

DEVELOPMENT ASSESSMENT PANEL
12 April 2016



PLANNING DRAWINGS

LANDSCAPING SCHEDULE

A SHRUB (1-3 m height)

- 1 DODONAEA PURPUREA (EVERGREEN, 3 M HEIGHT/3M WIDTH)
- 2 ABELIA GRANDIFOLIA (EVERGREEN, 1.8 M HEIGHT)
- 3 POLYGALA GRANDIFLORA (1M HEIGHT/1.3M WIDTH)
- 4 WESTRINGIA FRUTICOSA (2M HEIGHT/2M WIDTH)
- 5 COLEONEMA PULCHRUM COMPACTUM (EVERGREEN, 0.8-0.75 M HEIGHT/0.5M WIDTH)
- 6 CALLISTEMON LITTLE JOHN (0.5-1M HEIGHT/0.3-1M WIDTH)
- 7 NANDINA NANA (0.6M HEIGHT/0.6M WIDTH)
- 8 COLEONEMA AUREA "GOLDEN DIOSMA" (EVERGREEN, 1.5 M HEIGHT/1.5M WIDTH)
- 9 VIBURNUM TINUS LUCIDUM (EVERGREEN, 3 M HEIGHT/2.5M WIDTH)
- 10 CYTISUS RACEMOSUS YELLOW IMP (0.5-2M HEIGHT/0.5-2M WIDTH)
- 11 HEBE ROSEA (0.8M HEIGHT/1M WIDTH)
- 12 COPROSMA MARBLE QUEEN

B SHRUB (4-6 M HEIGHT)

- 14 ACACIA FLORIBUNDA (6 M HEIGHT)
- 15 CALLISTEMON HANNAH RAY (EVERGREEN, 4 M HEIGHT/2M WIDTH)
- 16 HEBE BUXIFOLIA (6M HEIGHT)

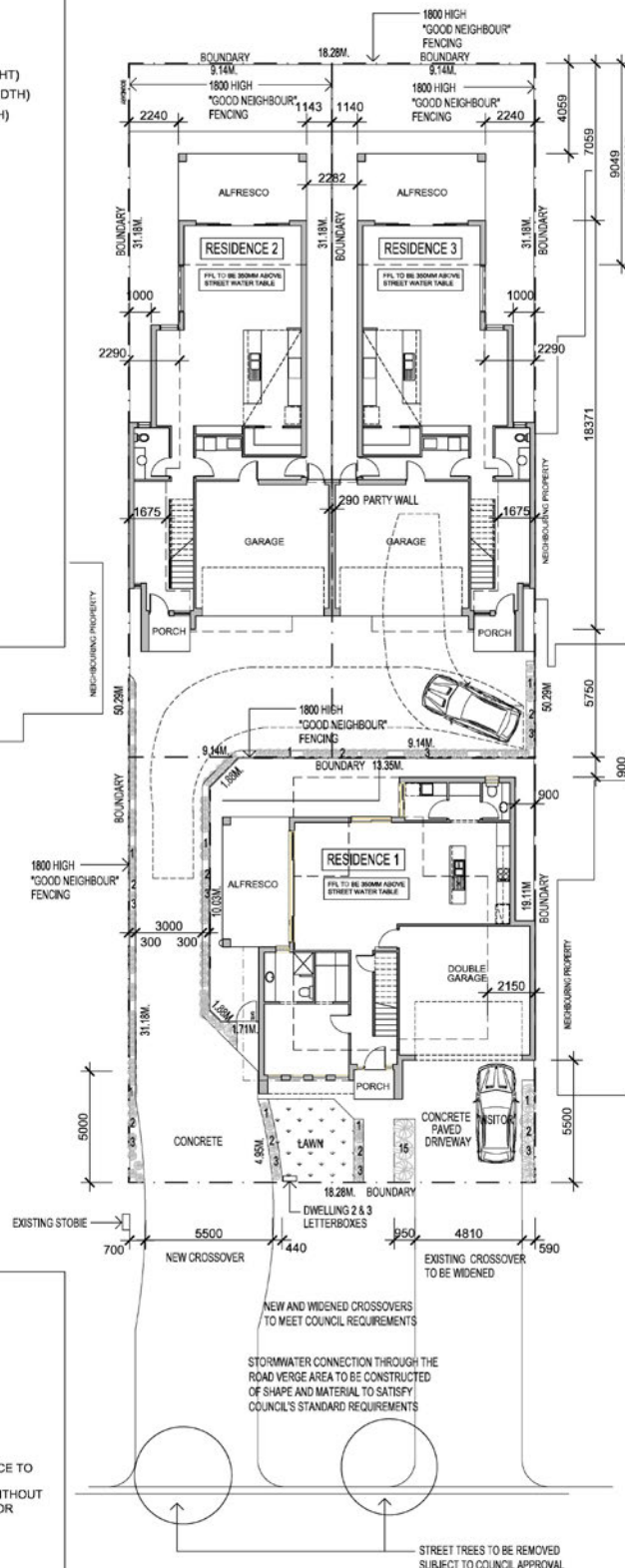
C TREE

- 17 TRISTANIA CONFERTA (ROAD SIDE TREE)
- 18 CALLISTEMON KINGS PARK SPECIAL (3-5 M HEIGHT /3-4 M WIDTH)
- 19 EUCALYPTUS LEUCOCXYLON ROSEA (9 M HEIGHT /4 M WIDTH)
- 20 ACACIA ITEAPHYLLO (2-4 M HEIGHT)
- 21 ALNUS JURULLENSIS (20-25 M HEIGHT)



GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS
2. GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE OR BY ENGINEER AND TO BE READ IN CONJUNCTION WITH ANY SURVEY PLANS AVAILABLE. ALL DIMENSIONS ARE TO BE CHECKED WITH EXISTING AND PROPOSED SITE CONDITIONS.
3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
4. NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR DESIGNER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (WHERE APPLICABLE).
6. REFER (IF APPLICABLE) TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON RETAINING WALLS, SITE WORKS AND STORMWATER DETAILS.



AREA SCHEDULE

| | |
|------------------------------|----------------------------|
| O/ALL SITE | 919.00m ² |
| DRIVEWAY | 86.00m ² |
| LOT 1 | |
| LOWER LIVING | 100.77m ² |
| UPPER LIVING | 75.10m ² |
| GARAGE | 37.11m ² |
| PORCH | 2.87m ² |
| BALCONY | 8.53m ² |
| ALFRESCO | 17.49m ² |
| TOTAL | 241.87m² |
| SITE | 263 m² |
| P.O.S (INCL. BALCONY) | 60m ² |
| LOT 2 | |
| LOWER LIVING | 96.34m ² |
| UPPER LIVING | 103.00m ² |
| GARAGE | 37.27m ² |
| PORCH | 3.66m ² |
| ALFRESCO | 17.28m ² |
| TOTAL | 257.55m² |
| SITE: INCL HALF DRIVE | 328 m² |
| P.O.S | 64m ² |
| LOT 3 | |
| LOWER LIVING | 96.34m ² |
| UPPER LIVING | 103.00m ² |
| GARAGE | 37.27m ² |
| PORCH | 3.66m ² |
| ALFRESCO | 17.28m ² |
| TOTAL | 257.55m² |
| SITE: INCL HALF DRIVE | 328 m² |
| P.O.S | 64m ² |

AMENDMENT: A: 19.01.16

- ADJUST DWELLING 1 TO MEET DRIVEWAY SETBACKS
- CLARIFY PARTY WALL TO DWELLINGS 2 & 3
- CLARIFY SITEPLAN NOTES AND DIMENSIONS
- AMEND ELEVATION TITLES
- SHIFT D1, D2 & D3 BOUNDARY LINE

CLIENT:

RAFTOPOULOS

PROPOSED NEW RESIDENCES

SITE ADDRESS:

16 BIRDWOOD TERRACE, PLYMPTON

DATE: AUGUST 2015

DRAWN: SP

SHEET: 1 OF 14



18 ROSE STREET, GLENELG SA 5045

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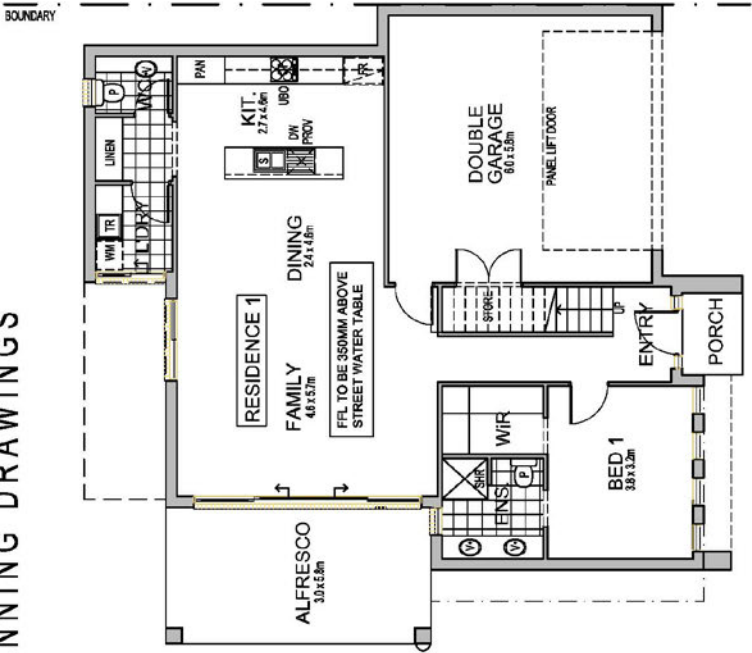
BIRDWOOD TERRACE

PROPOSED SITE / FLOOR PLAN

SCALE 1:200

PLANNING DRAWINGS

RESIDENCE 1



PROPOSED LOWER FLOOR PLAN SCALE 1:100



PROPOSED UPPER FLOOR PLAN SCALE 1:100

| |
|---|
| AMENDMENT: A: 18.01.15 |
| ADJUST DWELLING TO MEET DRIVEWAY SETBACKS |
| CLARIFY PARTY WALL TO DWELLINGS 2 & 3 |
| CLARIFY SITE PLAN NOTES AND DIMENSIONS |
| AMEND ELEVATION TILES |
| SHIFT D1, D2 & D3 BOUNDARY LINE |

| | |
|---------------|-------------------------------|
| CLIENT: | RAFTPOULLOS |
| PROPOSED: | PROPOSED NEW RESIDENCES |
| SITE ADDRESS: | 16 BIRDWOOD TERRACE, PLYMPTON |
| DATE: | AUGUST 2015 |
| DRAWN: | SP |
| SHEET: | 2 OF 14 |



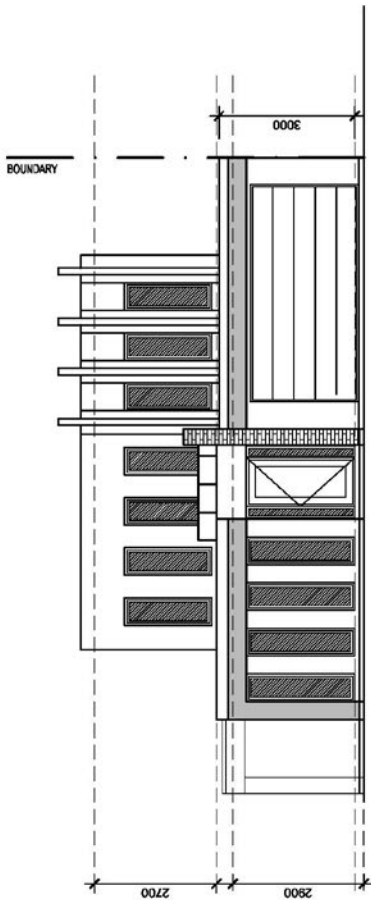
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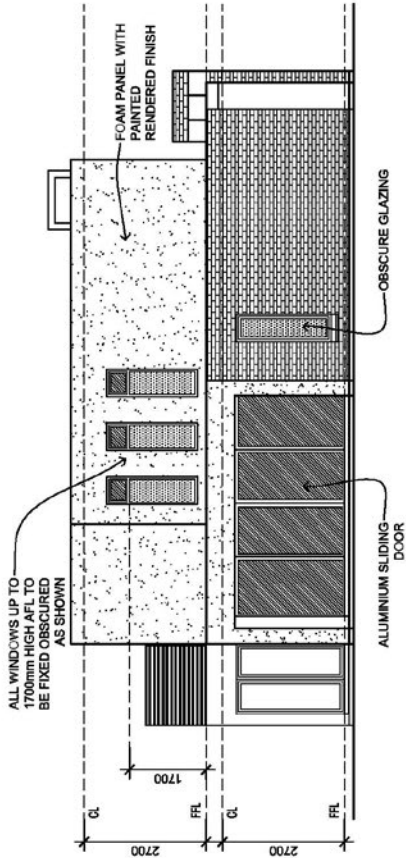
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| ITEM | BUILDING AND COLOUR SCHEDULE | COLOUR |
|-------------|--|------------------|
| FLOORS | CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN | — |
| WALLS | TIMBER FLOOR JOISTS WITH THICKSHEET | — |
| | HEBEL VENEER TO LOWER FLOOR | LIGHT GREY |
| | ACRYLIC RENDER FEATURES | DARK GREY |
| | RENDER PANEL TO UPPER FLOOR | LIGHT GREY |
| ROOF | (TEXTURE COATED FINISH) | SLATE GREY |
| | COLORBOND CUSTOM ORB | SLATE GREY |
| MOULD | ARCHITECTURAL MOULD - TO BE SELECTED | SMOOTH CREAM |
| WINDOWS | ALUMINIUM FRAMED AWNING | NATURAL ANODISED |
| FINS | TIMBER | CLEAR VARNISH |
| ROLLER DOOR | COLORBOND PANEL LIFT DOOR | SLATE GREY |





SOUTH EAST ELEVATION SCALE 1:100



SOUTH WEST ELEVATION SCALE 1:100

| |
|---|
| AMENDMENT A: 18/01/16 |
| ADJUST DWELLING TO MEET DRIVEWAY SETBACKS |
| CLARIFY PARTY WALL TO DWELLINGS 2 & 3 |
| CLARIFY SITEPLAN NOTES AND DIMENSIONS |
| AMEND ELEVATION TITLES |
| SHIFT DT, D2 & D3 BOUNDARY LINE |

| | |
|---------------|-------------------------------|
| CLIENT: | RAFTOPOULOS |
| PROPOSED: | PROPOSED NEW RESIDENCES |
| SITE ADDRESS: | 18 BIRDWOOD TERRACE, PLYMPTON |
| DATE: | AUGUST 2016 |
| DRAWN: | SP |
| SHEET: | 3 OF 14 |

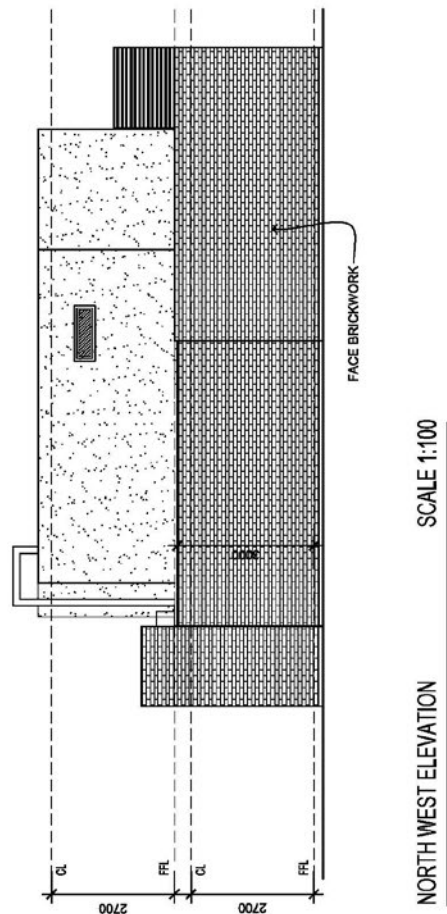
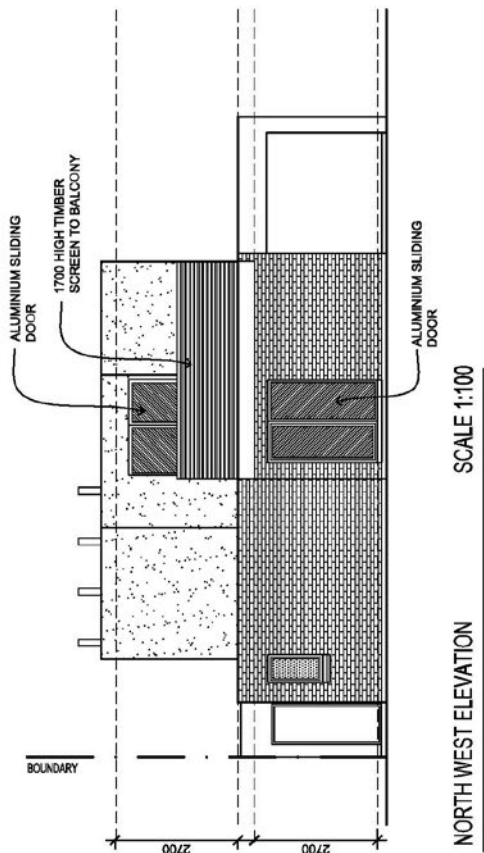


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| |
|---|
| AMENDMENT A: 18/01/16 |
| ADJUST DWELLING TO MEET DRIVEWAY SETBACKS |
| CARRY PARTY WALL TO DWELLINGS 2 & 3 |
| CARRY SITEPLAN NOTES AND DIMENSIONS |
| AMEND ELEVATION TITLES |
| SHIFT D1, D2 & D3 BOUNDARY LINE |

| | |
|---------------|-------------------------------|
| CLIENT: | RAITOPOULOS |
| PROPOSED: | PROPOSED NEW RESIDENCES |
| SITE ADDRESS: | 18 BIRDWOOD TERRACE, PLYMPTON |
| DATE: | AUGUST 2015 |
| DRAWN: | SP |
| SHEET: | 4 OF 14 |

| | |
|---|--|
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REPORTED TO THE DESIGNERS IMMEDIATELY.

RESIDENCE 2 & 3

| BUILDING AND COLOUR SCHEDULE | | |
|------------------------------|--|---------------|
| ITEM | CONSTRUCTION | COLOUR |
| FLOORS | CONCRETE RAFT SLAB & HOOTING TO ENGINEERS DESIGN | --- |
| WALLS | TIMBER FLOOR JOISTS WITH THICKSHEET | --- |
| | BRICK VENEER TO LOWER FLOOR | LIGHT GREY |
| | AGRYLIC RENDER FEATURES | DARK GREY |
| | RENDER PANEL TO UPPER FLOOR | --- |
| | (TEXTURE COATED FINISH) | LIGHT GREY |
| ROOF | COLORBOND CUSTOM ORB | SLATE GREY |
| MOULD | ARCHITECTURAL MOULD - TO BE SELECTED | --- |
| WINDOWS | ALUMINIUM FRAMED AWNING | NATURAL CREAM |
| FINIS | TIMBER | CLEAR VARNISH |
| ROLLER DOOR | COLORBOND PANEL LIFT DOOR | SLATE GREY |

| |
|---|
| AMENDMENT A: 18.01.18 |
| ADJUST DWELLING TO MEET DRIVEWAY SETBACKS |
| CLARIFY PARTY WALL TO DWELLINGS 2 & 3 |
| CLARIFY SITEPLAN NOTES AND DIMENSIONS |
| AMEND ELEVATION TITLES |
| SHIFT D1, D2 & D3 BOUNDARY LINE |

| | |
|---------------|-------------------------------|
| CLIENT: | IAN DORRIS |
| PROPOSED: | PROPOSED NEW RESIDENCES |
| SITE ADDRESS: | 18 BIRDWOOD TERRACE, PLYMPTON |
| DATE: | AUGUST 2015 |
| DRAWN: | BP |
| SHEET: | 5 OF 14 |

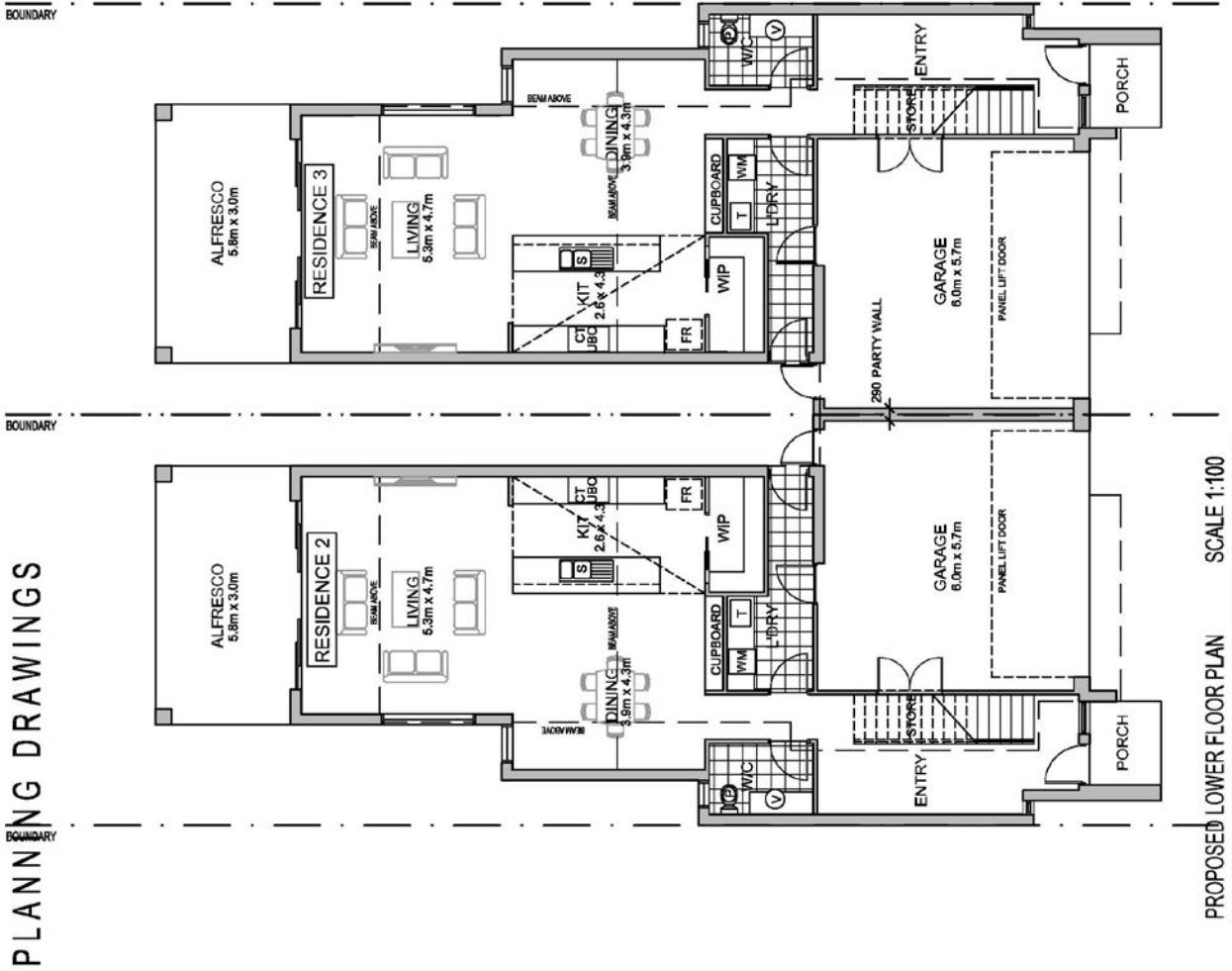


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RESIDENCE 2 & 3

| BUILDING AND COLOUR SCHEDULE | | |
|------------------------------|--|------------------|
| ITEM | CONSTRUCTION | COLOUR |
| FLOORS | CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN | --- |
| WALLS | TIMBER FLOOR JOISTS WITH THICKSHEET | --- |
| | BRICK VENEER TO LOWER FLOOR | LIGHT GREY |
| | ACRYLIC RENDER FEATURES | DARK GREY |
| | RENDER PANEL TO UPPER FLOOR | --- |
| | (TEXTURE COATED FINISH) | --- |
| ROOF | COLORBOND CUSTOM ORB | LIGHT GREY |
| MOULD | ARCHITECTURAL MOULD - TO BE SELECTED | SMOOTH CREAM |
| WINDOWS | ALUMINIUM FRAMED AWNING | NATURAL ANODISED |
| FINIS | TIMBER | CLEAR VARNISH |
| ROLLER DOOR | COLORBOND PANEL LIFT DOOR | SLATE GREY |

| |
|---|
| AMENDMENT: A: 19/01/16 |
| ADJUST DWELLING 1 TO MEET DRIVEWAY SETBACKS |
| CLARIFY PARTY WALL TO DWELLINGS 2 & 3 |
| CLARIFY SITEPLAN NOTES AND DIMENSIONS |
| AMEND ELEVATION TITLES |
| SHIFT D1, D2 & D3 BOUNDARY LINE |

| | |
|---------------|-------------------------------|
| CLIENT: | RAFTOPOULOS |
| PROPOSED: | PROPOSED NEW RESIDENCES |
| SITE ADDRESS: | 16 BIRDWOOD TERRACE, PLYMPTON |
| DATE: | AUGUST 2015 |
| DRAWN: | SP |
| SHEET: | 6 OF 14 |



BUILDING
DESIGN

PROJECT
MANAGEMENT

18 ROSE STREET
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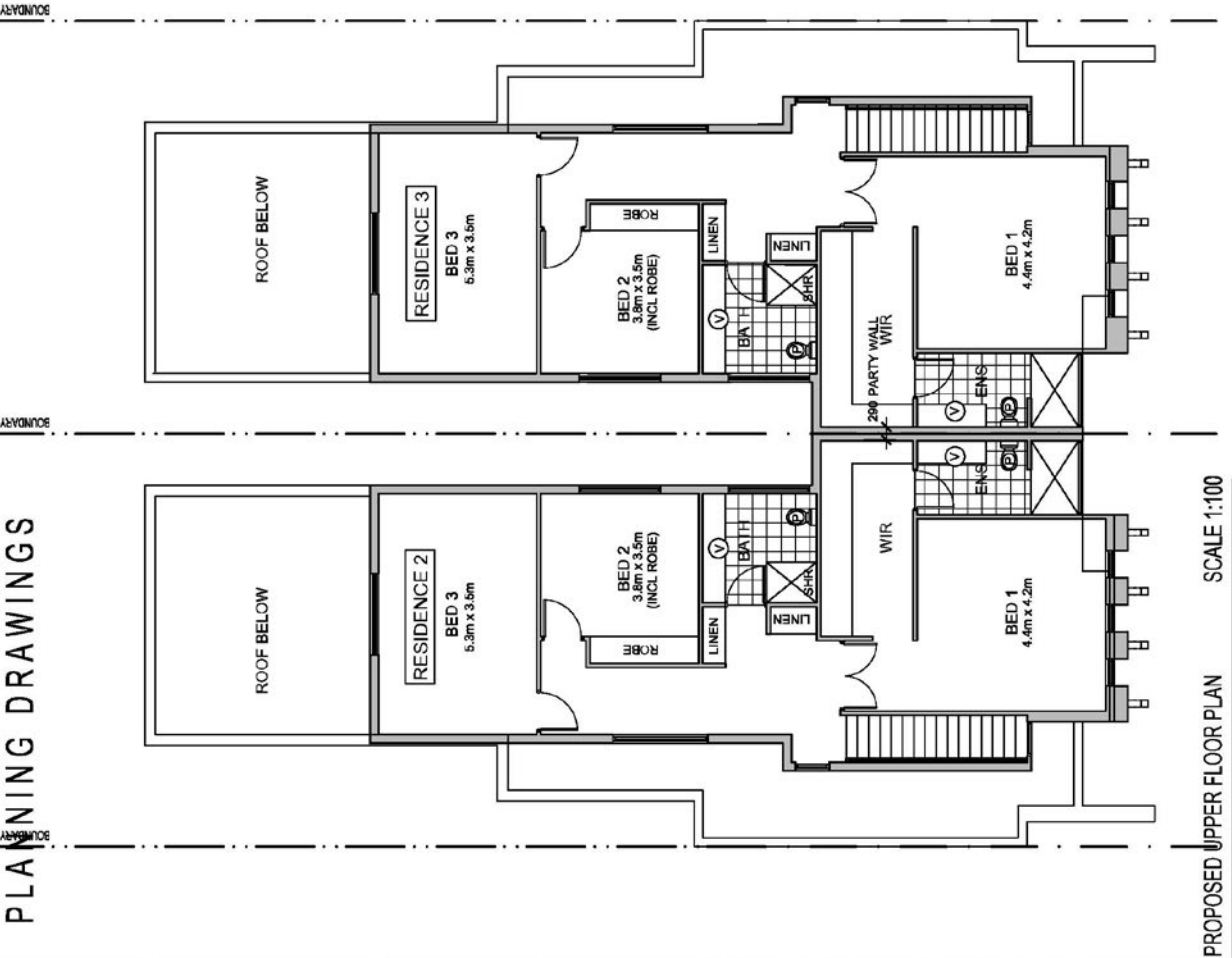
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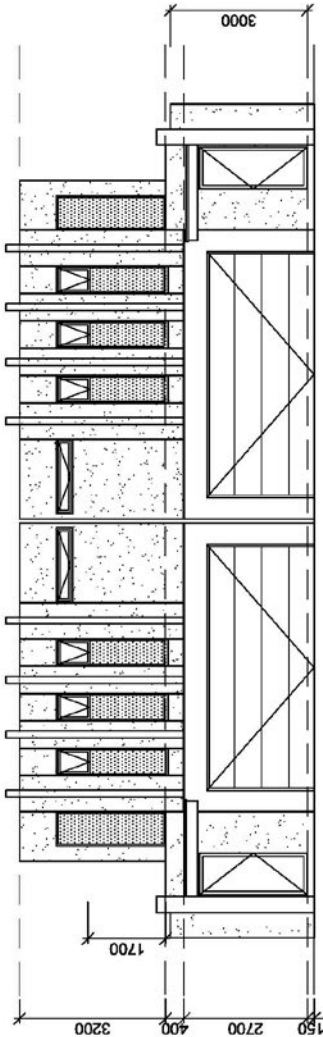
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GIVEN BY THE DESIGNER.

FOUR DIMENSIONS SHALL TAKE PRECEDENCE
OVER ALL OTHERS. IF THERE IS A DISCREPANCY
IN DIMENSIONS, THE DIMENSIONS SHALL BE
BUILT TO THE DIMENSIONS SHOWN ON THE
DRAWINGS. ANY DISCREPANCY TO BE
REPORTED TO THE DESIGNER IMMEDIATELY.

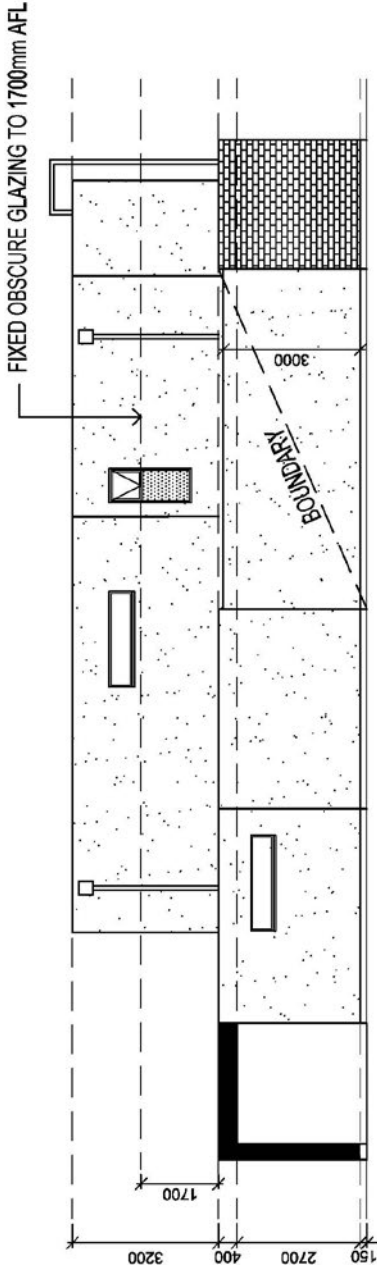


NORTH POINT





SOUTHEAST ELEVATION
RESIDENCE 2 & 3
SCALE 1:100



SOUTH WEST ELEVATION
RESIDENCE 2
SCALE 1:100

| |
|---|
| AMENDMENT A: 19/01/16 |
| ADJUST DWELLING 1 TO MEET DRIVEWAY SETBACKS |
| CLARIFY PARTY WALL TO DWELLINGS 2 & 3 |
| CLARIFY SITEPLAN NOTES AND DIMENSIONS |
| AMEND ELEVATION TITLES |
| SHIFT D1, D2 & D3 BOUNDARY LINE |

| |
|--|
| CLIENT: RAFTOPOULOS |
| PROPOSED: NEW RESIDENCES |
| SITE ADDRESS: 16 BIRDWOOD TERRACE, PLYMPTON |
| DATE: AUGUST 2015 |
| DRAWN: SP |
| SHEET: 7 OF 14 |



DAMIAN DESIGN & PROJECT MANAGEMENT
18 ROSE STREET
GLENELG SA 5045

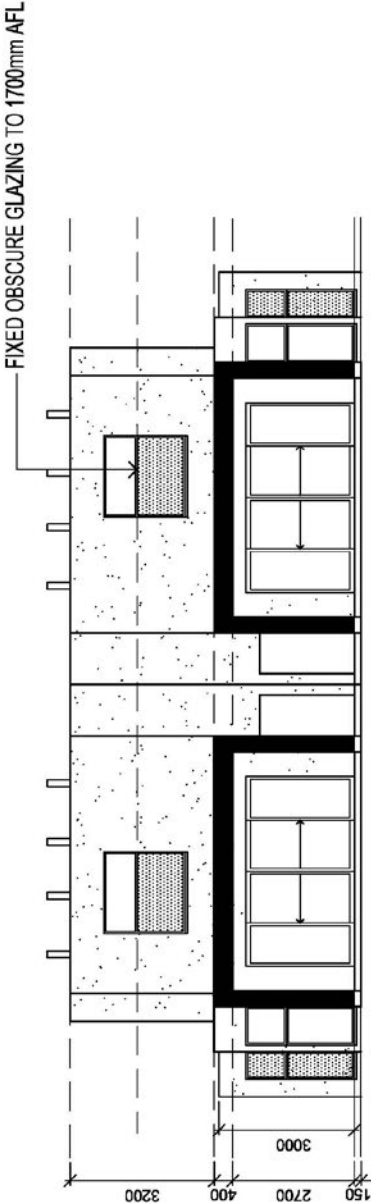
PHONE: (08) 8294 0115
FAX: (08) 8294 0125
EMAIL: admin@damiandesigns.com.au
WEB: www.damiandesigns.com.au

THESE DESIGNS ARE COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN PART OR WHOLE UNLESS WRITTEN AUTHORITY IS GIVEN BY THE DESIGNER.

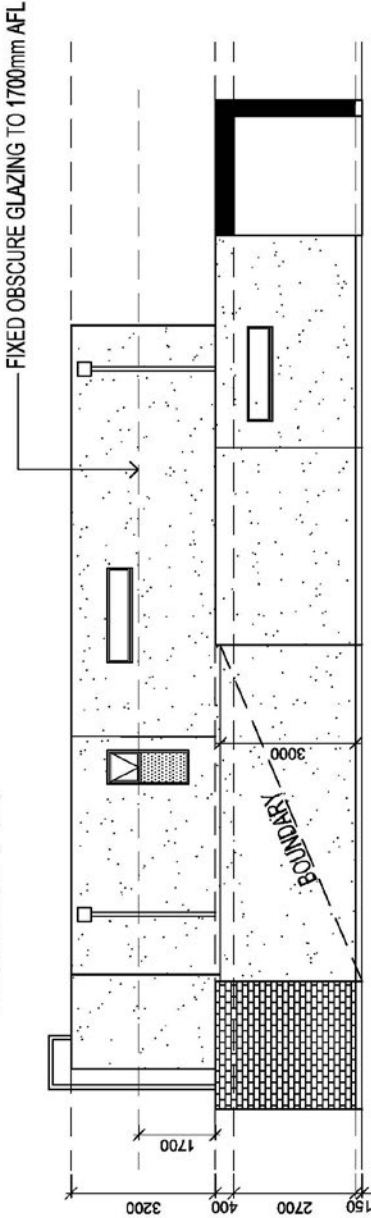
FOUR DIMENSIONS SHALL TAKE PRECEDENCE OVER ALL DIMENSIONS VERIFIED BY MEASUREMENTS OBTAINED FROM CONSTRUCTION OF BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

RESIDENCE 2 & 3

PLANNING DRAWINGS



NORTH WEST ELEVATION
RESIDENCE 2 & 3
SCALE 1:100



NORTH EAST ELEVATION
RESIDENCE 3
SCALE 1:100

| |
|--|
| AMENDMENT A: 18.01.16 |
| ADJUST DWELING TO MEET DRIVEWAY SETBACKS |
| CLARIFY PARTY WALL TO DWELLINGS 2 & 3 |
| CLARIFY SETBACK NOTES AND DIMENSIONS |
| AMEND ELEVATION TITLES |
| SHIFT D1, D2 & D3 BOUNDARY LINE |

| | |
|---------------|-------------------------------|
| CLIENT: | RASTOPOULOS |
| PROPOSED: | PROPOSED NEW RESIDENCES |
| SITE ADDRESS: | 18 BIRDWOOD TERRACE, PLYMPTON |
| DATE: | AUGUST 2015 |
| DRAWN: | SP |
| SHEET: | 8 OF 14 |



**BUILDING
DESIGN
PROJECT
MANAGEMENT**
18 ROSE STREET
GLENELG SA 5045

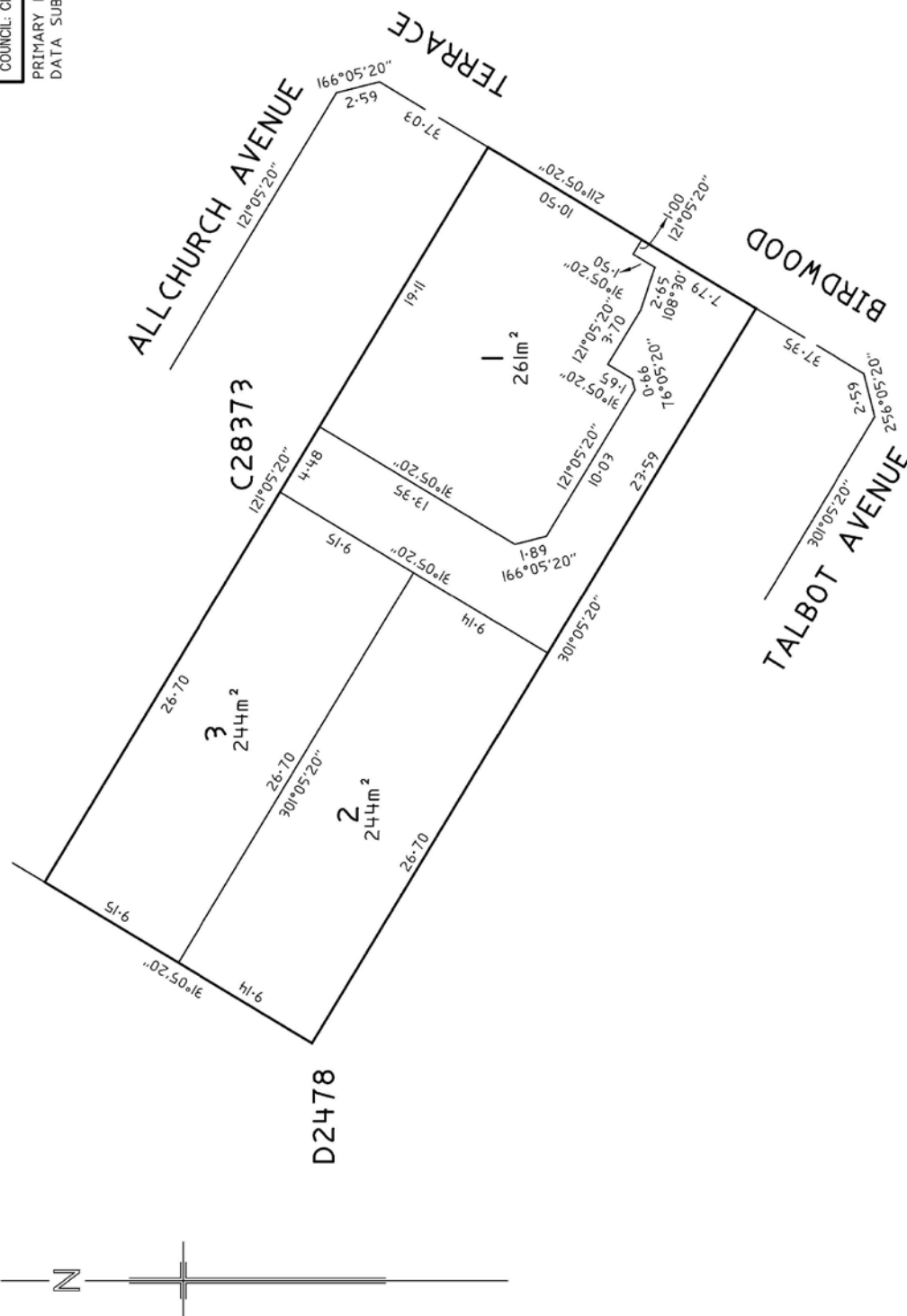
PHONE: (08) 3294 0115
FAX: (08) 3294 0125
EMAIL: info@buildingdesignprojectmanagement.com.au
WEB: www.bdmprojectmanagement.com.au


THESE DRAWINGS ARE COPYRIGHT. LEGAL ACTION
WILL BE TAKEN AGAINST ANY PARTY
PART OR WHOLE UNLESS WRITTEN AUTHORITY IS
GIVEN BY THE DESIGNER.

FOUR DIMENSIONS SHALL TAKE PRECEDENCE
OVER SCALED DRAWINGS. VERIFY DIMENSIONS
AND LEVELS BEFORE COMMENCING ANY
WORK. DIMENSIONS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

LOCATION PLAN

| PRIMARY PLAN DATA SUBJECT TO SURVEY |
|--|
|--|



| | | | | | | |
|---|---|--|--|--|---|---|
|  | BLEEZE NEALE & ASSOCIATES PTY LTD ACN 008 | 174 070 | 10/230 MAIN SOUTH ROAD, MORPHELT VALE, SA, 5162 TEL: 08 8384 7344 | PROPOSED PLAN OF COMMUNITY DIVISION SITE: ALLOTMENT 238 IN D2478 HUNDRED OF ADELAIDE in the area named NORTH PLYMPTON SCALE 0 5 10 15 20 25 METRES | THIS DRAWING AND THE INFORMATION IT CONTAINS IS A PRIVATE AND CONFIDENTIAL DOCUMENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF BLEEZE NEALE & ASSOCIATES PTY LTD. | JOB NO: 11541 |
| | BLEEZE NEALE & ASSOCIATES PTY LTD ACN 008 LICENSED SURVEYORS Email: admin@bleeze-neale.com | 27 19TH STREET, GAWLER SOUTH, SA, 5118 TEL: 08 85226700 | DRAWING NO 11541-CP-PROP-V3 | | | MAP REFERENCE: 6628-50-c TOTAL AREA: 919m ² TITLE REFERENCE: CT 5729/113 SHEET 1 of 1 |

ATTACHMENT 3

Contact Customer Services
Telephone (08) 71097016
Facsimile (08) 83030604



4 March 2016

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir

Re: Proposed Application No. 211/C177/15 (52756) Amended Plan 25/2/16
for Land Division (*Community Title Plan*) by Total Voice & Data Pty Ltd

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0039919).

Payment of \$12976 into the Planning and Development fund (2 lots(s) @ \$6488 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

SA Water also advise that for further processing of this application by SA Water, to establish the full requirements and costs of this development, the developer will need to advise SA of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Customer+Connections+Centre.htm>. For further information or queries please contact SA Water Land Developments on 7424 1119.

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; pursuant to Regulation 60 (4) (b) (ii).

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read "P. Hodgson".

Phil Hodgson
Unit Manager
Land titles Office
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



04 March 2016

Our Ref: H0039919

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries JOSIE BONNET
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/C177/15 AT NORTH PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

For SA Water to further assess this application, the developer must advise SA Water their preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> For queries call SA Water Land Developments on 7424 1119. An investigation will be carried out to determine if the connections to the development will be costed as standard or nons

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

JOSIE BONNET

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.9 101 Richmond Road, MILE END SOUTH

Application No. 211/50/2016

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|--|
| DEVELOPMENT PROPOSAL | Installation of two advertisements (one freestanding sign and one parapet sign) |
| APPLICANT | RAA of SA Incorporated |
| APPLICATION NO | 211/50/2016 |
| LODGEMENT DATE | 21 January 2016 |
| ZONE | Commercial Zone |
| PRECINCT | Precinct 1 Intersection |
| POLICY AREA | Arterial Roads Policy Area 1 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal <ul style="list-style-type: none">▪ Nil External <ul style="list-style-type: none">▪ Department of Planning, Transport and Infrastructure |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason:

- With regard to advertising displays, the application shall be assessed and determined by the DAP where it involves an advertising display adjacent and/or abutting an existing arterial road, primary road, primary arterial road or secondary arterial road (as delineated in the West Torrens Council Development Plan) and within 100 metres of a signalised intersection or a pedestrian actuated crossing where the display—
 - will be internally illuminated and incorporate red, yellow, green or blue lighting; or
 - will incorporate a moving display or message; or
 - will incorporate a flashing light.

PREVIOUS or RELATED APPLICATION(S)

- DA 211/515/2014 - Extension to existing car park including concrete block retaining wall & the removal of one regulated tree (Development Approval granted)
- DA 211/991/2014 - Use of Variable Message Board to notify motorists of nearby roadworks (Development Approval granted)
- DA 211/1226/2014 - Internal alterations to RAA Cafeteria (Development Approval granted)
- DA 211/462/2012 - Change of use of strip of land adjacent to Keswick Creek (eastern property boundary) from landscaping to car parking (Development Approval granted)
- DA 211/1227/2011 - LED Sign to western wall of existing office building (Refused)

- DA 211/534/2009 - Retail Shop Internal Alterations (Development Approval granted)
- DA 211/1194/2008 - Change of Use - part of existing warehouse to be used as child seat installation area (Development Approval granted)
- DA 211/855/2005 - Non-illuminated sign attached to Plant Room Structure (Development Approval granted)
- DA 211/93/2004 - To construct an employee shelter outside an existing office (Development Approval granted)
- DA 211/1022/2003 - Carport (Development Approval granted)
- DA 211/954/2002 - Erect Office Additions and Amended Car Parking Layout and Establish Car Parking in a former Industrial Building (Stage 3 RAA Development) (Development Approval granted)
- DA 211/684/2000 - Alterations to an Existing Sign (Development Approval granted)
- DA 211/953/2000 - Erect Office Additions and Call Centre to the Existing Head Quarters Offices, Retail Outlet, Control Rooms, Vehicle Inspection and Service Centre, Warehouse/Store and Museum (Development Approval granted)
- DA 211/590/1999 - Alterations to existing Museum and Telephone Centre (Development Approval granted)
- DA 211/1035/1999 - Directional Signage (Development Approval granted)
- DA 211/527/1997 - Freestanding Carport (Development Approval granted)
- DA 211/227/1996 - 36 Metre Radio Mast (Development Approval granted)
- DA 211/273/1996 - External Signs (Development Approval granted)
- DA 211/184/1995 - Office/Vehicle Inspection Workshop and Administration Museum Training (Development Approval granted)
- DA 211/256/1995 - Demolition of Factory/Warehouses (Development Approval granted)
- DA 211/23/1993 - Drying Facility Rabbit Skins (Development Approval granted)
- DA 211/44/1993 - Headquarters Operations (Development Approval granted)

SITE AND LOCALITY

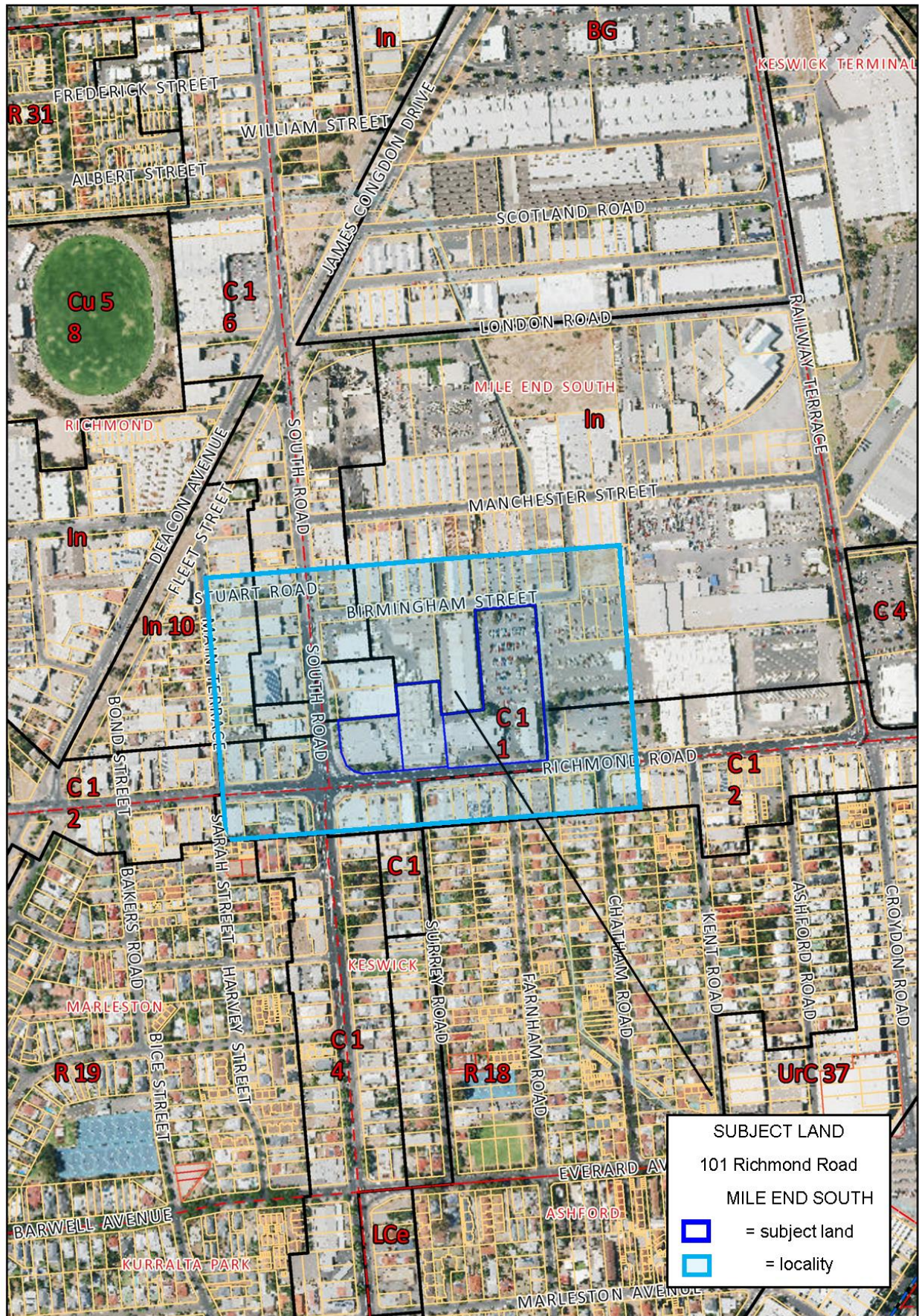
The subject site, more formally identified as Allotment 3 Filed Plan 2648 in the area named Mile End, Hundred of Adelaide as contained in Certificate of Title Volume 5919 Folio 667, is more commonly known as 101 Richmond Road, Mile End South.

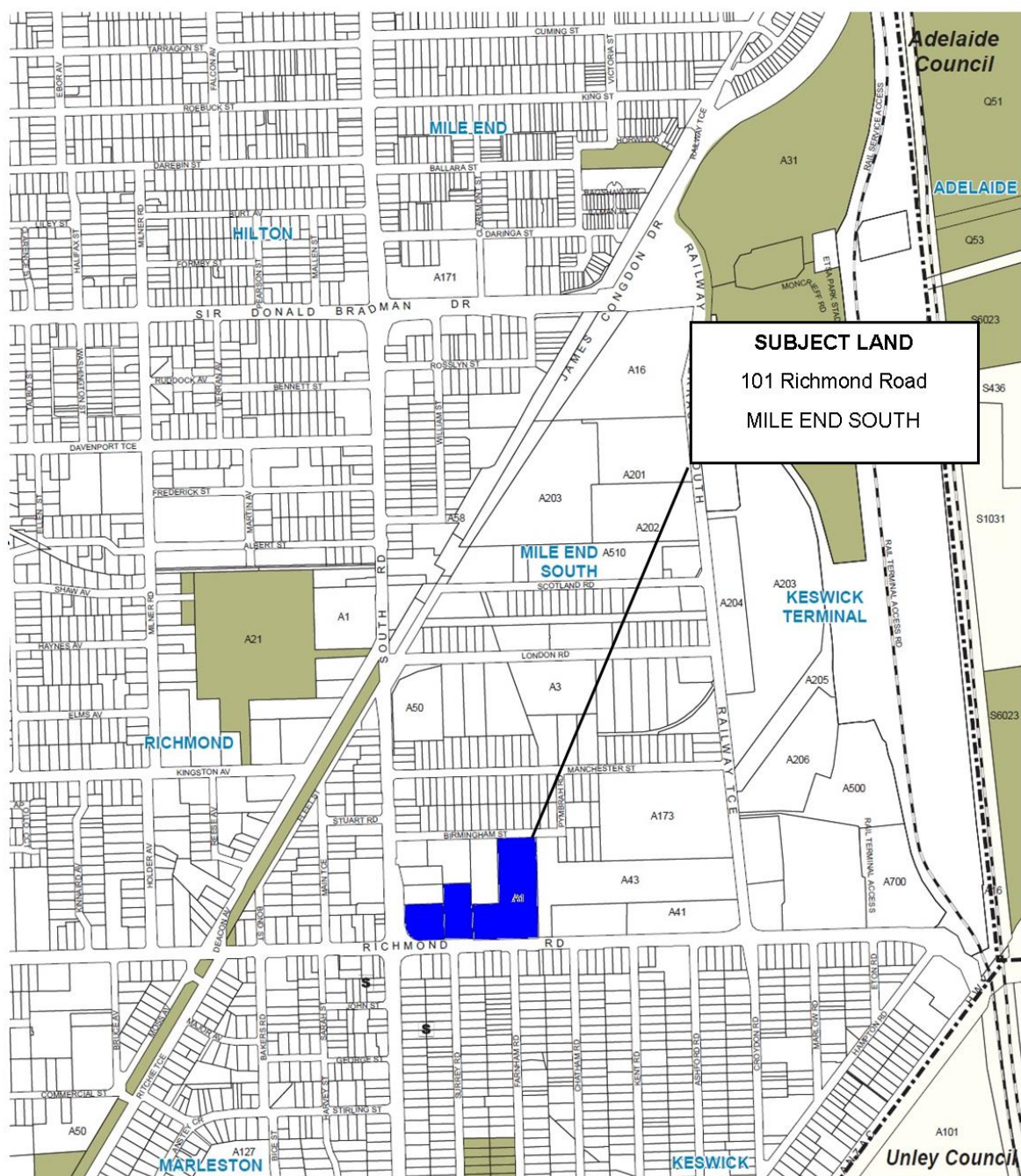
The subject site is located within the north-east corner of the intersection of Richmond Road and South Road. The total road frontage to Richmond Road is approximately 229 metres and a further 66 metres on South Road.

The subject site is located within an area characterised by commercial development along Richmond and South Roads, with light industrial development to the north and east of the site. There are a number of existing advertising signs within the locality particularly facing the arterial roads.

The subject land is comprised of three separate allotments fronting onto Richmond Road which are all owned and occupied by the RAA Group as the operations centre incorporating offices, vehicle inspection facilities and workshops. The existing free-standing 'RAA' sign located within the south-western corner of the site will remain in place. There are several directional signs further to the east of the site and 'lifestyle' imaging along the central portion of the building façade fronting onto Richmond Road.

The site and locality are shown on the following maps.





MAP WeTo/13 Adjoins



Location Map WeTo/9

- School
- Railways
- Local Reserves
- Development Plan Boundary

WEST TORRENS COUNCIL

PROPOSAL

The proposal is for the installation of two LED signs - one attached to the existing parapet of the building fronting onto South Road and the other a free-standing sign adjacent to the Richmond Road access point. The specifications of the two signs are as follows:

- **Sign 1 (parapet mounted)** - a 'twin screen' sign comprising two (2) x panels measuring 4.5m x 2.5m totalling 11.25m² of advertising area. The height of the parapet-mounted sign is 2.7m and will face south-west. The sign will complement the façade of the existing building through the use of composite aluminium panels along each side of the sign to match the existing building. The hoarding of the proposed sign will be located to the rear of the sign and thus screened from view.
- **Sign 2 (free-standing)** - a free-standing double-sided LED sign is proposed, with the advertising area measuring 1.5m x 2.0m on each side totalling 6.0m². The total size of the sign is 1.8m x 4.0m in height. The free-standing sign will be located further east of the site frontage in front of the existing car park and building entrance, directly adjacent the vehicular access point on Richmond Road.

As noted, both signs will incorporate LED screens and thus will be illuminated and enable moving and changing messages. The applicant's intent is that the proposed signage will contain messages and information relating to the RAA operations, with no third-party advertising proposed.

A copy of the proposal is contained in **Attachment 1**.

REFERRALS

Internal

Nil

External

Pursuant to Section 37 and Schedule 8 of the Development Act and Regulations, the application was referred to the:

Department of Planning, Transport and Infrastructure

In summary, concerns were raised regarding the following matters;

- Impact of illumination of the signage considering frontage onto arterial roads;
- Content of the signage being for the promotion of the existing business and not distracting drivers by providing simple messages that can be easily assimilated by glance appreciation;
- Ensuring that the proposed signage does not imitate traffic control devices in any way;
- Operation of the signage in relation to changing messages; and
- Future impacts of Metropolitan Road Widening requirements in this locality.

Overall, the Department indicated that they do not object in-principle to the proposed signage, subject to a number of Conditions and Notes being applied to any approvals granted.

A full copy of the relevant report is attached, refer **Attachment 2**.

ASSESSMENT

The subject land is located within the Commercial Zone and more particularly Arterial Road Policy Area 1, Precinct 1 Intersection as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|-------------------------------------|-----------------------------------|---|
| Advertisements | Objectives | 1, 2 & 3 |
| | Principles of Development Control | 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16 & 17 |
| Orderly and Sustainable Development | Objectives | 1 |
| | Principles of Development Control | 1 |
| Siting and Visibility | Objectives | 1 |
| | Principles of Development Control | 1, 4 & 5 |

| Zone: Commercial | | |
|-----------------------------------|--|-------|
| Objectives | | 1 & 2 |
| Principles of Development Control | | 1 & 2 |

| Policy Area: Arterial Roads Policy Area 1 | | |
|---|--|-------|
| <p><i>Desired Character Statement:</i></p> <p><i>"This policy area will accommodate a wide range of commercial and light industrial uses. It is envisaged that the appearance of commercial development within the policy area will be improved through the redevelopment and upgrading of existing development sites. Development site refers to the land which incorporates a development and all the features and facilities associated with that development, such as outbuildings, driveways, parking areas, landscaped areas, service yards and fences. Where a number of buildings or dwellings have shared use of such features and facilities, the development site incorporates all such buildings or dwellings and their shared features and facilities.</i></p> <p><u>Precinct 1 Intersection</u></p> <p><i>This precinct will accommodate bulky goods outlets and small scale offices. A major integrated mixed use development will be developed in the north eastern quadrant of Richmond Road and South Road. Functions unique to the Royal Automobile Association including office, workshop, motor vehicle repair and testing, retailing and minor storage are envisaged in this section of the precinct. The diversity of this range of activities and the significant area required for testing render the use unsuited to any existing centre zone. Accordingly, specific allowance has been made by depiction of an appropriately sized site. Development will predominantly be two to three storeys in height. Buildings on prominent development sites as identified on Concept Plan Map WeTo/2 - Prominent Development Sites will be designed to define the intersection."</i></p> | | |
| Objectives | | 1 |
| Principles of Development Control | | 1 & 2 |

| Precinct: Precinct 1 Intersection | | |
|-----------------------------------|--|-----------------|
| Principles of Development Control | | 10, 11, 12 & 13 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT |
|--|---|--|
| ADVERTISEMENT AREA ADVERTISEMENT PDC 8 | The total advertisement area on the fascias, parapets, gable ends, windows and other surfaces of buildings should not exceed: (a) 20 per cent of the sides of the building (b) in relation to the front wall of a building, 20 per cent of the area above 3.7 metres or above a canopy. | 11.25m ² (sign 1) Satisfies |
| FREE-STANDING SIGNAGE HEIGHT ADVERTISEMENT PDC 17 | Within Arterial Roads Policy Area 1: Advertisement area: 4.0m ² (max) Additional advertisement area per metre of site frontage with a public road or public thoroughfare: 0.1m ² x 295m = 33.5m ² Max. height: 9.0m | 6.0m ² (sign 2) Satisfies 4.0m (sign 2) Satisfies |
| LOCATION OF ILLUMINATED SIGNS ADVERTISING PDC 15 | Internally illuminated signs should be located a minimum of 80m from traffic signals, levels crossings and other important traffic control devices | 20m (sign 1 - approx.) 180m (sign 2 - approx.) Sign 1 - Does Not Satisfy Sign 2 - Satisfies |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Setbacks

The distance of the proposed parapet-mounted sign from the traffic signals will be significantly less than the 80m sought by Principle of Development Control 8 of the Advertisements General Section of the Development Plan. However, the proposed development has been reviewed by the Department of Planning, Transport and Infrastructure (DPTI) in relation to driver safety and proximity of the proposed LED sign to the existing traffic control devices of the Richmond Road / South Road intersection and has determined that this is acceptable should the proposed conditions be adhered to.

Signage

As identified above, the proposed signage accords with the maximum height and advertising area provisions of the Development Plan. In accordance with the provisions relating to advertising content and illumination, the proposed LED signs will be utilised for the purposes of promoting messages and information for the RAA and will be managed in accordance with the DPTI requirements for illumination, messaging content, colours and timing.

SUMMARY

The proposed signs are consistent with the character of the Commercial Zone and arterial roads in the locality generally. The proposed signs are of a reasonable height, size and configuration, and are unlikely to cause a safety risk to drivers through appropriate management of content, illumination and messaging.

Whilst the setback of the proposed parapet-mounted sign is less than the 80m from traffic control devices at intersections as sought in the Development Plan provisions, the proposed development has been reviewed by DPTI through a referral under Schedule 8 of the *Development Regulations 2008* who do not object to this development in-principle subject to a number of conditions of approval relating to operation.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 November 2015 and warrants Development Plan Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/50/2016 by RAA of SA Incorporated to undertake the installation of two advertisements (one freestanding sign and one parapet sign) at 101 Richmond Road, Mile End South (CT 5919/667) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That the signs, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.

3. That the illumination of the sign shall be such that no hazard, difficulty or discomfort is caused to either approaching drivers on adjacent public roads or nuisance to adjoining site occupants.

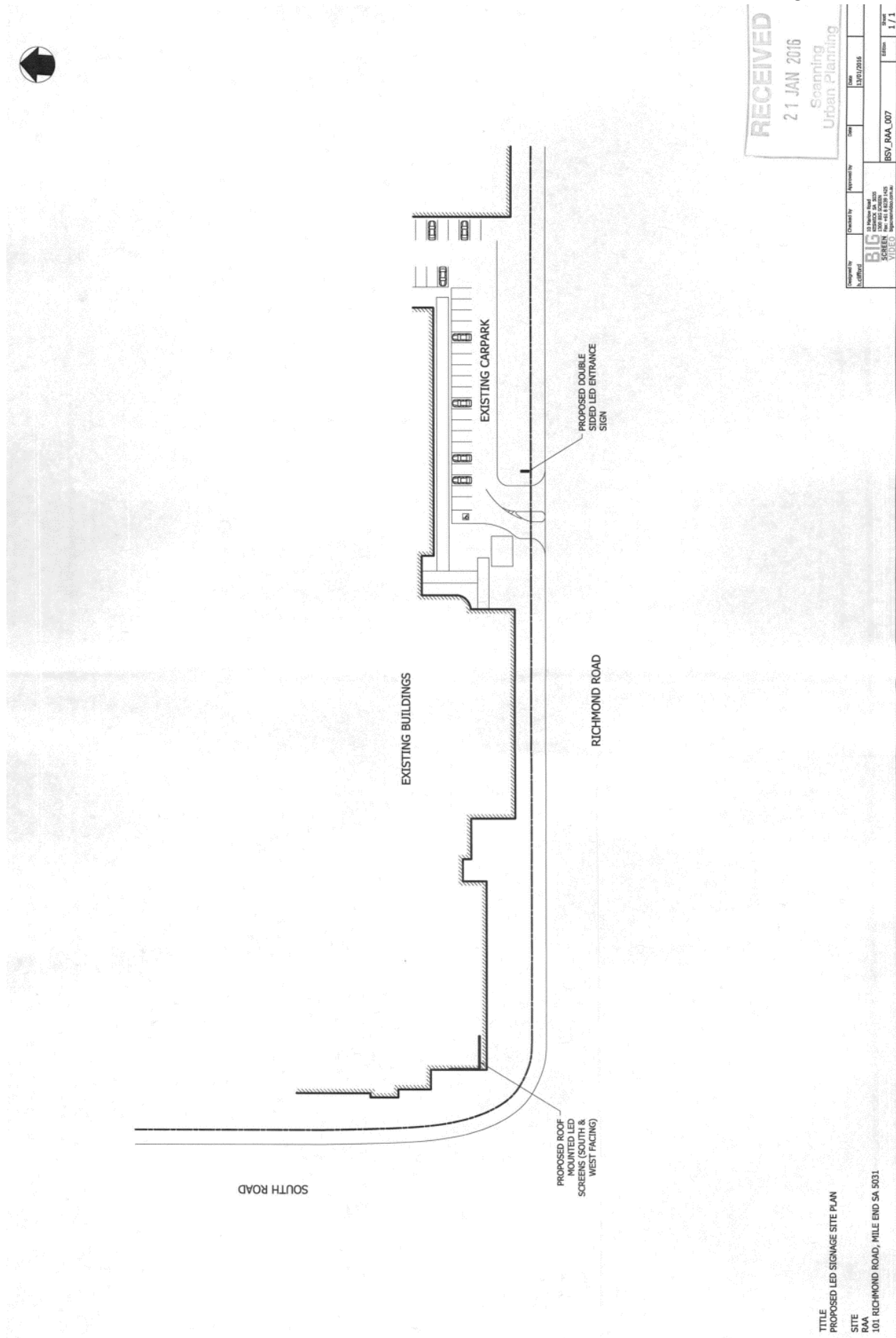
Department of Planning, Transport and Infrastructure Conditions

1. That the pylon sign shall be relocated to the satisfaction of DPTI at no cost to DPTI should land be required for road purposes in future.
2. That the pylon sign shall be located to satisfy the minimum sightlines for pedestrian safety and sight distance requirements at access driveways, as stated in the Australian/New Zealand Standard for off-street parking, AS/NZS 2890.1:2004.
3. The two roof signs shall display the same message and change at the same time.
4. That appropriate shielding/baffling shall be installed to ensure that only one of the two roof signs is viewable to a motorist at any one time.
5. The signs shall be permitted to display one message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds.
6. The signs shall not flash, scroll or move.
7. That all messages displayed on the signs shall be self-contained messages that are simple, effective and easily assimilated by glance appreciation and do not imitate a traffic control device in any way.
8. Sequential messages (i.e. messages that are displayed as part messages over two or more displays) shall not be permitted.
9. Illuminated signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the signs shall be limited to the following stepped luminance levels:

| Ambient Conditions | Sign Illuminance Vertical Component (Lux) | Sign Luminance (Cd/m ²) Max |
|--------------------|---|---|
| Sunny Day | 40 000 | 6 300 |
| Cloudy Day | 4 000 | 1 100 |
| Twilight | 400 | 300 |
| Dusk | 40 | 200 |
| Night | >4 | 150 |

10. That the luminance contrast between consecutive displays shall be limited to a maximum of 2:1 (Note: for the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).
11. That the signs shall be operated by a closed circuit system that is impervious to hacking or unauthorised modification.
12. That the operational system for the signs shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off-peak period.
13. That the surface of the signs shall have an effective anti-reflection coating to avoid the possibility of specular reflection.

ATTACHMENT 1



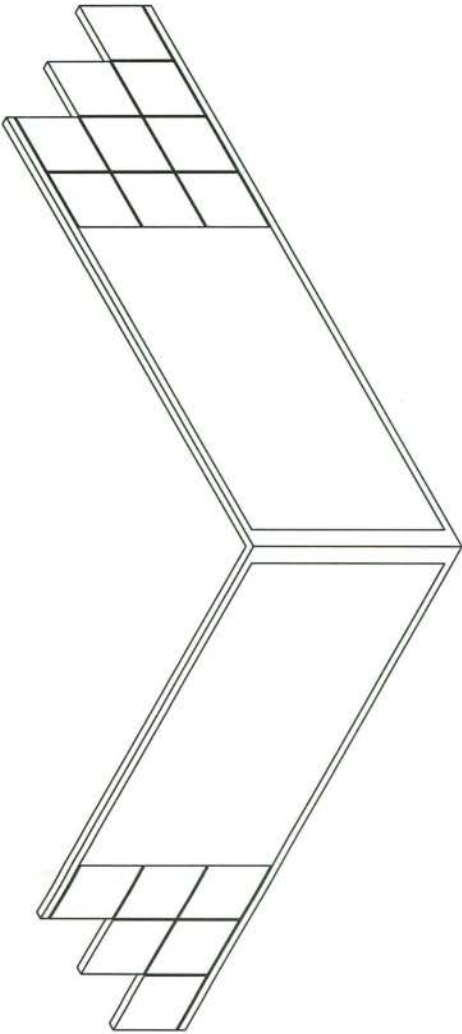
TITLE
PROPOSED LED SIGNAGE SITE PLAN
SITE
RAA
101 RICHMOND ROAD, MILE END SA 5031

RECEIVED
21 JAN 2016
Scanning
Urban Planning

| Prepared by | Checked by | Reviewed by | Date |
|-------------|------------|-------------|------------|
| BIG | BIG | BIG | 15/01/2016 |
| SCREEN | SCREEN | SCREEN | |
| FILED | FILED | FILED | |

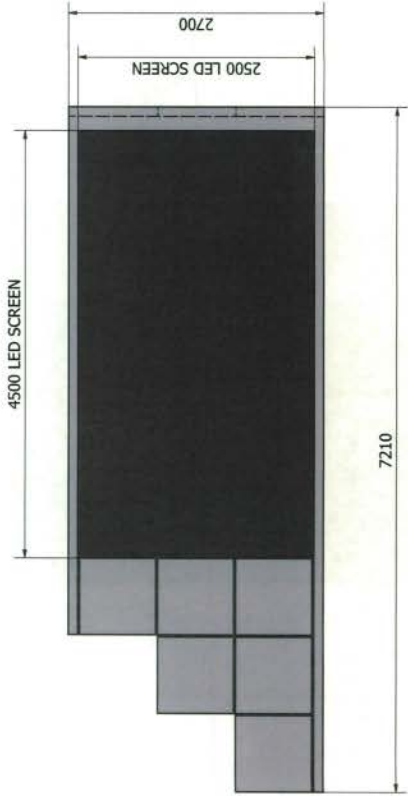
BSV_RAA_007
1/1

PROPOSED ROOF MOUNTED LED SCREENS
(SOUTH & WEST FACING)

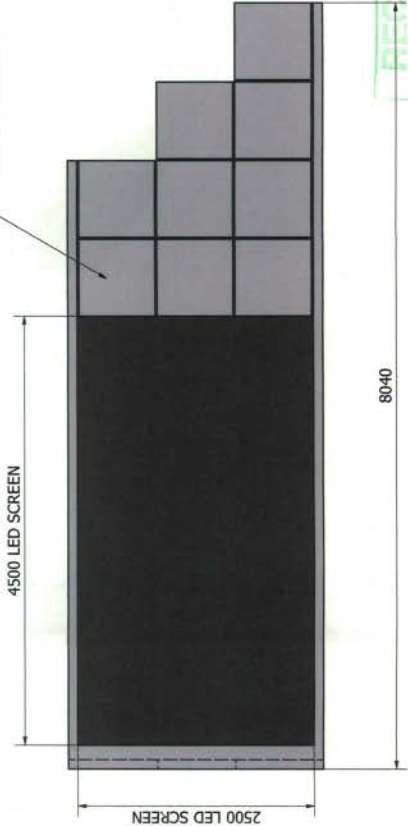


ISOMETRIC

FACE TO COMPLEMENT EXISTING
BUILDING / ALUMINIUM
COMPOSITE PANELS



WESTERN ELEVATION

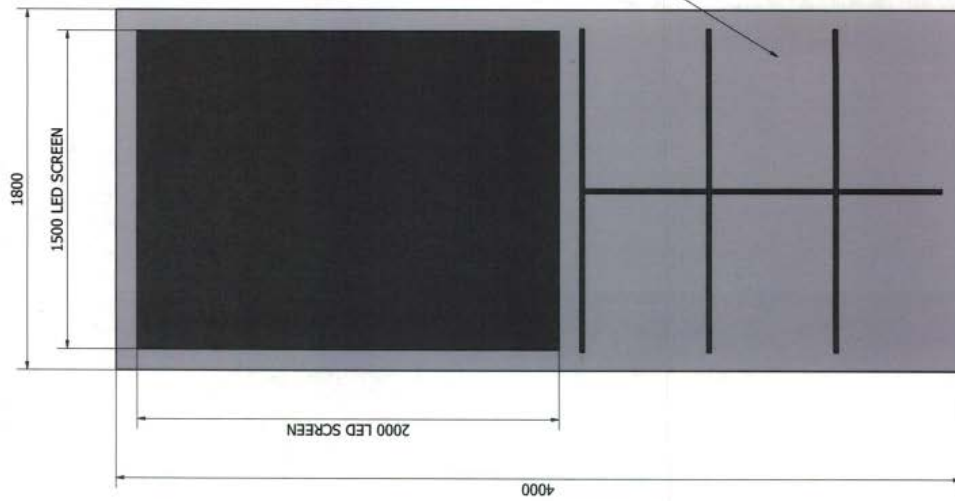


SOUTHERN ELEVATION

RECEIVED
21 JAN 2016
Planning
13/01/2016

| | | | |
|---|------------|-------------|--------------------|
| Designed by h.clifford | Checked by | Approved by | Date 13/01/2016 |
| BIG SCREEN VIDEO 10 Melrose Road ADELPHI, SA 5015 1300 BIG SCREEN Ph: 181 812 93 145 bigscreenvideo.com.au | | | |
| BSV_RAA_008 | | | Sheet 1 / 1 |

PROPOSED DOUBLE SIDED
LED ENTRANCE SIGN



RECEIVED
21 JAN 2016
Planning

| | | | |
|--|------------|-------------|--------------------|
| Designed by h.clifford | Checked by | Approved by | Date 13/01/2016 |
| BIG SCREEN VIDEO 42 Parker Road KESWICK SA 5035 1300 867 5035 bigscreenvideo.com.au | | | |
| BSV_RAA_009 | | | Sheet 1 / 1 |





REF:0054-1-RAA

19 January 2016

Mr Tony Kelly
Coordinator City Development
Urban Services
165 Sir Donald Bradman Drive
HILTON SA 5033



Level 1, 89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 0447 029 088
info@futureurbangroup.com
ABN: 34 452 110 398

Dear Tony,

PROPOSED ADVERTISEMENTS FOR RAA AT 101 RICHMOND ROAD, MILE END

On behalf of the RAA Group please find attached a Development Application for Development Plan Consent for two signs at the RAA Operations Centre, 101 Richmond Road Mile End.

The proposal seeks consent to construct two LED signs on the site as follows:

- Sign 1: Parapet mounted 'twin screen' comprising two 11sqm panels (4.5m x 2.5m) at the southwest edge of the existing building;
- Sign 2: 4m high freestanding sign with double-sided LED message area comprising 3sqm each (1.5m x 2m) adjacent to the Richmond Road access/egress.

The purpose of the signs is to display and convey, on low rotation, information which is considered relevant to RAA members and the general public. Such information is likely to include services and products related to the RAA such as membership renewal, insurance, road safety messages and general vehicle maintenance.

No third party advertising or animation will be displayed on the screens.

In order to assist Council in its assessment of the proposal the following documents and plans are submitted for Councils consideration:

- Development Application Form;
- Certificates of Title;
- Signed Powerline Declaration Form;
- Site Plan;

REF 0054-1-RAA | 19 January 2016





- Elevations (including photomontages).

We have also sought to provide Council with a review of the subject land, locality and an assessment of the proposal against the relevant provisions of the City of West Torrens Development Plan (consolidated 5 November 2015).

Site and Locality

The subject land is located at 101 Richmond Road, Mile End at the intersection of Richmond Road and Main South Road. The location of the site is identified below.

Figure 1 Site and locality



The site has an extensive frontage to Richmond Road of approximately 229m and a frontage to South Road of approximately 66m. The site also has frontage to Birmingham Street of approximately 72m.



South Road and Richmond Road (east of South Road) are Primary Arterial Roads with 2 lanes of traffic in each direction (excluding turning lanes). South Road and Richmond Road form a signalised traffic intersection.

The subject site comprises the current operations centre for the RAA in South Australia and contains offices, vehicle inspection and workshops.

The main vehicle access point exists on Richmond Road with a secondary access to South Road situated adjacent to the common property boundary of the site.

An existing illuminated pole sign (business identification) is provided adjacent to the intersection.

The locality is dominated by commercial activities with a range of offices, consulting rooms and service trade premises prevalent with limited warehouses and light industrial land uses.

We also note that the locality is dominated by a range of existing signage ranging from floodlit billboard signs, petrol filling LED signs and wall mounted signage.

Proposal

The proposal seeks consent to construct two LED signs on the site.

Sign 1 comprises a parapet mounted 'twin screen' comprising two 11sqm panels (4.5m x 2.5m) at the southwest edge of the existing building. The sign is designed to complement the existing building with aluminium composite panels added to each side of the sign to form a seamless extension of the building wall material. The resultant appearance is such that the higher built form element addresses and reinforces the intersection.

Sign 2 comprises a 4m high freestanding sign with double-sided LED message area of 3sqm each (1.5m x 2m) adjacent to the Richmond Road access/egress.

A copy of the site plan highlighting the location of each sign in the context of the site including elevations and photomontages are provided in the plans prepared by Big Screen Video dated 13 January 2016.

No flood lighting of the sign will be required with the brightness of the screen being able to be adjusted depending on day/night operations. The brightness of the sign will be operated in accordance with DPTI's Guidelines.





The proposed signs will contain a series of messages that will rotate at a rate of a 1 image/message every 45 seconds and will provide details of general services and product information associated with the RAA.

There will be no flashing images, movie clips or audio provided on the sign. The time taken for consecutive displays to change will take no more than 0.1 seconds.

Pre-Lodgement Consultation with DPTI

A number of pre-lodgement meetings and discussions have been held with the Traffic Operations section of DPTI. Traffic Operations has assessed the proposed RAA signage (roof signage and entry signage) using the "Advertising Signs Assessment Guidelines for Road Safety – August 2014" and made the following comments via email dated 26 November 2015:

- *Signs located within a device restriction area.*
- *The signs on the roof are not likely to be viewable at the same time as the Arthritis LED sign on the opposite site. Whilst the Arthritis LED sign may be viewable at the same as the RAA entry sign, the separation of approximately 200 metres between these two signs is in excess of the desirable minimum separation distance of 150 metres stated in the Guidelines.*
- *The South Road/Richmond Road intersection is ranked 60 in casualty crashes and 54 in all crashes.*
- *The site is affected by the Metropolitan Adelaide Road Widening Plan. The signs (as proposed) would be within the possible requirement. A referral to the Commissioner of Highways under Schedule 8 of the Development Regulations is likely to be undertaken by the planning authority.*
- *The Metropolitan Adelaide Road Widening Plan shows that a strip of land up to 4.5 metres in width may be required from the South Road and Richmond Road frontages of this site, together with additional land from the South Road/Richmond Road corner, for the possible future upgrading of the South Road/Richmond Road intersection. The consent of the Commissioner of Highways is therefore required under the Metropolitan Adelaide Road Widening Plan Act for all new building works located on or within 6.0 metres of the possible requirement. Consent can be anticipated.*
- *The RAA entry sign is proposed to be located adjacent a two-way access point. There is a need to ensure that the proposed sign does not interfere with sightlines to pedestrians and oncoming traffic.*



The sign should be located to satisfy the minimum sightlines for pedestrian safety and sight distance requirements at access driveways, as stated in the Australian/New Zealand Standard for off-street car parking, AS/NZS 2890.1:2004.

In its conclusion, DPTI have stated that it would:

"not object in-principle to the installation of a LED signs on the roof of the RAA building and the RAA entry sign subject to following conditions

- The RAA entry sign shall be located to satisfy the minimum sightlines for pedestrian safety and sight distance requirements at access driveways, as stated in the Australian/New Zealand Standard for off-street car parking, AS/NZS 2890.1:2004.*
- The 2 roof signs shall display the same message and change at the same time.*
- The signs shall be permitted to display one message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds.*
- The signs shall not flash, scroll or move.*
- All messages displayed on the signs shall be self contained messages that are simple, effective and easily assimilated by glance appreciation and do not imitate a traffic control device in any way.*
- Sequential messages (i.e. messages that are displayed as part messages over two or more displays) shall not be permitted.*
- Illuminated signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the signs shall be limited to the following stepped luminance levels:*

| <i>Ambient Conditions</i> | <i>Sign Illuminance Vertical Component (Lux)</i> | <i>Sign Luminance (Cd/m²) Max</i> |
|---------------------------|--|--|
| <i>Sunny Day</i> | <i>40 000</i> | <i>6 300</i> |
| <i>Cloudy Day</i> | <i>4 000</i> | <i>1 100</i> |
| <i>Twilight</i> | <i>400</i> | <i>300</i> |
| <i>Dusk</i> | <i>40</i> | <i>200</i> |
| <i>Night</i> | <i><4</i> | <i>200</i> |



- *The signs shall be operated by a closed circuit system that is impervious to hacking or unauthorised modification.*
- *The operational system for the signs shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off peak period."*

RAA accept the conditions recommended by DPTI.

Development Plan Considerations

The subject site is located within the *Commercial Zone, Arterial Roads Policy Area 1 (Precinct 1 Intersection)* of the West Torrens Development Plan (consolidated 5 November 2015).

The Procedural Matters section of the Commercial Zone identifies 'Advertising' as a non-complying form of development subject to a range of exceptions as provided below.

Figure 2 Non-complying advertisements and exceptions

| Form of development | Exceptions | | | | | | | | |
|---|---|------------------------------------|--|---|-----|------------------------------------|--|---|-----|
| Advertisement and/or advertising hoarding | <p>Except where (a) or (b) applies:</p> <p>(a) where located outside of the Arterial Roads Policy Area 1:</p> <p>(i) it measures 6 metres or less in height</p> <p>(ii) the advertisement area satisfies the following criteria:</p> <table> <tr> <th>Advertisement area (square metres)</th><th>Additional area per metre of site frontage with a public road or public thoroughfare (square metres)</th></tr> <tr> <td>2</td><td>0.1</td></tr> </table> <p>(b) where located within the Arterial Roads Policy Area 1:</p> <p>(i) it measures 7 metres or less in height</p> <p>(ii) the advertisement area satisfies the following criteria:</p> <table> <tr> <th>Advertisement area (square metres)</th><th>Additional area per metre of site frontage with a public road or public thoroughfare (square metres)</th></tr> <tr> <td>4</td><td>0.1</td></tr> </table> | Advertisement area (square metres) | Additional area per metre of site frontage with a public road or public thoroughfare (square metres) | 2 | 0.1 | Advertisement area (square metres) | Additional area per metre of site frontage with a public road or public thoroughfare (square metres) | 4 | 0.1 |
| Advertisement area (square metres) | Additional area per metre of site frontage with a public road or public thoroughfare (square metres) | | | | | | | | |
| 2 | 0.1 | | | | | | | | |
| Advertisement area (square metres) | Additional area per metre of site frontage with a public road or public thoroughfare (square metres) | | | | | | | | |
| 4 | 0.1 | | | | | | | | |



As identified above, the site is located within the Arterial Roads Policy Area and as such in order for the proposal to be considered as a consent on merit development it must adhere to the criteria of subsection (b).

Upon review of subsection (b) we note that the 'advertisement area' must measure 7m or less in height. The advertisement area of Sign 1 measures 2.5m and the advertisement area of Sign 2 measures 2m or 4m including its hoarding.

Section 4 of the *Development Act 1993* provides guidance as to how the height of each sign should be measured. According to Section 4:

advertisement means an advertisement or sign that is visible from a street, road or public place or by passengers carried on any form of public transport;

advertising hoarding means a structure for the display of an advertisement or advertisements;

In the case of Sign 1 (an advertisement) the height of the actual advertisement despite its height above ground level is less than 7m in height. The non-complying categorisation does not stipulate the height above ground level or relate to building height or overall building height as a consequence of the addition of an advertisement. Further, the building proper upon which Sign 1 is to be erected is not defined as a 'hoarding' as such.

Sign 2 which is characterised by an advertisement area and hoarding structure also has a height less than 7m.

Both signs satisfy the 'height' test.

The subject site has three road frontages and as such we consider it appropriate and logical that each of these frontages are considered in order to calculate the maximum allowable advertisement area. The site is afforded with a total road frontage of 367m which allows for a total advertisement area of 40.7sqm.

Sign 1 comprises an area of 22sqm and Sign 2 comprises an area of 6 square metres, providing an overall total of 28 square metres. We note that the existing 'cube' sign adjacent to the intersection will remain together with the wall sign facing Richmond Road (western side of the access/egress point). We have calculated that the cube sign has four faces with identical message areas (excluding supports) measuring 1m x 1.25m providing an overall total of 5 square metres. The wall sign fronting Richmond Road has an advertisement area of approximately 1m x 4m providing an overall area of 4 square metres.



The combined area of the existing and proposed advertisements is approximately 37 square metres which satisfies the 'area' test.

In consideration of the comments received from DPTI and the above analysis, we have formed the opinion that Council should assess the proposal as a category 1 development under Schedule 9, Part 1, 2(g) & 17 of the *Development Regulations 2008*.

Following we assess the proposal against the relevant provisions of the Development Plan commencing with the Zone, Policy Area and Precinct specific provisions.

Zone, Policy Area & Precinct

The Commercial Zone objectives seek to accommodate a range of commercial and business land uses and development that minimise adverse impacts upon the amenity of the locality. In addition, Zone PDC 1 envisages '*motor vehicle related business*' other than '*wrecking yard*'.

Policy Area 1 seeks to accommodate a wide range of commercial and light industrial uses. It is envisaged that the appearance of commercial development within the policy area will be improved through the redevelopment and upgrading of existing development sites.

Precinct 1 Intersection specifically seeks to reinforce and strengthen the RAA use of the site. Development is envisaged to be predominantly two to three storeys in height and buildings on prominent development sites as identified on Concept Plan Map WeTo/2 - Prominent Development Sites (which includes the subject site) are encouraged to be designed in a manner that defines the intersection.

In our opinion, the proposed signs, particularly Sign 1 and its content, will reinforce and strengthen the RAA use and presence on the site. Furthermore, the manner in which Sign 1 is designed and integrated with the building is totally consistent with Concept Plan Map WeTo/2. Furthermore, the proposal is consistent with Policy Area 1 of PDC 9 which encourages any building located on a 'Prominent Development Site' as identified by Concept Plan Map WeTo/2 - Prominent Development Sites to define the corners of the arterial road.

Precinct 1 PDC 15 states that development should measure between two storeys (8.5 metres) and three storeys (12.5 metres) in height where the site fronts the primary arterial road intersection. The overall height of the building as a result of the proposal achieves PDC 15.

Respecting the above and comments received by DPTI it is clear that the proposal is consistent with the relevant provisions of the Zone, Policy Area and Precinct. Following we assess the proposal against the pertinent General Section provisions.



General Section

In relation to the General Section of the Development Plan and specifically the relevant objectives and principles associated with Advertisements we note that advertisements should:

- not disfigure urban landscapes (Objective 1, PDC 2);
- not create a hazard (Objective 2, PDC 14-15);
- be suitably located (PDC 1, PDC 5-8);
- be designed to enhance the appearance of the building and locality (Objective 3, PDC 16, PDC 17); and
- relate to the use of the land (PDC 4, PDC 11).

Our following assessment addresses these key matters.

Urban Landscape

The proposed signage seeks to further enhance the role of the RAA building and surrounds as the principle location of driver and vehicle operations through the communication of important driver and vehicles messages. This will complement existing signage on site which consists of static signage situated on facades as well as the cube light box sign adjacent to the intersection.

Given the Policy Area and Precinct envisages complementary uses associated with the RAA building and workshop area, the establishment of advertising which promotes such is considered to be appropriate for the area and the expectations within this particular urban landscape.

The establishment and use of a variety of signs to convey messages is also common throughout the locality, with a range of advertisements associated with businesses evident. Such signage is generally large in scale and illuminated, particularly during the evening. We note the illuminated service station pylon sign and large billboard sign located to the west on Richmond Road.

Overall, it is considered that the proposed signs will not impact on the character of the locality.

Safety

A particularly important matter embedded within the Advertisement provisions is safety.



A series of pre-lodgement meetings and discussions have been held with DPTI to negotiate the proper siting of the signs including rotation and illumination to avoid driver distraction and hazards.

The rotation of images/messages which will be displayed on the signs and particularly Sign 1 will play an important role in ensuring that the sign does not cause distraction or cause confusion with adjacent traffic devices. As agreed with DPTI, the RAA will provide a series of images and messages which will be static in their display and will rotate at a rate of 1 image/message every 45 seconds. No moving or flashing images are proposed. No flood lighting of the sign will be required with the brightness of the screen being able to be adjusted depending on day/night operations. The brightness of the sign will be operated in accordance with DPTI's Guidelines.

The conditions associated with DPTI's support of the proposal are acceptable to RAA and ensure the relevant provisions relating to safety and hazards will be met by the proposal.

Location

The proposed twin screen sign is located within 80m of the South Road/Richmond Road intersection. It is noted that the Development Plan policy identifies that signage 'should' achieve a separation distance of 80m and not 'must'. This is an important point of difference as the term 'should' infers guidance rather than direction.

In our opinion, the pre-lodgement consultation with DPTI and compliance achieved with DPTI's guidelines support a lesser separation distance and will not contribute to a safety hazard.

Design and Appearance

Sign 1 has been designed to complement the existing building with aluminium composite panels added to each side of the sign to form a seamless extension of the building wall material. The resultant appearance is such that the higher built form element addresses and reinforces the intersection.

The overall height of the sign will not protrude above the highest point of the roof of the building which sits in the background of the sign.

The sign will also not exceed more than 20% of the western façade of the building; will not obscure vistas or an object of high amenity; and, will sit above the height of the traffic signals to avoid confusion.



The location and height of Sign 2 is also appropriate in relation to the proximity of the primary access/egress of the site on Richmond Road. The appearance of the sign will also complement existing building.

Content

The proposed signs will provide content relating to the general services and products associated with the RAA. No third party advertising will be displayed on any of the screens.

Given the use of static images which are of a community and information nature we do not consider that their display will generate confusion or distraction from adjoining traffic signals.

Conclusion

We have formed the opinion that the proposed LED signs for the existing RAA building are appropriately located, sized and designed so as to not impair the character or amenity of the locality.

The content of the advertisements will be limited to information relating to the authorised and legitimate uses of the land.

Significant consultation has been undertaken with DPTI to achieve all safety guidelines to ensure the signs do not result in any confusion or driver distraction.

Accordingly, we believe the proposal warrants favourable consideration by Council.

Should you require any further information or clarification in regard to any of the matters raised above, please do not hesitate to contact the undersigned on 0447 029 088.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Vounasis'.

Chris Vounasis
Director

Encl. Development Application



ATTACHMENT 2

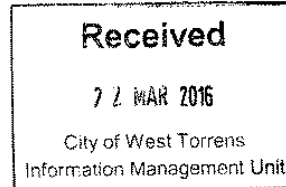
In reply please quote 2016/00229/01, Process ID: 387415
Enquiries to Matthew Henderson
Telephone (08) 8226 8388
Facsimile (08) 8226 8330
E-mail dpti.luc@sa.gov.au



Government of South Australia
Department of Planning,
Transport and Infrastructure

16/03/2016

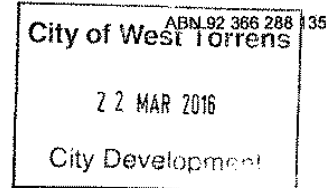
Ms Jessica Grima
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



SAFETY AND SERVICE –
Traffic Operations

GPO Box 1533
Adelaide SA 5001

Telephone: 61 8 8226 8222
Facsimile: 61 8 8226 8330



Dear Ms Grima,

SCHEDULE 8 - REFERRAL RESPONSE

| | |
|------------------------|--|
| Development No. | 211/50/16 |
| Applicant | RAA of SA Inc. |
| Location | 101 Richmond Road, Mile End |
| Proposal | Installation of two LED screens on the parapet of an existing building and one freestanding sign with LED screen adjacent the existing access point. |

I refer to the above development application forwarded to the Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

THE PROPOSAL

The application seeks approval for the installation of two LED screens on the parapet of an existing building and one freestanding sign with LED screen adjacent the existing access point. The site is located at the north east corner of the intersection of South Road with Richmond Road, both of which are arterial roads under the care, control, and management of the Commissioner of Highways.

South Road is designated as a Major Traffic Route, Primary Freight Route, Major Cycling Route and Public Transport Corridor under DPTI's *A Functional Hierarchy for South Australia's Land Transport Network*. Richmond Road is a Major Traffic Route, Primary Freight Route, High Activity Pedestrian area and High Frequency Public Transport Corridor under the same framework. This reflects the strategic nature of both roads. South Road and Richmond Road carry 44100 (8% Commercial Vehicles) and 21600 (5.5% Commercial Vehicles) vehicles per day respectively at this location, and have 60km/h speed limit. In light of the above, DPTI has assisted the applicant to refine the proposal in the preliminary stages prior to lodgement and has undertaken careful assessment of the proposal against DPTI's *Advertising Signs: Assessment Guidelines for Road Safety* (2014). A breakdown of this assessment follows:

Locality

The site sits adjacent a major signalised intersection. As a result, the proposed signs are located within a device restriction area as defined in the DPTI Guideline. Notwithstanding this, the signs, as proposed (so long as they are operated in accordance with the below commentary), would be located at a sufficient horizontal and/or vertical separation from

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the driver's eye-line to the adjacent signals. However, it is noted that that both of the signs on the parapet of the building may be visible to motorists simultaneously. This is inconsistent with the DPTI guideline which states that only one LED sign should be viewable to a driver at any one time. Consequently, appropriate shielding/baffling will need to be installed to ensure that only one of the two signs is viewable to a motorist at any one time.

Given the proposed signs would be illuminated and may be more distracting and/or impair motorists perception of the road if operated at an excessive level of brightness, DPTI has considered the lighting environment in the area and the separation of the signs from the carriageway. This assessment results in the following table, which defines appropriate levels of luminance:

| Ambient Conditions | Sign Illuminance Vertical Component (Lux) | Sign Luminance (Cd/m ²) Max |
|--------------------|---|---|
| Sunny Day | 40000 | 6300 |
| Cloudy Day | 4000 | 1100 |
| Twilight | 400 | 300 |
| Dusk | 40 | 200 |
| Night | <4 | 150 |

Should the signs be operated in accordance with this table, the risks associated with the sign being operated at excessive levels of brightness should be reduced.

Content

The intent of the signs is to promote the business that exists upon the site (the RAA), and/or products for sale at that business. The use of the sign to promote messages of this type is acceptable, provided that the content is comprised of self-contained messages that are easily assimilated at glance appreciation. The content of the sign should not mimic a traffic control device in any way, nor provide direction to traffic.

Operation

In order to minimise the potential of driver distraction at a location where the need for motorists to focus on their primary driving task is critical, static text/images only should be displayed upon the signs. The changing of messages on the signs also heightens the risk of distraction if undertaken on a frequent basis, however it is considered that the risk of distraction is reduced if a dwell time of 45 seconds per display/image is applied in accordance with the DPTI Guideline. Other conditions that govern technical aspects of sign operation that can result in a road safety hazard if they fail or are used inappropriately are recommended below.

Metropolitan Adelaide Road Widening Plan

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13 metres in width from a portion of the Richmond Road frontage of this site for future road purposes. Additionally, the Plan makes provision for a further requirement of up to 4.5 metres in width along the South Road and Richmond Road frontages for future upgrading of the South Road/Richmond Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirements.

Whilst the proposed parapet signs will not encroachment closer to the possible requirements as opposed to the existing built form, they still require the consent of the

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Commissioner of Highways due to the substantial nature of the works. However, the proposed pylon sign will be a new encroachment within the possible requirements on the Richmond Road frontage. The consent of the Commissioner of Highways can be anticipated.

CONCLUSION

DPTI does not object in-principle to the proposed signs, subject to the conditions and notes below being applied to any approval granted.

ADVICE

The planning authority is directed to attach the following condition to any approval:

1. The pylon sign shall be relocated to the satisfaction of DPTI at no cost to DPTI should land be required for road purposes in the future.

The planning authority is advised to attach the following conditions to any approval:

1. The pylon sign shall be located to satisfy the minimum sightlines for pedestrian safety and sight distance requirements at access driveways, as stated in the Australian/New Zealand Standard for off-street car parking, AS/NZS 2890.1:2004.
2. The two roof signs shall display the same message and change at the same time.
3. Appropriate shielding/baffling shall be installed to ensure that only one of the two roof signs is viewable to a motorist at any one time.
4. The signs shall be permitted to display one message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds.
5. The signs shall not flash, scroll or move.
6. All messages displayed on the signs shall be self contained messages that are simple, effective and easily assimilated by glance appreciation and do not imitate a traffic control device in any way.
7. Sequential messages (i.e. messages that are displayed as part messages over two or more displays) shall not be permitted.
8. Illuminated signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the signs shall be limited to the following stepped luminance levels:

| Ambient Conditions | Sign Illuminance Vertical Component (Lux) | Sign Luminance (Cd/m ²) Max |
|--------------------|---|--|
| Sunny Day | 40 000 | 6 300 |
| Cloudy Day | 4 000 | 1 100 |
| Twilight | 400 | 300 |
| Dusk | 40 | 200 |
| Night | <4 | 150 |

9. The luminance contrast between consecutive displays shall be limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).
10. The signs shall be operated by a closed circuit system that is impervious to hacking or unauthorised modification.

11. The operational system for the signs shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off peak period.
12. The surface of the signs shall have an effective anti-reflection coating to avoid the possibility of specular reflection.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13 metres in width from a portion of the Richmond Road frontage of this site for future road purposes. Additionally, the Plan makes provision for a further requirement of up to 4.5 metres in width along the South Road and Richmond Road frontages for future upgrading of the South Road/Richmond Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirements.

It is noted that the signs will be constructed within the above road widening requirements. Consequently, consent is required for these works under the Act. Consent can be anticipated for these works subject to the above directed condition.


- Both the South Australian and Australian Governments have indicated clear commitments to develop a non-stop North-South Corridor for Adelaide. While funding commitments have been made to construct the corridor at Darlington, Torrens Road to River Torrens and the Northern Connector sections, the nature and timing of potential improvements to the section of South and Richmond Roads, in the vicinity of the subject property, are yet to be determined.

Information about the 10 Year Delivery Strategy for the North-South Corridor can be found in the Scoping Report released on 18 May 2015 and available at www.infrastructure.sa.gov.au/nsc/10yds.

Further information on the North-South Corridor can be obtained at www.infrastructure.sa.gov.au/nsc or if you would like to speak to a member of the North-South Corridor team, please email northsouthcorridor@sa.gov.au or call 1300 951 145.

Yours sincerely,



 **A/GENERAL MANAGER, OPERATIONAL SERVICES**

For **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au

6.10 8 Drummond Street, BROOKLYN PARK

Application No. 211/1411/2015

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|---|
| DEVELOPMENT PROPOSAL | Land Division - Torrens Title DAC No- 211/D178/15 Create One (1) additional allotment |
| APPLICANT | John Scott Property Trust |
| APPLICATION NO | 211/1411/2015 |
| LODGEMENT DATE | 27 November 2015 |
| ZONE | Residential |
| POLICY AREA | Low Density Policy Area 20 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal ▪ Nil External ▪ SA Water ▪ Development Assessment Commission |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reason/s:

- With regard to residential development and land division applications, where at least one proposed allotment and/or site does not meet the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan, the application shall be assessed and determined by the DAP.

PREVIOUS or RELATED APPLICATION(S)

Nil

SITE AND LOCALITY

The subject land is described as Allotment 51 Filed Plan 144579 in the area named Brooklyn Park Hundred of Adelaide. The land is more commonly known as 8 Drummond Street, Brooklyn Park.

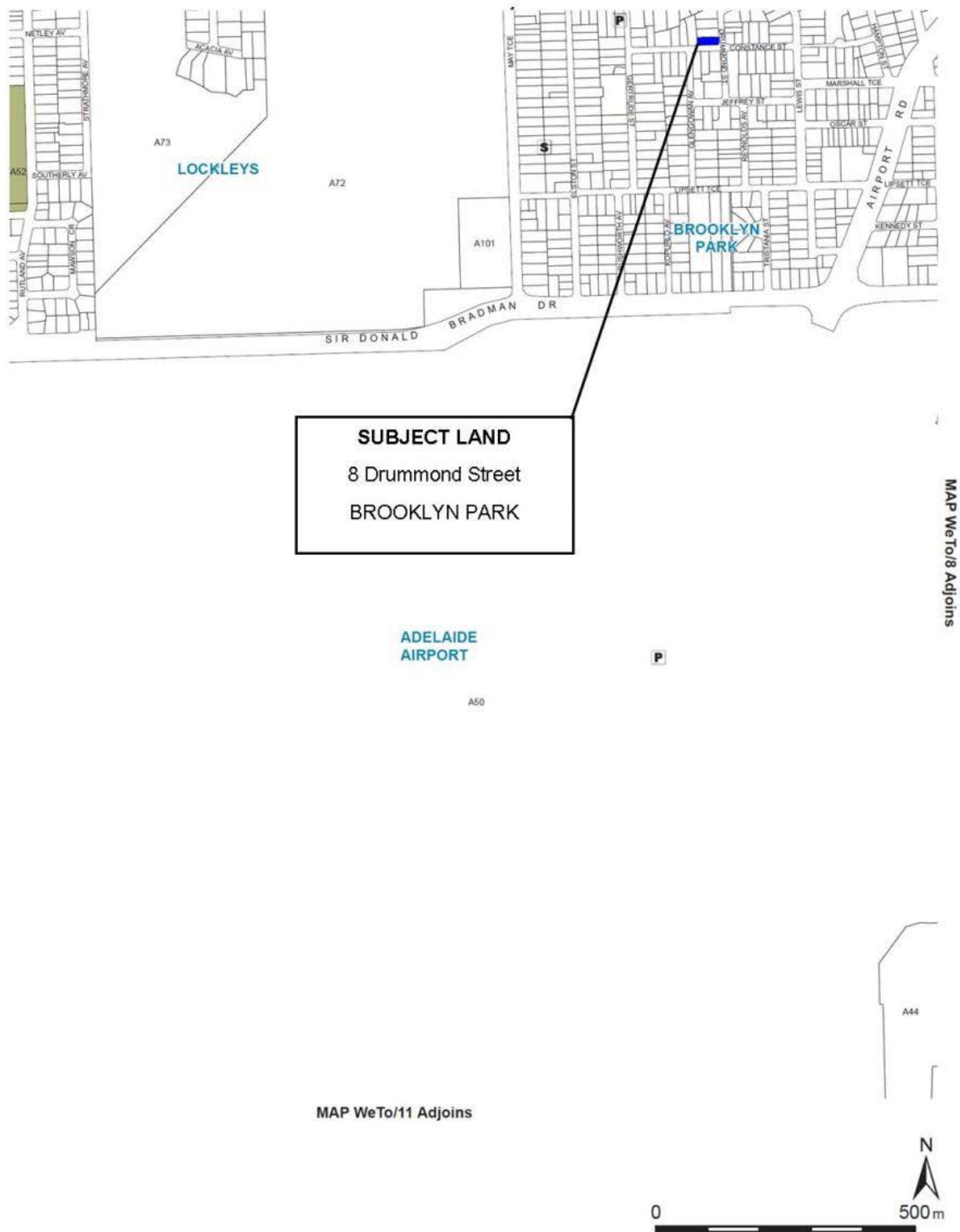
Excluding the corner cut off the subject land has a frontage to Drummond Street of 12.19 metres and a frontage to Constance Street of 39.74 metres. The total area of the subject land is 646m². The land contains a 1960's hipped roof dwelling with a standalone garage that is complementary in appearance to the existing dwelling. A brush fence of approximately 1.5 metres in height exists along the street frontage boundaries.

The subject land is located within the Residential Zone and more particularly Low Density Policy Area 20. The land is located approximately 107 metres south of Henley Beach Road and 400 metres north-west of Airport Road, both of which are arterial roads. Each of the arterial roads has a Local Centre Zone located on it, which are both within walking distance. There are also several bus stops on Henley Beach Road and Airport Road which too are within walking distance from the subject land.

The locality consists mostly of medium density residential development up to two storeys in height, with construction eras ranging from the 1920s to present. Allotments within the locality are generally rectangular in shape and contain a range of dwelling types including detached, semi-detached, row and group dwellings as well as some residential flat buildings. Just south-west of the subject land there are a number of independent living units for the elderly currently under construction.

The site and locality are shown on the following maps.





Location Map WeTo/7

- S** School
- P** Post Office
- Local Reserves**

PROPOSAL

The proposed development seeks Development Plan Consent to undertake a Torrens Title land division creating one (1) additional allotment.

The proposal seeks to retain the existing dwelling and create a new allotment which will have a frontage to Constance Street. The orientation of the existing dwelling will remain unchanged with the primary frontage being to Constance Street. The plan of division shows the allotment accommodating the existing dwelling (Lot 1) to have a frontage width of 20.38 metres, (excluding the corner cut off), a depth of 15.22 metres and a site area of 346 square metres. Proposed Allotment 2 will have a frontage width of 19.35 meters, a maximum depth of 15.24 metres and a site area of 300 square metres.

The subject land has two (2) crossovers established off Constance Street which will enable vehicle access to the proposed allotments. In addition, the existing dwelling has a carport built under the main roof which will be maintained.

The existing outbuilding shown on the plan of division straddling Lot 2 is to be removed.

The plan of division is included as **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone, Procedural Matters.

REFERRALS

External

The land division application (211/D178/15) was referred to SA Water by the Development Assessment Commission (DAC) who advised of no objection subject to specified standard conditions being included on any consent to be issued.

A full copy of the relevant reports are attached, refer **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone and more specifically within Low Density Policy Area 20 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|-------------------------------------|-----------------------------------|---------------------------|
| Infrastructure | Objectives | 3 |
| | Principles of Development Control | 1, 3, 5, 6 & 8 |
| Land Division | Objectives | 1, 2, 3 & 4 |
| | Principles of Development Control | 1, 2, 5, 8 & 12 |
| Orderly and Sustainable Development | Objectives | 1, 2, 3, 4 & 5 |
| | Principles of Development Control | 1, 2, 3 & 7 |
| Residential Development | Objectives | 1, 2, 3 & 4 |
| | Principles of Development Control | 1 & 3 |
| Transportation and Access | Objectives | 2 |
| | Principles of Development Control | 1, 2, 23, 24, 34, 35 & 44 |

| | |
|---|------------|
| Zone: Residential Zone | |
| <i>Desired Character Statement:</i> | |
| <p>"This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</p> <p>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</p> <p>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</p> <p>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer".</p> | |
| Objectives | 1, 2, 3, 4 |
| Principles of Development Control | 1 & 5 |

| | |
|---|-------------|
| Policy Area: Low Density Policy Area 20 | |
| <i>Desired Character Statement:</i> | |
| <p>"Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</p> <p>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</p> <p>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings".</p> | |
| Objectives | 1 |
| Principles of Development Control | 1, 2, 4 & 5 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | STANDARD | ASSESSMENT | |
|---|---|---|--|
| | | Allotment 1 (with existing dwelling) | Allotment 2 |
| SITE AREA <i>Low Density Policy Area 20</i> <i>PDC 4 (within 400m of centre)</i> | Detached Dwelling 300m ² (min.) Semi-detached Dwelling 300m ² (min.) Group Dwelling 300m ² (min.) | 346m ² Satisfies | 300m ² Satisfies |
| ALLOTMENT AREA <i>Low Density Policy Area 20</i> <i>PDC 5</i> | Minimum 340m ² | 346m ² Satisfies | 300m ² Does not satisfy by 12% |
| SITE FRONTAGE <i>Low Density Policy Area 20</i> <i>PDC 4 (within 400m of centre)</i> <i>Low Density Policy Area 20</i> <i>PDC 5</i> | Detached Dwelling 9m Semi-detached Dwelling 9m Group Dwelling 9m 10m | 20.38m Satisfies Satisfies | 19.35m Satisfies Satisfies |
| PRIVATE OPEN SPACE <i>Residential Development PDC 19</i> | 300-500m ² - 60m ² (min.), of which 10m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. - Minimum dimension 4m. - 16m ² (min.) at the rear of side of dwelling, directly accessible from a habitable room. | 61m ² (total) 4.2m (min. dimension) Only accessible from laundry Partially Satisfies | N/A (land division only) |

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Land Size

The proposed division will result in sites and allotments that will not satisfy Low Density Policy Area 20 Principle of Development Control (PDC) 5 but will satisfy Low Density Policy Area 20 PDC 4.

Low Density Policy Area 20 PDC 5 states,

Land division should create allotments with an area of greater than 340 square metres and a minimum frontage width of 10 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site.

The proposed division will result in one (1) allotment, Lot 2, with a site area of 300 square metres, which does not satisfy this PDC by 40 square metres. Although this proposal is for land division only, it will provide a site area for a dwelling which satisfies Low Density Policy Area 20 PDC 4.

Low Density Policy Area 20 PDC 4 is as follows:

When a dwelling is located within 400 metres of a centre zone (other than the Neighbourhood Centre Zone on Marion Road), it should have a minimum site area and a frontage to a public road not less than that shown in the following table:

| Dwelling type | Site area (square metres) | Minimum frontage (metres) |
|----------------|---------------------------|---------------------------|
| Detached | 300 minimum | 9 |
| Semi-detached | 300 minimum | 9 |
| Group dwelling | 300 minimum | 9 |

Given that it is anticipated for any type of dwelling to have the same minimum site area and frontage width, which the proposed division complies with, the proposal, is not considered to be unreasonable, as it will result in future residential development which is supported by the specific policy area provisions.

Private Open Space

The proposed land division will retain the existing dwelling on Lot 1. The orientation and floor layout of the existing dwelling will remain the same. Factors such as setbacks and car parking, will comply with the Development Plan policy. However, the proposal will not provide private open space that completely satisfies Residential Development PDC 19. This dwelling will not provide private open space that is directly accessible from a main living area. The private open space is only accessible from the Laundry door or the front door, and the proposed division will not change this current situation as it will still only be accessible from the same two (2) doors. Therefore this departure from the Development Plan policy is considered to be minor.

SUMMARY

Although the proposed division will result in an allotment that is less than the size required in accordance with the land division provision of the policy area it will provide a site area for a dwelling that is supported by other policy area specific provisions of the Development Plan, and one which will support the desired character by creating greater residential development opportunities close to facilities within centre zones. Therefore the proposed division will in fact satisfy the intent for future residential development in the policy area. In addition, the proposed division will accommodate an existing dwelling in a functional and orderly manner.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 November 2015 and warrants Development Plan Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1411/2015 by John Scott Property Trust to undertake Land division - Torrens Title DAC No- 211/D178/15 Create One (1) additional allotment at 8 Drummond Street, Brooklyn Park (CT 6074/849) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Zaina Stacey Development Consultants relating to Development Application No. 211/1411/2015 (DAC 211/D178/15).

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, the outbuildings on proposed Allotment 2 shall be removed. For this purpose, a separate application for demolition shall be submitted to and approved by Council.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. That the financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners costs to ensure that the pipework relating to each allotment is contained within its boundaries.
3. Payment of \$6,488 into the Planning and Development Fund (1 allotment(s) @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.


ATTACHMENT 1

CONCEPT PLAN ONLY

NOTE:
NOT FOR CONSTRUCTION
CONCEPT PLAN ONLY
IF THIS DEVELOPMENT IS NON-COMPLYING PLAN MAY BE
SUBJECT TO CHANGE BY COUNCIL & AT CLIENT COST
ALL SITE BOUNDARIES ARE TO BE CONFIRMED BY A
COUNCIL SURVEYOR. CONCEPT PLANS
MAY BE SUBJECT TO CHANGE AT CLIENTS COST.
THIS SITE/PLAN IS SUBJECT TO WRITTEN CONFIRMATION
FROM COUNCIL AND ANY INFRASTRUCTURE LOCATED ON
OR NEAR THE PROPOSED SITE



| PROPOSED NEW DWELLING | |
|-----------------------|--------------------|
| SITE AREA | : 300 sqm |
| P.O.S | : 70.04 sq m_23.3% |
| SITE COV. | : 45% |
| EXISTING DWELLING | |
| SITE AREA | : 346 sq m |
| P.O.S | : 60.98 sq m_28% |
| SITE COV. | : 40% |



Dimension Design Studio
300B PAYNEHAM ROAD
PAYNEHAM 5070
M. 0414 652 490

Project No: 58515
Drawing Type: SITE PLAN
Scale: 1:200 A3
Date: 09/11/15
Bleed No: 1 of 2
DATE: 09/11/15
TYPE: Prelim plans

Drawn DP

Dimension
NOT FOR CONSTRUCTION
CONCEPT PLAN ONLY
IF THIS DEVELOPMENT IS NON-COMPLYING PLAN MAY BE
SUBJECT TO CHANGE BY COUNCIL & AT CLIENT COST
ALL SITE BOUNDARIES ARE TO BE CONFIRMED BY A
COUNCIL SURVEYOR. CONCEPT PLANS
MAY BE SUBJECT TO CHANGE AT CLIENTS COST.
THIS SITE/PLAN IS SUBJECT TO WRITTEN CONFIRMATION
FROM COUNCIL AND ANY INFRASTRUCTURE LOCATED ON
OR NEAR THE PROPOSED SITE

NOTE:
THIS DRAWING IS A PRELIMINARY DESIGN ONLY
AND IS NOT TO BE USED FOR CONSTRUCTION
OR AS A BASIS FOR ANY OTHER DESIGN
OR FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN APPROVAL OF THE
DESIGNER

PROPOSED RESIDENCE
FOR:
JOHN SCOTT
AT: 8 DRUMMOND AVE
BROOKLYN PARK

| | |
|-----------------------------------|-------------------|
| Land division application: | |
| 211 / D | / 15 / 001 |
| Council: CITY OF WEST TORRENS | |
| Total area of land to be divided: | 646m ² |
| Total area of reserve provided: | 0m ² |
| No. existing allotments: | 1 |
| No. proposed allotments: | 2 |
| No. additional allotments: | 1 |
| Subject land details: | |
| Allotment 51 in F144579 | |
| Street address: 8 DRUMMOND AVENUE | |
| Town: | BROOKLYN PARK |
| Hundred: | ADELAIDE |
| Certificate(s) of title: | |
| CT 6024 / 849 | |

Annotations:
The existing dwelling is to be retained.
Owner or developer to provide new water meter position(s) for the new allotment(s).

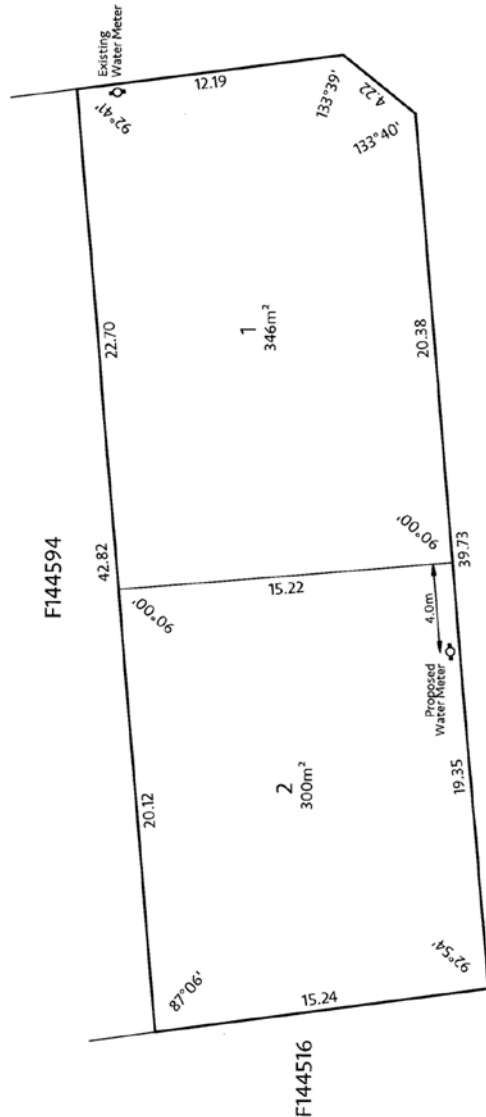
City of West Torrens
27 NOV 2015
City Development

ZAINASTACEY
Development Consultants
13 Avenue Road, Frewville
PO Box 1000, Torrens Park SA 5062
Tel: 08 8379 7979
Email: planning@zainastacey.com

Reference: 15306
Revision:
Date of issue: 12 November 2015



DRUMMOND STREET



STREET

CONSTANCE



ATTACHMENT 2

Contact Lands Titles Office
Telephone 7109 7016



09 December 2015

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D178/15 (ID 52757)
for Land Division by John Scott Property Trust

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 26 November 2015, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

A handwritten signature in black ink, appearing to read "P. Hodgson", with a long, sweeping underline.

Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



09 December 2015

Our Ref: H0039916

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D178/15 AT BROOKLYN PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

CAROL CARY

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries CAROL CARY
Telephone 7424 1119

6.11 538 Henley Beach Road, FULHAM

Application No. 211/1495/2015

DEVELOPMENT APPLICATION DETAILS

| | |
|--------------------------|---|
| DEVELOPMENT PROPOSAL | Division of land to create two (2) Torrens Title allotments from one existing Torrens Title allotment |
| APPLICANT | Nick DeGuisa & Tori McKenzie |
| LODGEMENT DATE | 5 November 2015 |
| ZONE | Residential |
| POLICY AREA | Low Density Policy Area 21 |
| APPLICATION TYPE | Merit |
| PUBLIC NOTIFICATION | Category 1 |
| REFERRALS | Internal <ul style="list-style-type: none">City Works – Arboriculture Assistant External <ul style="list-style-type: none">Development Assessment Commission;Commissioner of Highways (DPTI); andSA Water |
| DEVELOPMENT PLAN VERSION | 5 November 2015 |
| MEETING DATE | 12 April 2016 |
| RECOMMENDATION | CONSENT |

BACKGROUND

The development proposal is presented to the Development Assessment Panel (DAP) for the following reasons:

- With regard to residential development and land division applications, where at least one proposed allotment and or site does not meet the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan, the application shall be assessed and determined by the DAP.

PREVIOUS or RELATED APPLICATIONS

Nil

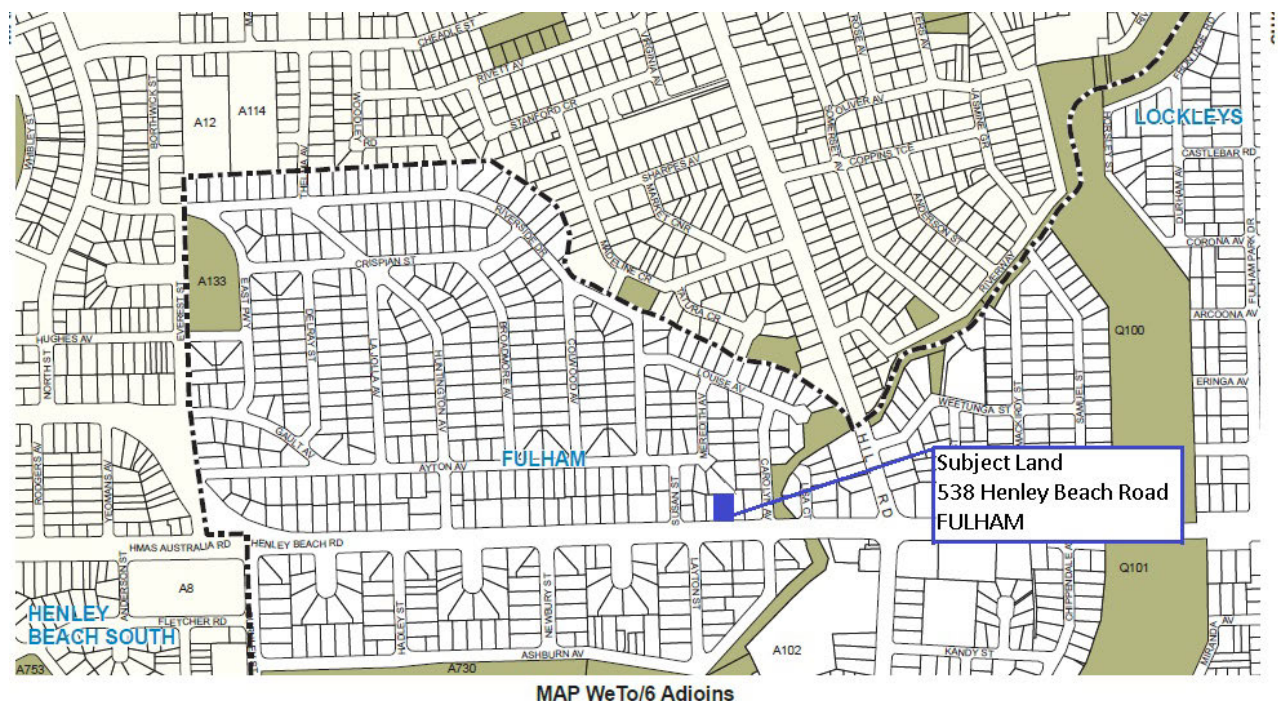
SITE AND LOCALITY

The subject land is described as Allotment 77 Filed Plan 119295 in the area named Fulham Hundred of Adelaide as contained in Certificate of Title Volume 5804 Folio 557. The land is more commonly known as 538 Henley Beach Road, Fulham.

The subject land is a rectangular shaped allotment of approximately 707 square metres with a street frontage of 18.28 metres and a site depth of 38.70 metres. The site is on the northern side of Henley Beach Road and is relatively flat. The property contains a single storey detached dwelling constructed circa 1964 with ancillary structures including rear verandahs and an outbuilding. A single width driveway provides access/egress to Henley Beach Road.

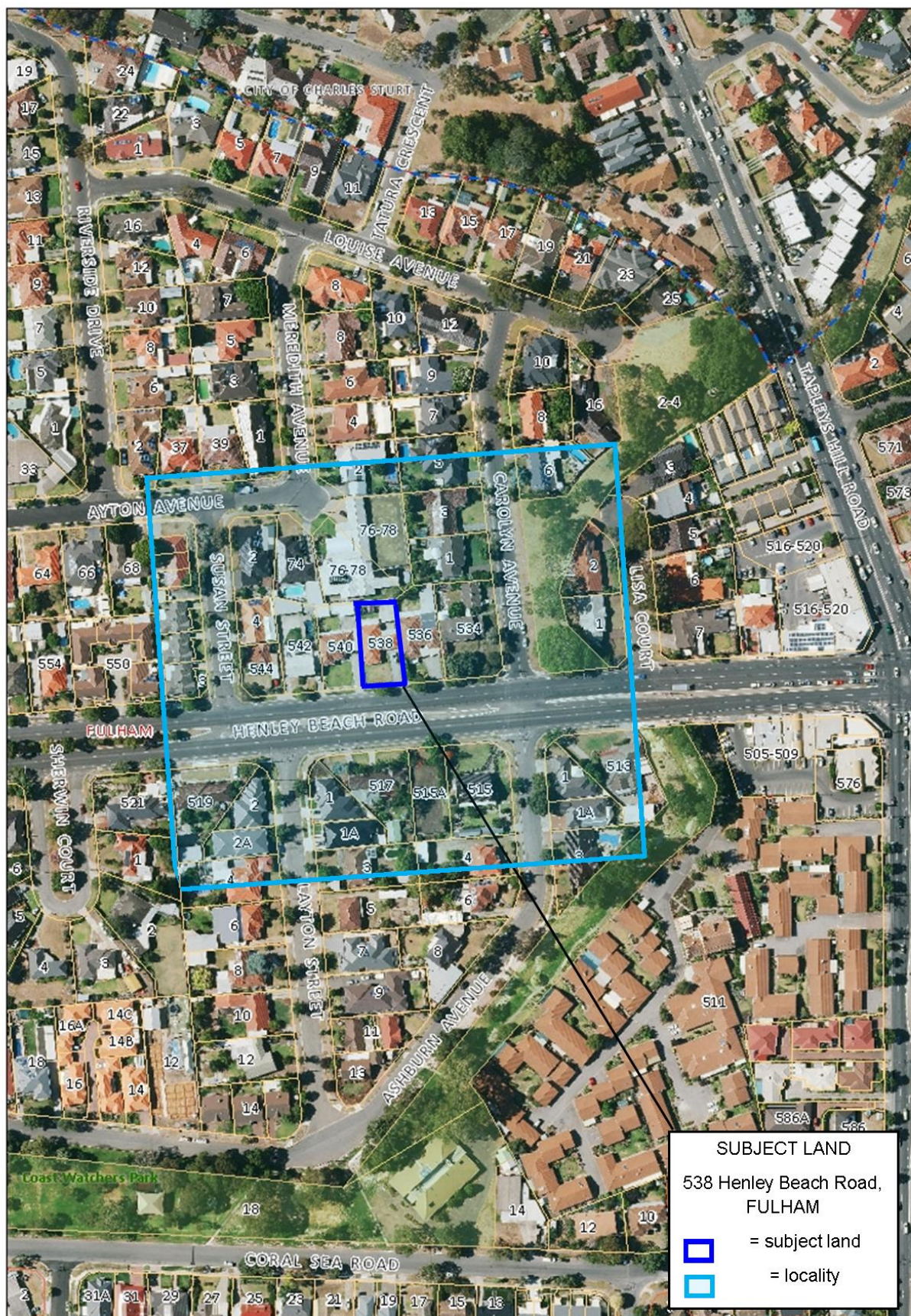
The locality consists mostly of low to medium density residential development up to two storeys in height, with construction eras mostly dating between the 1950's and early 1970's however there are some examples of more recent development within the broader locality as a result of infill development on large allotments. The land is located approximately 220 metres west of the intersection of Henley Beach Road and Tapleys Hill Road which contains a number of commercial land uses that support the local community. These uses include a petrol station, fast food outlet, hotel and small supermarket.

The subject land is located within the Residential Zone and more particularly Low Density Policy Area 21. The site and locality are shown on the following maps:



-  School
-  Post Office
-  Local Reserves
-  Development Plan Boundary

Location Map WeTo/2



PROPOSAL

The Applicant is seeking Development Approval for a division of land to create two (2) Torrens Title allotments from one (1) existing Torrens Title allotment. The new allotments will be 354 square metres in area with widths of 9.14 and 9.15 metres respectively and depths of 38.71 metres.

Free and unrestricted Right of Way easements will be established over portion of both allotments to facilitate vehicle movements which allow vehicles to enter and exit the subject land in a forward direction. Each right of way is 3 metres wide and 6.12 metres deep and positioned in the south-east and south-west corner of each allotment respectively.

An indicative building envelope and vehicle swept path has also been provided with the development application. The assessment of the application does not extend to the construction of built form on the subject land. The construction of dwellings on the subject land will need to be the subject of separate development authorisations.

The proposed Plan of Division is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is not listed in the Procedural Matters Table of the Residential Zone of the West Torrens Development Plan (Consolidated 5 November 2015) as being either a Category 1 or Category 2 development. Pursuant to Section 38 of the *Development Act 1993* and Schedule 9 (2) (f) of the *Development Regulations 2008* the proposed development is a Category 1 development.

REFERRALS

Internal

- **City Works – Arboriculture Assistant**

The proposed development is likely to result in the eventual removal of a street tree. City Works staff has reviewed the proposal and will support the tree removal.

External

- **Development Assessment Commission (DAC);**
- **Commissioner for Highways (DPTI); and**
- **SA Water**

Pursuant to Section 33 and Schedule 29(1) of the Development Act and Regulations, the application was referred to the Commissioner for Highways and SA Water by the Development Assessment Commission.

DAC, DPTI nor SA Water have voiced no objections to the proposal subject to several conditions being added to any consent notice.

Full copies of the relevant reports are contained in **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Low Density Policy Area 21 as described in the West Torrens Council Development Plan (consolidated 5 November 2015). The main provisions of the Development Plan which relate to the proposed development are as follows:

| <u>General Section</u> | | |
|-------------------------------------|-----------------------------------|---|
| Energy Efficiency | Objectives | 1 & 2 |
| | Principles of Development Control | 1 |
| Land Division | Objectives | 1, 2, 3 & 4 |
| | Principles of Development Control | 1, 2, 5, 6, 7, 8 and 12, |
| Orderly and Sustainable Development | Objectives | 1, 2, 3 & 5 |
| | Principles of Development Control | 1, 3, 5 & 7 |
| Residential Development | Objectives | 1, 2, 3 & 5 |
| | Principles of Development Control | 1, 2, 3, 10, 11, 12, 13, 18, 19, 20, 21, 22, 23 & 24, |
| Transportation and Access | Objectives | 2 |
| | Principles of Development Control | 2, 8, 10, 11, 18, 23, 24, 30, 32, 34, 35, 36, 37, 40, 41, 43, 44 & 45 |

| <u>Zone: Residential</u> | |
|--|--------------|
| <i>Desired Character Statement:</i> | |
| <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p> | |
| Objectives | 1, 2, 3 & 4 |
| Principles of Development Control | 1, 2, 5 & 17 |

| <u>Policy Area: Policy Area 21</u> | |
|--|--|
| <i>Desired Character Statement:</i> | |
| <p><i>This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the</i></p> | |

form of detached dwellings).

There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern.

Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

| | |
|-----------------------------------|-------------|
| Objectives | 1 |
| Principles of Development Control | 1, 2, 4 & 6 |

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the relevant quantitative provisions of the Development Plan as outlined in the table below:

| DEVELOPMENT PLAN PROVISIONS | Min | Lot 1 | Lot 2 |
|---|---|---|---|
| SITE AREA <i>Low Density Policy Area 21</i> PDC 4 & 6 | Minimum <u>dwelling</u> site area when located within 400 metres of a centre zone: 350m ² Land division <u>only</u> 420m ² | 354m ² Satisfies PDC 4 but not PDC 6 | 354m ² Satisfies PDC 4 but not PDC 6 |
| SITE FRONTAGE <i>Low Density Policy Area 21</i> PDC 4 & 6 | Minimum <u>dwelling</u> site area when located within 400 metres of a centre zone: 9 metres. Land division <u>only</u> : 12 metres | 9.15m Satisfies PDC 4 but not PDC 6 | 9.15m Satisfies PDC 4 but not PDC 6 |

QUALITATIVE ASSESSMENT

The proposal is assessed for consistency with the relevant qualitative provisions of the Development Plan as outlined under the following sub-headings:

Site Areas

The Development Plan specifies two different site area requirements for residential development within Residential Policy Area 21. Residential Policy Area 21, Principle of Development Control (PDC) 6 reads,

"Land division should create allotments with an area of greater than 420 square metres and a minimum frontage width of 12 metres, other than where the land division is combined with an application for dwellings, or follows an approval for dwellings on the site".

PDC 4 lists the minimum site area requirements for detached and semi-detached dwellings as 350 square metres.

No land use applications have been submitted for the subject land nevertheless it is reasonably practical to apply Residential Policy Area 18, PDC 4, where the minimum site area for either a detached or semi-detached dwelling is 350 square metres. Dwellings constructed on the proposed allotments in this instance would satisfy the minimum site area requirements of the Development Plan.

Frontage Width

As with the site areas, the Development Plan specifies two different frontage width requirements for residential development within Residential Policy Area 21. Residential Policy Area 21, PDC 6 states that a land division should create allotments with a minimum frontage requirement of 12 metres while PDC 4 states a minimum site frontage requirement of 9 metres for detached and semi-detached dwellings.

For the same reasons as outlined above it is practical to apply Residential Policy Area 21, PDC 4, where the minimum frontage width for a detached or semi-detached dwelling is 9 metres. Each allotment frontage in this instance satisfies the Development Plan.

Allotment Character

The Desired Character Statement states:

"There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones".

Despite the differing site area requirements, overall, the proposed division will satisfy the level of density the Desired Character Statement anticipates for the policy area. The character statement seeks to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. The proposal will result in rectangular allotments that are capable of supporting medium density development of different dwelling types that have direct street frontage.

SUMMARY

The proposed development satisfies the relevant Principles of Development Control and more importantly contributes to the Desired Character of Residential Policy Area 21. The proposed allotments will support medium density development in the form of dwellings that are specifically envisaged within close proximity to centre zones.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 November 2015 and warrants Development Plan Consent.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1495/2015 by Nick DeGuisa & Tori McKenzie to undertake a Torrens Title land division (DAC No. 211/D164/15) to create two (2) Torrens Title allotments from one (1) existing Torrens Title allotment at 538 Henley Beach Road, Fulham (CT 5804/557) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Cavallo Forest & Associates relating to Development Application No. 211/1495/2015 (DAC 211/D164/15).

DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE CONDITIONS:

2. All access to/from this site shall be gained via a single, shared access point. The access shall be a minimum of 6.0 metres wide incorporating a clear area of 6.0 metres by 6.0 metres in bound from the property boundary and appropriately flared to Henley Beach Road.
3. All vehicles must enter and exit Henley Beach Road in a forward direction.
4. The shared access and clear area shall be kept clear of all obstructions to vehicle manoeuvring, including meters, vegetation, letterboxes, fences or parked cars.
5. All obsolete crossovers to/from Henley Beach Road shall be closed and reinstated to Council standard kerb and gutter at the applicant's expense.
6. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Henley Beach Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of section 51 clearance to this division approved herein, the existing dwelling and all ancillary structures shall be removed from proposed allotment(s) 1 and 2. For this purpose a separate application to Council is required.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0040515).


An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

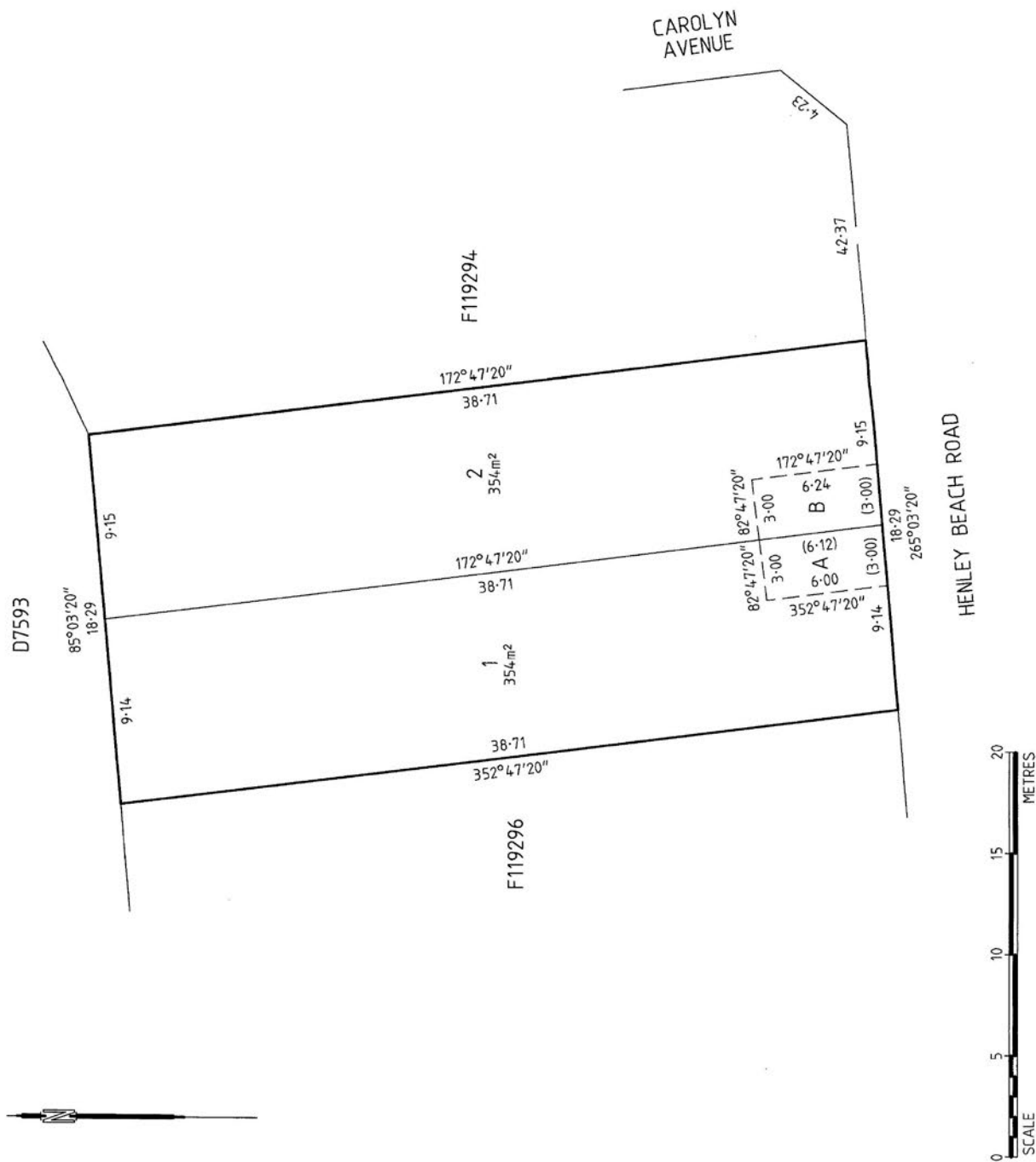
The internal drains shall be altered to the satisfaction of the SA Water Corporation.


SA Water Corporation further advise on approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

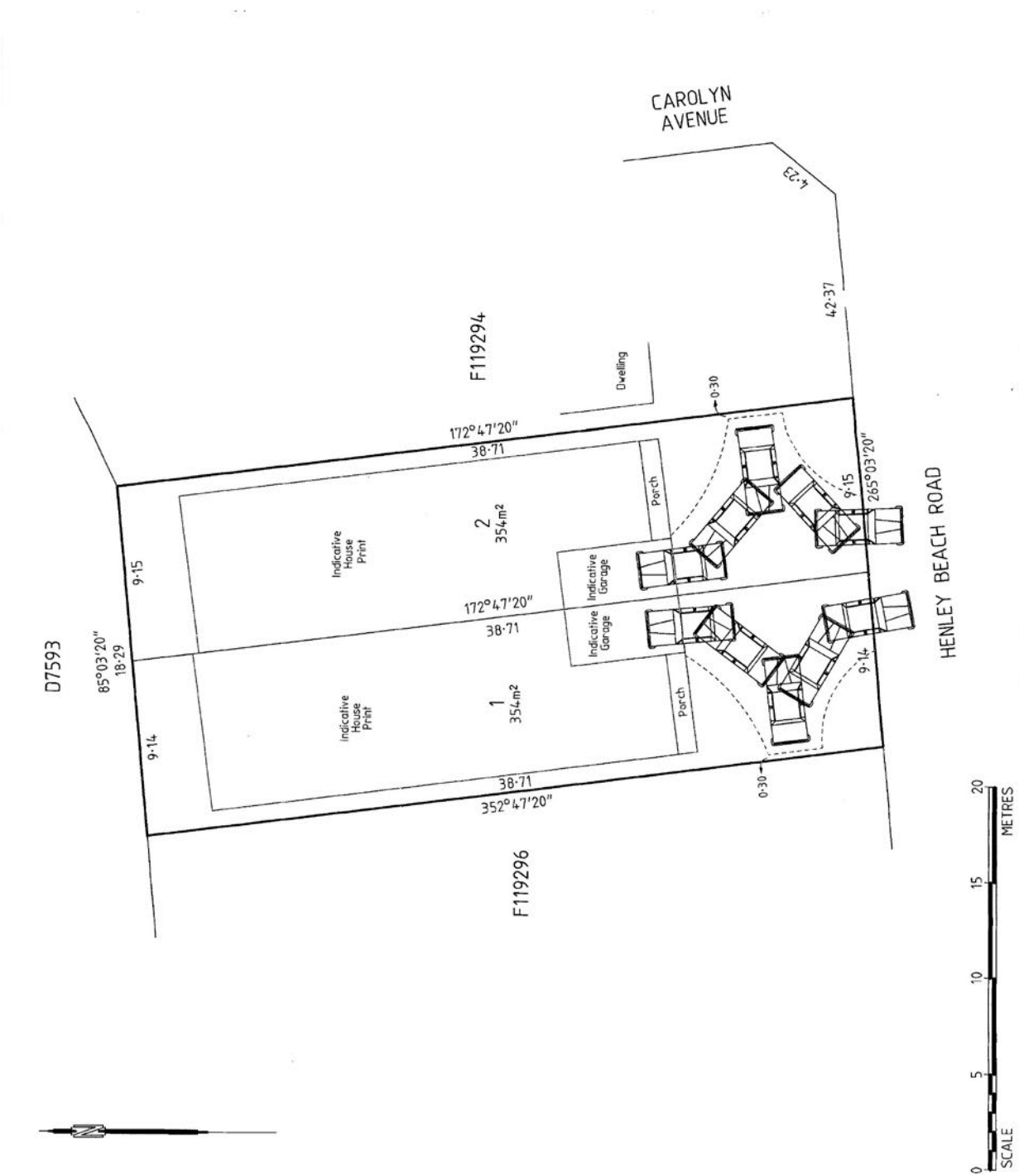
3. Payment of \$6,488 into the Planning and Development Fund (1 allotment/s @ \$6,488 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, Ground Floor 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

ATTACHMENT 1

| | | | |
|---|-------------|--------|----------|
| PLAN OF PROPOSED DIVISION | | | |
| DAC DEVELOPMENT NUMBER | 211/D164/15 | | |
| COUNCIL.....CITY OF WEST TORRENS..... | | | |
| ZONE..... | | | |
| POLICY AREA..... | | | |
| SUBJECT LAND DETAIL | | | |
| ALLOTMENT 77 IN FP 119295 HUNDRED OF ADELAIDE IN THE AREA NAMED FULHAM | | | |
| 538 Henley Beach Road Fulham SA 5024 | | | |
| TITLE REFERENCES | | | |
| C.T. Vol 5804 Fol 557 | | | |
| MAP REFERENCE: | | | |
| TORRENS DIVISION | | | |
| TOTAL SITE AREA: 707m ² | | | |
| NO. OF EXISTING ALLOTMENTS: 1 | | | |
| NO. OF PROPOSED ALLOTMENTS: 2 | | | |
| NO. OF ADDITIONAL ALLOTMENTS: 1 | | | |
| ANNOTATIONS / EASEMENTS | | | |
| Existing Dwelling to be Demolished. | | | |
| New Easement | | | |
| Portion of Allotment 1 marked A is to be subject to a Free and Unrestricted Right of Way appurtenant to Allotment 2. | | | |
| Portion of Allotment 2 marked B is to be subject to a Free and Unrestricted Right of Way appurtenant to Allotment 1. | | | |
| All dimensions in metres. Do not scale drawing. | | | |
| ALL DATA IS APPROX ONLY | | | |
| SUBJECT TO SURVEY AND FINAL PLAN | | | |
|  CAVALLO FOREST & ASSOCIATES Surveying & Land Division Consultants 77 East Avenue, Clarence Park SA 5084 Ph: (08) 8351 5295 Email: survey@cavalloforest.com.au | | | |
| DATE 18/01/16 | FIELD -- | CHK RC | DRAWN JC |
| REF No 15-285 | | | REV 02 |



| | | | |
|--|-------------|--------|----------|
| PLAN OF PROPOSED DIVISION | | | |
| DAC DEVELOPMENT NUMBER | 211/D164/15 | | |
| COUNCIL.....CITY OF WEST TORRENS..... | | | |
| ZONE..... | | | |
| POLICY AREA..... | | | |
| SUBJECT LAND DETAIL | | | |
| ALLOTMENT 77 IN FP 119295 HUNDRED OF ADELAIDE IN THE AREA NAMED FULHAM | | | |
| 538 Henley Beach Road Fulham SA 5024 | | | |
| TITLE REFERENCES | | | |
| C.T. Vol. 5804, Fol. 557 | | | |
| MAP REFERENCE: | | | |
| TORRENS DIVISION | | | |
| TOTAL SITE AREA: 707m ² | | | |
| NO. OF EXISTING ALLOTMENTS: 1 | | | |
| NO. OF PROPOSED ALLOTMENTS: 2 | | | |
| NO. OF ADDITIONAL ALLOTMENTS: 1 | | | |
| ANNOTATIONS / EASEMENTS | | | |
| Existing Dwelling to be Demolished. | | | |
| Indicative House Print for planning purposes only. | | | |
| All dimensions in metres. Do not scale drawing. | | | |
| ALL DATA IS APPROX ONLY | | | |
| SUBJECT TO SURVEY AND FINAL PLAN | | | |
|  CAVALLO FOREST & ASSOCIATES Surveying & Land Division Consultants 77 East Avenue, Clarence Park SA 5094 Ph: (08) 8351 5295 Email: surveying@cavalloforest.com.au | | | |
| DATE 20/01/16 | FIELD --- | CHK RC | DRAWN JC |
| REF No 15-285 | | | REV 03 |



ATTACHMENT 2

Contact Planning Services
Telephone 7109 7016
Facsimile 8303 0604



24th February 2016

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir/Madam

**Re: Proposed Development Application No. 211/D164/15 (ID 52592) Amended Plan 14/2/16
By Nick Deguisa**

Further to my letter dated 25th January 2016 and to assist the Council in reaching a decision on this application, copies of the reports received by the Commission from agencies that it has consulted have been uploaded for your consideration.

IT IS REQUESTED PURSUANT TO SECTION 33 (1) (c) OF THE DEVELOPMENT ACT, 1993 THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE COMMISSION.

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0040515).
An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.

The internal drains shall be altered to the satisfaction of the SA Water Corporation.

2. Payment of \$6488 into the Planning and Development Fund (1 allotment/s @ \$6488 /allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, Ground Floor 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

SA Water Corporation further advise on approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Council's particular attention is drawn to the comments by the DPTI – Transport Services for this application advising the recommended condition be attached to any approval issued.

Please upload the Decision Notification Form (via EDALA) following Council's Decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read "P. Hodgson", written over a horizontal line.

Phil Hodgson
Unit Manager, Land Titles Office
as delegate of the
DEVELOPMENT ASSESSMENT COMMISSION
Q:\PLANNING\SERVICES\TEMPLATES\STATEMENTS\ELECTRONIC\TFF2R edala

In reply please quote 2016/00300/01, Process ID: 383496
Enquiries to Vittorio Varricchio
Telephone (08) 8226 8393
Facsimile (08) 8226 8330
E-mail dpti.luc@sa.gov.au



Government of South Australia
Department of Planning,
Transport and Infrastructure

**SAFETY AND SERVICE –
Traffic Operations**

GPO Box 1533
Adelaide SA 5001

Telephone: 61 8 8226 8222
Facsimile: 61 8 8226 8330

ABN 92 366 288 135

29/01/2016

The Presiding Member
Development Assessment Commission
GPO Box 1815
HILTON SA 5033

Dear Sir,

SCHEDULE 8 - REFERRAL RESPONSE

| | |
|------------------------|---------------------------------------|
| Development No. | 211/D164/15 |
| Applicant | Nick Deguisa |
| Location | 538 Henley Beach Road, Fulham |
| Proposal | Land Division (1 into 2) Amended Plan |

I refer to the above development application forwarded to the Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

THE PROPOSAL

The application proposes to divide an existing allotment into two residential allotments.

CONSIDERATION

It is DPTI policy to minimise access points onto arterial roads in the interest of road safety. Therefore, all access to serve Allotments 1 and 2 via a single shared access to/from Henley Beach Road is supported. All obsolete crossovers to/from Henley Beach Road should be closed and reinstated to Council standard kerb and gutter at the applicant's expense. Furthermore, the 6.0 metre by 6.0 metre on-site clear area at the access point is supported as it will cater for any simultaneous two-way vehicular movements, and minimise disruption to traffic flows along Henley Beach Road.

It is DPTI policy that vehicles should enter and exit arterial roads in a forward direction. Accordingly, sufficient on-site manoeuvring areas should be provided to enable all vehicles to enter and exit Henley Beach Road in a forward direction.

CONCLUSION

In view of the above, DPTI recommends that the following conditions be attached to any approval given:

1. All access to/from this site shall be gained via a single, shared access point. The access shall be a minimum of 6.0 metres wide incorporating a clear area of 6.0 metres by 6.0 metres inbound from the property boundary and appropriately flared to Henley Beach Road.
2. All vehicles must enter and exit Henley Beach Road in a forward direction.
3. The shared access and clear area shall be kept clear of all obstructions to vehicle manoeuvring, including meters, vegetation, letterboxes, fences or parked cars.
4. All obsolete crossovers to/from Henley Beach Road shall be closed and reinstated to Council standard kerb and gutter at the applicant's expense.
5. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Henley Beach Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Yours sincerely,



A/GENERAL MANAGER, OPERATIONAL SERVICES

For COMMISSIONER OF HIGHWAYS

7. CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 9 Press Road, BROOKLYN PARK - CONFIDENTIAL

Application No. 211/668/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

7.2 22 Press Road, BROOKLYN PARK (Land Division) - CONFIDENTIAL

Application No. 211/828/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

7.3 22 Press Road, BROOKLYN PARK (Land Use) - CONFIDENTIAL

Application No. 211/1047/2015 & 211/1048/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

8. SUMMARY OF COURT APPEALS

8.1 Summary of Court Appeals

BACKGROUND

Monthly statistics are provided for the information of the Panel in relation to:

1. any matters being referred to the Development Assessment Commission (DAC); and
2. any planning appeals before the Environment, Resources and Development Court (ERDC) and their status.

The current status is listed as follows:

Matters pending determination by DAC

| Reason for referral | DA number | Address | Description of development |
|---------------------|-----------------|----------------------------------|---|
| Section 49 | 211/1155/2012/A | West Beach Road, West Beach | Additional playing fields & associated facilities - Variation to an authorisation previously granted - Change to condition #10 |
| Schedule 10 | 211/136/2015 | 134-136 Anzac Highway, Glandore | On The Run redevelopment |
| Schedule 10 | 211/146/2016 | Lot 12 Holbrooks Road, Underdale | Installation of a prefabricated toilet |

Development Application appeals before the ERDC

| DA Number | Address | Reason for Appeal | Description of Development | Status |
|-------------------------------|---------------------------------|---|---|---|
| 211/828/2015 | 22 Press Road, BROOKLYN PARK | Applicant appealed DAP refusal | create one additional allotment | Conciliation Conference After 12 April 2016 |
| 211/437/2014 | 1 Hinton Street, UNDERDALE | Applicant appealed DAP refusal | create one additional allotment | Awaiting outcome of hearing |
| 211/668/2015 | 9 Press Road, BROOKLYN PARK | Applicant appealed DAP refusal | create one additional allotment | Conciliation Conference After 12 April 2016 |
| 211/1311/2015 & 211/1427/2015 | 51 Watson Avenue, Netley | Applicant appealed Nature & DAP refusal | construction of two dwellings & create one additional allotment | Directions Hearing 21 April 2016 |
| 211/1355/2015 | 8A Jervois Street, TORRENSVILLE | Applicant appealed DAP refusal | Conversion to a residential flat building | Preliminary Conference 18 April 2016 |

SUMMARY

The information requested by the Panel has been provided for information purposes.

RECOMMENDATION

The Development Assessment Panel receive and note the information.

9. MEETING CLOSE