

CITY OF WEST TORRENS



MINUTES

of the

DEVELOPMENT ASSESSMENT PANEL

of the

CITY OF WEST TORRENS

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

on

TUESDAY, 13 DECEMBER 2016
at 5.00pm

Terry Buss
Chief Executive Officer

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5:01pm.

1.1 Evacuation Procedure

The evacuation procedures were read out to the gallery by the Presiding Member.

2 PRESENT

Panel Members:

C Dunn (Presiding Member)

Members: G Nitschke, T Polito, K McKay, W Stokes

Officers:

Mr T Buss	(Chief Executive Officer and DAP Public Officer)
Mr A Catinari	(General Manager Urban Services)
Ms J Lennon	(Manager City Development)
Mr P Harnett	(Senior Development Officer)
Ms S Gallarelo	(Development Officer)
Mr J Leverington	(Development Officer)
Ms K Briton-Jones	(Development Officer)
Ms M Attard	(EA Urban Services - Minute Secretary)

3 APOLOGIES

J Strange

RECOMMENDATION

That the apologies be received.

RESOLUTION

Moved W Stokes

Seconded T Polito

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

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

RESOLUTION

Moved W Stokes
Seconded T Polito

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 452 Henley Beach Road, LOCKLEYS

Application No 211/476/2015/3

Appearing before the Panel will be:

Representors: **James Levinson** representing **Frank Condo** of **453 Henley Beach Road, Lockleys** appeared in support of the representation.

Dragan & Samantha Zlatkovic of **3A Kenton Street, Lockleys** did not appear in support of their representation.

Applicant/s **Brian Hayes** and **Chris Vounassis** of **Future Urban Group** (on behalf of the applicant) appeared to respond to representations.

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. 211/476/2015/3 by David Romaldi Architects to undertake the construction of a three-storey (3) storey residential flat building comprising twelve (12) dwellings, a community centre and associated car parking and landscaping; and, conversion of the community centre (Stage 1) into a single storey detached dwelling associated with the retirement village complex, and removal of two (2) *Phoenix canariensis* (Canary Island Date Palms). (STAGE 2) at 452 Henley Beach Road, Lockleys (CT 5213/662) subject to the following conditions of consent

Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent as detailed in the 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.

For this purpose, final stormwater management details, including calculations of stormwater detention, disposal and reuse and water quality design and calculations shall be submitted to and approved by Council prior to or at the time of application for Building Rules Consent.

3. 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.

4. That all car parking spaces shall be line-marked, 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. Line marking and directional arrows shall be clearly visible 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. Appropriate measures and adequate provision shall be made on-site for a private contractor to collect all domestic refuse from wholly within the site and collection shall occur between the hours of 7:00am and 6:00pm weekdays only.
7. That any lighting of internal driveways shall be directed and screened so that light spill is not a nuisance to adjoining properties.
8. Prior to the removal of the tree approved herein, \$168 shall be paid into the Planning and Development Urban Tree Fund (2 replacement trees @ \$84/tree) in lieu of replanting. Cheques are to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made on the 5th Floor, Roma Mitchell House, 136 North Terrace, Adelaide or sent to GPO Box 1815 Adelaide 5001. For payments by mail, please include Development Number, Applicant Name and Address of the Development. Payment may also be made over the phone with Credit Card (Mastercard or Visa) by calling the Development Assessment Commission's Customer Service Officer on 8303 0724.
9. All vehicles shall enter and exit the sites in a forward direction.
10. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the arterial road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
11. Prior to occupation of the building, all upper level windows and balconies (with the exception of the south facing elevation) will be provided with opaque screening or fixed obscure glass to a minimum height of 1.7 metres above the corresponding floor level to minimise the potential for overlooking of adjoining properties. The screen or glazing in these windows & balconies will be maintained in reasonable condition at all times.

DEVELOPMENT ASSESSMENT PANEL DECISION

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 Plan Consent for Application No. 211/476/2015/3 by David Romaldi Architects to undertake the construction of a three-storey (3) storey residential flat building comprising twelve (12) dwellings, a community centre and associated car parking and landscaping; and, conversion of the community centre (Stage 1) into a single storey detached dwelling associated with the retirement village complex, and removal of two (2) *Phoenix canariensis* (Canary Island Date Palms). (STAGE 2) at 452 Henley Beach Road, Lockleys (CT 5213/662) for reason that the proposal is not conducive to the overall intent, purpose and desired character of the zone and policy area in that it:

- Exceeds the recommended building height;
- Is excessive in bulk and scale;
- Does not satisfy building setbacks from road and site boundaries; and
- Does not provide adequate private open space.

6.2 23 Wood Street, KURRALTA PARK

Application No 211/926/2016

Appearing before the Panel will be:

Representors: **Ruth Beach** for **Steve and Voula Haliabalias** of 21 Wood Street appeared in support of their representation.

Anton Olbrycht of 14 Warwick Ave, Kurralta Park appeared in support of their representation.

Applicants: **James Levinson** and **Tony Schnaars** of **APS Homes** appeared to respond to representations.

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. 211/926/2016 by APS Homes to undertake Construction of a two storey residential flat building comprising five (5) dwellings and associated driveway and landscaping at 23 Wood Street, Kurralta Park (CT 5697/280) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Council Conditions

1. That the development shall be undertaken and maintained in accordance with the plans and information detailed in this application except where varied by any conditions listed below.
2. That the finished floor level shall be a minimum of 350 mm above the highest point of the water table adjacent to the subject site.
3. That all stormwater design and construction must 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 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.

4. That any retaining walls must be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving prior to occupation of the dwelling, and be properly drained, and maintained in a reasonable condition at all times.
6. That prior to occupation of the dwellings, all planting and landscaping must be completed and be maintained in reasonable condition at all times. Any plants that become diseased or die must be replaced with a suitable species.
7. That the upper level windows and balconies of all dwellings (with the exception of the west facing elevation of Dwelling 1) will be provided with opaque screening or fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The screen or glazing in these windows & balconies will be maintained in reasonable condition at all times.
8. That the gaps between the balustrade, handrails and aluminum slats of all south facing balconies shall be no more than 10 millimeters.
9. That landscaped protuberances shall be added to the landscaping strip abutting the southern boundary to create pinch points of no less than three metres wide within the common driveway. The protuberances should be sited in a manner that does not compromise reversing movements of vehicles parked on the subject land.
10. That the shared visitor car park shall be marked as such by a small sign post in the adjacent landscaped verge.
11. That 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

DEVELOPMENT ASSESSMENT PANEL DECISION

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 Plan Consent for Application No. 211/926/2016 by APS Homes to undertake Construction of a two storey residential flat building comprising five (5) dwellings and associated driveway and landscaping at 23 Wood Street, Kurralta Park (CT 5697/280) for reason that the proposal is not conducive to the overall intent , purpose and desired character of the zone and policy area in that it:

- Does not meet minimum site area requirements;
- Does not satisfy building setbacks from road and site boundaries;
- Does not provide adequate private open space; and
- Does not provide adequate landscaping

6.3 8 Packard Street, NORTH PLYMPTON

Application No 211/1500/2015

Appearing before the Panel will be:

Representors: **K Yamamoto** and **H Yamamoto** of unit 1 and **John Candlett** of unit 2, 6 Packard St appeared in support of the representation.

Applicant/s **Matthew Faulkner** of **Urban Planning and Design** on behalf of **In-Property Design** appeared to respond to the representations.

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. 211/1500/2015 by In-Property Design to undertake development at 8 Packard Street, North Plympton (CT 5805/548) subject to the following conditions of consent:

Council Conditions

1. The development shall be undertaken and completed in accordance with the plans and information detailed in the application except where varied by any condition(s) listed below.
2. The finished floor level of each dwelling must be in accordance with 'Site-Works Plan' (Job Number C20792) dated 25-Jan-16 (14.175 minimum).
3. That all stormwater design and construction will 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 will 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 any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all landscaping will 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 will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

7. All upper level windows, other than the east facing windows of 'Residence 1' (street facing), shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level, prior to occupation of the building. The glazing in these windows shall be maintained in good condition at all times.
8. Any lighting on the site shall be directed and screened so that light-spill into the nearby premises is avoided.

DEVELOPMENT ASSESSMENT PANEL DECISION

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 Plan Consent for Application No. 211/1500/2015 by In-Property Design to undertake development at 8 Packard Street, North Plympton (CT 5805/548) for reason that the proposal is not conducive to the overall intent, purpose and desired character of the zone and policy area in that it:

- Does not meet minimum site area requirements;
- Does not meet minimum frontage width; and
- Does not provide adequate quality private open space with regard to solar access.

6.4 17 and 19 Arthur Street, RICHMOND

Application No 211/354/2016

Appearing before the Panel will be:

Representors: **Mr Philip Panos** of 21 Arthur Street, Richmond did not appear in support of the representation.

Dr Mohammed Mohammed of 5/15 King William Street, Kent Town (Owner of 14a Shaw Avenue, Richmond) appeared in support of the representation.

Mrs V Morrison of 11 Margaret Street, Richmond, represented by **Ms Kerry Morrison** (Daughter), appeared in support of the representation.

Applicant: **Marcus Rolfe** of **URPS** on behalf of **Precinct One** to respond to the representations.

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. 211/354/2016 by Precinct One to undertake a Combined application: Land Division Community Title (Unique ID 55195) DAC No. 211/C119/16 - create six (6) additional allotments; Construct two (2) two storey residential flat buildings containing a total of eight (8) dwellings at 17 (CT 5719/510) and 19 (CT 5444/902) Arthur Street, Richmond subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT

Council Conditions

1. The development shall be undertaken and completed in accordance with the plans and information detailed in the application except where varied by any condition(s) listed below.
2. That all stormwater design and construction will 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 will 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 will 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 will 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 landscaping will 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 will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
6. Stormwater detention, finished floor levels, re-use and/or water quality measures must be implemented in accordance with the engineering details and design drawing(s) prepared by KP-Squared Engineering
7. Upper level windows, other than the west-facing windows of 'Dwelling 1' and 'Dwelling 8' (street facing), shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level, prior to occupation of the building. The glazing in these windows shall be maintained in good condition at all times.
8. External materials and finishes must be non-reflective.
9. The finished floor level of each dwelling shall be in accordance with the 'Civil and Drainage Plan' - Issue A, prepared by KP Squared Engineering and dated 14.06.2016 (12.35).

10. Any lighting on the site shall be directed and screened so that light-spill into the nearby premises is avoided.

LAND DIVISION CONSENT

Council Conditions

1. Prior to the issue of clearance to the approved land division, all existing buildings and structures shall be removed from each allotment

Development Assessment Commission and SA Water Corporation Conditions

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0049102).

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

For SA Water to assess this application, the developer must advise SA Water the 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 SAW Land Developments on 74241119. An investigation will be carried out to determine if connections to the development will be standard or non-standard.

3. 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.
4. Payment of \$40056 into the Planning and Development Fund (6 allotment/s @ \$6676/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.

DEVELOPMENT ASSESSMENT PANEL DECISION

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 Plan Consent and Land Division Consent for Application No. 211/354/2016 by Precinct One to undertake a Combined application: Land Division Community Title (Unique ID 55195) DAC No. 211/C119/16 - create six (6) additional allotments; Construct two (2) two storey residential flat buildings containing a total of eight (8) dwellings at 17 (CT 5719/510) and 19 (CT 5444/902) Arthur Street, Richmond for reason that the proposal is not conducive to the overall intent, purpose and desired character of the zone and policy area in that it:

- Does not meet minimum site area requirements;
- Does not meet minimum frontage width; and
- Does not meet minimum rear setback requirements.

6.5 38 South Road, TORRENSVILLE

Application No 211/1050/2016

Appearing before the Panel will be:

Representors: **S Singh** of 3 Dalby Avenue, Morphettville (business owner of 'Touch n Glow' hand car wash) did not appear in support of the representation.

Applicant/s **Lynette Brandwood** (Prime Planning) on behalf of Vodafone Hutchison Australia Pty Ltd was available to answer questions from the Panel.

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. 211/1050 /2016 by Vodafone Hutchison Australia Pty Ltd to undertake development at 38 South Road, Torrensville (CT 6160/355) subject to the following conditions of consent:

Council Conditions

1. The development shall be undertaken and completed in accordance with the plans and information detailed in the application except where varied by any condition(s) listed below.
2. The external walls and roof of the equipment cabinet shall not incorporate highly reflective materials that result in glare.

State Heritage Notes

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.

- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
- c) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.6 21 Fulham Park Drive, LOCKLEYS

Application No 211/791/2016

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 Plan Consent for Application No. 211/791/2016 by Davin Pickard Homes to undertake Combined Application : Land Division - Torrens Title, DAC No 211/D099/16 (Unique ID 54776); Create (1) additional allotment; demolition of existing dwelling and associated structures and construction of a single storey dwelling and a two storey dwelling at 21 Fulham Park Drive, Lockleys (CT5675/813) for the following reasons:

1. The proposed development is contrary to:
 - Zone Section, Residential Zone Principle of Development Control 8
Reason: Proposed dwellings do not meet the minimum quantitative provisions of Development Plan.
 - Zone Section, Residential Zone, Low Density Policy Area 21 Principle of Development Control 3
Reason: Proposed dwellings and allotments do not meet the minimum quantitative provisions of Development Plan.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.7 39 Western Parade, BROOKLYN PARK

Application No 211/1075/2016 and 211/773/2016

RECOMMENDATION 1

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. 211/773 /2016 (211/D096/2016) by Penghong Zhao and Ruinong Tan to undertake land division at 39 Western Parade, Brooklyn Park CT5641/803) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

LAND DIVISION CONSENT

Council Conditions

1. Prior to an application for Sec 51 clearance, all existing buildings and structures on the site shall be removed.

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.

Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

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 \$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.

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 DECISION

The Panel resolved that the recommendation is adopted.

RECOMMENDATION 2

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. 211/1075 /2016 by Penghong Zhao and Ruinong Tan to undertake Construction of one Detached Dwelling and One Group Dwelling at 39 Western Parade, Brooklyn Park (CT5641/803) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Reserved Matters:

The following information shall be submitted for further assessment and approval by the City of West Torrens as reserved matters under Section 33(3) of the Development Act 1993:

1. That a satisfactory acoustic report is provided for the proposed detached and group dwelling that confirm that the dwellings comply with *AS 2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

DEVELOPMENT PLAN CONSENT Council Conditions

1. Development is to take place in accordance with the plans prepared by Hickenbotham, Project No 597.15, Sheet No's 1-5 and Civil Plan prepared by Dimension Design Studio, Drawing No TX-11930.00 C01 Issue A except where varied by any condition(s) listed below.
2. In reference to the 'Civil Plan' (Triaxial Consulting drwg TX-11930.00 C01 rev A dated June'16), the FFL of the proposed residence 1 shall be 100.50 and residence 2 shall be 100.65.
3. That all stormwater design and construction will 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 will 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 any retaining walls be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. Any new or modified crossovers shall be constructed to Council's requirements. New vehicle crossing places must be located a minimum of 1 metre from any existing or proposed verge features (i.e. crossovers, street trees, stormwater connections, Stobie poles).

An "Application to Construct a Vehicular Crossing Place(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's Infrastructure Services section prior to the undertaking of any works. Council's crossing place and reinstatement design details are contained within this application.

6. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
7. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
8. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.8 55 Dingera Avenue, NORTH PLYMPTON

Application No 211/818/2016

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/D110 /16 by Mr Michael Norman Grainger to undertake development at 55 (Allotment 180) Dingera Avenue, North Plympton (CT 5705/50) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT

Council Conditions

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

LAND DIVISION CONSENT

Council Conditions

1. Prior to the issue of clearance to this division, existing structures must be removed from the allotment.
Reason: To ensure existing buildings do not cross allotment boundaries and ensure that approved allotments are suitable for their intended purpose.

Development Assessment Commission Conditions

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.
4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.9 40 Patricia Ave, CAMDEN PARK

Application No 211/866/2016

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. 211/866/2016 by Jack Giannias to undertake Combined Application - Construction of two (2) single storey dwellings with garage; Land Division - Torrens Title, DAC 211/D172/16 (Unique ID 55951), create one (1) additional allotment at 40 Patricia Ave, Camden Park (CT 5124/472) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT

Council Conditions

1. Development is to take place in accordance with the land division plans prepared by Elite Land Solutions and built form plans prepared by Noble Design relating to Development Application No. 211/866/2016 (DAC 211/D172/16).
2. That the finished floor level shall be a minimum of 350 mm above the highest point of the water table adjacent to the subject site.

3. That all stormwater design and construction will 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 will 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 any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all landscaping will 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 will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

LAND DIVISION CONSENT

Council Conditions

1. That prior to the issue of clearance to the division approved herein, all existing structures shall be removed from proposed Allotments.

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 receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

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

3. Payment of \$6676 into the Planning and Development Fund (1 allotment(s) @ \$6676/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.
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 DECISION

The Panel resolved that the recommendation is adopted.

6.10 26A Taylors Lane, MILE END

Application No 211/1097/2016

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. 211/1097/2016 by Stannard Family Homes to undertake the construction of a single storey detached dwelling at 26A Taylors Lane, Mile End (CT 6156/903) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Reserved Matters:

1. A civil plan shall be provided that demonstrates the following, to the satisfaction of City Assets:
 - Finished floor level (a minimum of 350mm above the height of the water table adjacent to the subject site);
 - Stormwater management (directed to Rose Street, Mile End);
 - Stormwater detention measures.

Council Conditions

1. The development must 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. 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. That any retaining walls 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 must be formed, surfaced with concrete, bitumen or paving, and be properly drained. They must be maintained to the reasonable satisfaction of Council thereafter.
5. All planting and landscaping must be completed within 3 months of the commencement of the use 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.

6. 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.

Notes

1. The applicant or owner shall liaise with the owner of 21 Rose Street, Mile End, for permission and access to the stormwater easement on the western side of the allotment.
2. Pruning of the existing tree located on the adjacent site at 23 Rose Street, Mile End, and nominated on Siteworks Plan (Job No C20309) (Dated 14 November 2015) Issue No. B. should be undertaken in accordance with the Australian Standards for Pruning of Amenity Trees AS 4373-2007 to minimise damage to the tree.
3. The subject land is located within an area depicted within AS2021 as being exposed to an Australian Noise Exposure Forecast of 20 or higher. Building work in relation to this land shall comply with Australian Standard AS2021 (as applicable) insofar as it is relevant to the particular building work (in addition to the requirements of the Building Code). As such, an acoustic report prepared by a suitably qualified professional should be provided and included in the building documentation submitted for Building Rules Consent.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.11 25 Basnett Street, KURRALTA PARK

Application No 211/454/2016, 211/471/2016 and 211/472/2016

RECOMMENDATION 1

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. 211/454/2016 by Mr Michael Tsoupas to undertake land division at 25 Basnett Street, Kurralta Park (CT 5538/794) subject to the following conditions of consent:

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.

LAND DIVISION CONSENT**Council Conditions**

1. Prior to the issue of clearance to this division, existing buildings and/or structures shall be removed from the proposed allotments.

Development Assessment Commission and SA Water Corporation Conditions

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

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.

The alteration of internal drains to the satisfaction of SA Water is required.
AN INVESTIGATION WILL BE CARRIED OUT TO DETERMINE IF THE CONNECTIONS FOR THIS DEVELOPMENT WILL BE STANDARD OR NON-STANDARD.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

RECOMMENDATION 2 & 3

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's. 211/471/2016 and 211/472/2016 by Sterling Homes to undertake development at 25 Basnett Street, Kurralta Park (CT 5538/794) subject to the following conditions of 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 the finished floor level shall be 100.60 in reference to the 'Civil Plan' (fmg drwg no.HC01 dated 08/04/16).

3. That all stormwater design and construction will 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 will 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 any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who has/have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
7. External materials and finishes must be non-reflective to prevent glare.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendations are adopted.

6.12 22 Galway Ave, NORTH PLYMPTON

Application No 211/1204/2016

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. 211/1204/2016 by IPAD building Services to undertake a Community titled 1 into 2 land division at 22 Galway Ave. North Plympton (CT5764/110) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT

Council Conditions

1. Development is to take place in accordance with the plans prepared by Michael Gear Surveys relating to Development Application No. 211/1204/2016 (DAC 211/C151/16).

*LAND DIVISION CONSENT***Development Plan Conditions**

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing buildings and structures shall be removed from the proposed Allotments.

Development Assessment Commission Conditions

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees. 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 \$6676 into the Planning and Development Fund (1 allotment(s) @ \$6676/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.
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 DECISION

The Panel resolved that the recommendation is adopted.

6.13 41 Dudley Avenue, NORTH PLYMPTON

Application No 211/340/2016 & 211/1289/2016

RECOMMENDATION 1

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. 211/1289/2016 by Dudley Street Properties Pty Ltd to undertake Land division - Community Title; DAC No. 211/C166/16 (Unique ID 55910); Create four (4) additional allotments at 41 Dudley Avenue (CT5743/465) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

*DEVELOPMENT PLAN CONSENT***Council Conditions:**

1. Development is to take place in accordance with the plans prepared by John C Bested & Associates Pty Ltd relating to Development Application No. 211/1289/2016 (DAC 211/C166/16).

Development Assessment Commission Conditions:

Nil

LAND DIVISION CONSENT**Council Conditions:**

1. That all existing buildings shall be removed from the subject land and allotments approved herein. For this purpose, a separate application for demolition shall be submitted for determination and consideration by Council.

Development Assessment Commission Conditions:

1. The financial requirements of SA Water shall be met for the provision of water and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
Subject to our new process, on receipt of the developer details and site specifications, an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees. 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 \$26704.00 into the Planning and Development Fund (4 lot(s) @ \$6676/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, 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

RECOMMENDATION 2

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. 211/340/2016 by Landmark Homes and Properties to undertake the construction of a total of five (5) group dwellings, each with a garage under the main roof; two (2) single storey dwelling and three double storey at 41 Dudley Avenue (CT5743/465) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 13 December 2016 as detailed in this application except where varied by any condition(s) listed below.

2. That the finished floor level shall be 15.23 in reference to the 'Site & Drainage Layout Plan' (Zafiris drwg no. 2160205 CF5 Issue C received 26/07/16).
3. That all stormwater design and construction will 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 will 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. Each of the three residences shall be fitted with a stormwater detention tank meeting the following design criteria:
 - A minimum 2700 litre detention storage tank. This detention storage requirement is over and above any Building Code of Australia requirement for a rainwater tank.
 - The rainwater from the roof area shall be directed to the detention tank and the tank outlet is limited through the utilisation of an outlet orifice as shown in in 'Site & Drainage Layout Plan' (Zafiris drwg no. 2160205 CF5 Issue C received 26/07/16).

In an endeavour to encourage improved Water Sensitive Urban Design within new development, Council would be satisfied for the required detention volume for all five residences to be traded for additional reuse storage and added to the volume of rainwater storage required under the Building Code of Australia. The minimum area of roof servicing the combined tank system would still have to comply with the minimum determined for the stormwater detention requirements.
5. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
6. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
7. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
8. That the upper level windows of Dwellings 3, 4 and 5 will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
9. 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.

When a building-owner gives notice for the commencement of building work, they shall advise Council of the relevant person, (name, address and telephone number) who will provide the Statement of Compliance required under regulation 83AB.

The relevant person must be:

- The licensed building contractor who performed the work, or
- A registered building work supervisor, private certifier or registered architect.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.14 23 Lindsay Street, CAMDEN PARK

Application No 211/399/2016 & 211/586/2016

RECOMMENDATION 1

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. 211/586/2016 by Sandy Wong to undertake Land Division - Community Title; DAC No. 211/C073/16 (Unique ID 54435); Create two (2) additional allotments at 23 Lindsay Street, Camden Park (CT 5705/65) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT

Council Conditions

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

LAND DIVISION CONSENT

Development Assessment Commission Conditions

1. Payment of \$12976 into the Planning and Development Fund (2 lots @ \$6488.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (71097018), 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.
2. 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
3. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0046288). An investigation will be carried out to determine if the connections to the 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

RECOMMENDATION 2

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. 211/399/2016 by D'Andrea & Associates to undertake Construction of residential flat building (2 dwellings) and a group dwelling at 23 Lindsay Street, Camden Park (CT 5705/65) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Council Conditions

1. The development must 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 finished floor level shall be a minimum of 350 mm above the highest point of the water table adjacent to the subject site.
3. 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.
4. 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.
5. All planting and landscaping must be completed within 3 months of the commencement of the use 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.
6. The upper level windows of the dwellings must be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.15 273 Marion Road, NORTH PLYMPTON

Application No 211/975/2016

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. 211/975/2016 by Construct Living Pty Ltd to undertake Demolition of an existing building; construction of a two-storey residential flat building containing five (5) dwellings with garages under main roof at 273 Marion Road, North Plympton (CT 5672/281) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT

Council Conditions

1. The development must 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 finished floor level shall be a minimum of 350 mm above the highest point of the water table adjacent to the subject site.
3. 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.
4. 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.
5. All planting and landscaping must be completed within 3 months of the commencement of the use 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.
6. The upper level windows of the dwellings must be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council.
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

8. No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
9. Stormwater detention measures will be required to be undertaken to restrict the total discharge from the total development site to a maximum of 20 litres per second for the site critical 20 year ARI storm event. An indication of how the storage is to be provided and calculations supporting the nominated volume are to be submitted to Council prior to development approval.

Department of Planning Transport and Infrastructure Conditions

10. Vehicular access to the site shall be via a single shared access. The access shall be constructed in general accordance with IThink Design, Site/Ground Floor Plan, Project 80.2015, Sheet PA 01, Revision A, Dated 4/8/16
11. The access point shall be suitably flared to Marion Road to allow convenient ingress and egress movements in order to minimise disruption to the free flow of traffic.
12. The access shall be designed to ensure a minimum separation of 1.0 metre can be achieved from the stobie pole.
13. The access and shared vehicle manoeuvring area(s) shall be clear of all obstructions including meters, letterboxes, vegetation and car parking.
14. All vehicles shall enter and exit the site in a forward direction.
15. Pedestrian sightlines at the access shall be in accordance with AS/NZS2890.1:2004.
16. All stormwater generated by the proposal shall be appropriately collected and disposed of without entering or jeopardising the safety of the adjacent arterial road network.

LAND DIVISION CONSENT

Council Conditions

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

Development Assessment Commission Conditions

2. Payment of \$25952.00 into the Planning and Development Fund (4 lots @ \$6488.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (71097018), 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
4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

5. For SA Water to assess this application, the developer must advise SA Water the 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 SAW Land Developments on 74241119. An investigation will be carried out to determine if connections to the development will be standard or nonstandard.
6. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.16 5 Salisbury Terrace, CAMDEN PARK

Application No 211/1276/2016

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. 211/1276/2016 by Jake Fez to undertake Land division - Torrens Title; DAC No. 211/D156/16 (Unique ID 55821); Create one (1) additional allotment at 5 Salisbury Terrace, Camden Park SA 5038 (CT5306/60) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT

Council Condition:

1. Development is to take place in accordance with the plans prepared by Donaghey Surveyors relating to Development Application No. 211/1276/2016 (DAC 211/D156/16).

LAND DIVISION CONSENT

Council Condition:

1. That all structures and buildings that currently exist on all of the allotments approved herein shall be removed.

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 receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees. 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 \$6676 into the Planning and Development Fund (1 allotment @ \$6676/allotment). Payment 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 DECISION

The Panel resolved that the recommendation is adopted.

6.17 38 South Road, TORRENSVILLE

Application No 211/1449/2016

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. 211/1449/2016 by Tony and Marks to establish a trailer variable message sign (VMS) at 38 South Road, Torrensville (CT 6160/355) for the following reasons:

1. The proposed development is contrary to:
 - Advertisements Council Wide Objectives 1 & 3
Reason: The proposed trailer sign will be detrimental to the appearance of the locality.
 - Advertisements Council Wide Principles of Development Control 1, 2, 3, 5, 10, 11, 12, 16, 19 & 20
Reason: The proposal will result in a proliferation of signage and visual clutter and be detrimental to the existing and desired character of the area.
 - District Centre Zone Objective 2 & 4
Reason: The proposed trailer sign will not be visually integrated or contribute to the desired character of the Policy Area.

- District Centre Zone Principles of Development Control 3
Reason: The proposed trailer sign is not consistent with the Desired Character of the Policy Area.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.18 220 Henley Beach Road, TORRENSVILLE

Application No 211/1189/2016

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. 211/1189/2016 by Sheng Zhou to change the use of an office to a child care centre at 220 Henley Beach Road, Torrensville (CT 5380/297) for the following reasons:

1. The proposed development is contrary to
 - Council Wide Transportation and Access Objectives 2(d)
Reason: The proposed development does not contribute to development that is appropriately located so that it supports and makes best use of existing transport networks.
 - Council Wide Transportation and Access Principles of Development Control 2
Reason: The proposed development is not integrated and designed with existing transport corridors to minimise its potential impact on the functional performance of the transport network.
 - Urban Corridor Zone Objective 9
Reason: The proposal does not contribute to the function of the main roads as major transport corridors by providing access to allotments from secondary road frontages and rear access ways.
 - Urban Corridor Zone Principles of Development Control 11
Reason: The proposed development does not minimise the number of access points onto an arterial road, as it does not provide vehicle access from side streets or rear access ways or via coordinated through-property access rights of way.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.19 25 Berrima Street & 4 Wongala Avenue, GLENELG NORTH

Application No 211/748/2016

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. 211/748/2016 by Wongala-Berima Pty Ltd to undertake Land Division - Torrens Title; DAC No. 211/D092/16 (Unique ID 54666); Create two (2) additional allotments & Construction of two (2) sets of two-storey semi-detached dwellings each with a double garage under main roof and demolition of all existing structures at 25 Berrima Street (CT5645/641) & 4 Wongala Avenue (CT5322/419) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT**Council Conditions:**

1. Development is to take place in accordance with the plans prepared by Fyfe Pty Ltd relating to Development Application No. 211/748/2016 (DAC 211/D092/16).
2. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 13 December 2016 as detailed in this application except where varied by any condition(s) listed below.
3. That the finished floor level shall be a minimum of 350mm above the highest point of the water table adjacent to the subject site.
4. That all stormwater design and construction will 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 will 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.

For this purpose, in accordance with the stormwater detention calculations by Zafiris & Associates Pty Ltd, each of the 4 dwellings shall be fitted with a stormwater detention tank meeting the following design criteria:

- A 3000 litre detention storage tank. This detention storage requirement is over and above any Building Code of Australia requirement for a rainwater tank. These tanks shall be arranged such that stormwater is directed to the rainwater tank first, and overflow from this tank shall be directed to the detention tank.
- A minimum of 80% of the roof area from each dwelling shall be directed to the detention storage.
- Discharge from the detention tank is to be limited through the utilisation of an outlet orifice. The design restrict flow per tank shall be 1 litre per second.

In an endeavour to encourage improvement and Water Sensitive Urban Design principles within new development, Council would be satisfied for the required detention volume for each of the 4 dwellings to be traded for additional reuse storage and **added** to the volume of rainwater storage required under the Building Code of Australia. The minimum area of roof servicing the combined tank system would still have to comply with the minimum determined for the stormwater detention requirements.

5. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
6. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
7. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
8. 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.

LAND DIVISION CONSENT

Council Conditions:

1. That all structures and buildings that currently exist on all of the allotments approved herein shall be removed.

Development Assessment Commission Conditions:

2. The financial requirements of SA Water shall be met for the provision of water and sewerage services (SA Water H0047052).
The internal drains shall be altered to the satisfaction of SA Water Corporation.
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.
3. Payment of \$12976.00 into the Planning and Development Fund (2 lot(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, 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 DECISION

The Panel resolved that the recommendation is adopted.

6.20 36 Lucas Street, RICHMOND

Application No 211/980/2016

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 Plan Consent for Application No. 211/980/2016 by Gisella Casson to undertake pruning of a significant tree - *Eucalyptus camaldulensis* (River Red Gum) at 36 Lucas Street, Richmond (CT5655/862) for the following reasons:

- General Section, Significant Trees, Objective 1
Reason: The subject tree provides important environmental benefits and is a notable visual element within the locality. If undictated pruning of the tree is undertaken the aesthetic and environmental benefits may be diminished.
- General Section, Significant Trees, Principle of Development Control 2
Reason: professional advice indicates that pruning may cause stress to the tree and subsequently have an adverse impact on its health.
- General Section, Significant Trees, Principle of Development Control 3
Reason: The overall health and structure of the tree is good, and the application does not demonstrate that it satisfies any of the criteria apart of this PDC to warrant the tree damaging activity of pruning.

DEVELOPMENT ASSESSMENT PANEL DECISION

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 DEFER Development for Application No. 211/980/2016 by Gisella Casson to undertake pruning of a significant tree - *Eucalyptus camaldulensis* (River Red Gum) at 36 Lucas Street, Richmond (CT5655/862); to allow the applicant to address the following:

- 1) Regulated Tree information required:
A tree assessment report prepared by a suitably qualified consultant that:
 - a) Identifies the species and location of the tree
 - b) Assesses the trees against the current provision of regulated tree legislation
 - c) Assesses the general condition and structure of the tree
 - d) Determines the suitability of the retention of the tree in relation to the existing buildings
 - e) Makes recommendations for appropriate action in relation to the tree
 - f) If pruning is recommended, specifies the extent and nature of pruning required

6.21 115 South Road, THEBARTON

Application No 211/765/2015

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. 211/765 /2015 by Lawash Bakery to undertake Additions and alterations to Existing Building with change of use from bakery with ancillary shop to bakery and restaurant/cafe at 115 South Road, Thebarton (CT6118/135) subject to the CONCURRANCE of the Development Assessment Commission and the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Council Conditions

1. That the development shall be undertaken and maintained in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. The operating hours for the site shall not exceed the following:
 - Trading hours: 10:00am to 10:00pm daily (seven days a week);
 - Working hours for baking staff: 4:00am to 11:00am daily;
 - Deliveries of baking materials and goods: 8:00am to 5:00pm daily.
3. The largest refuse truck permitted for the subject development shall be the MRV truck (refer AS 2890.2-2002).
4. Refuse collection shall occur only between 7:00am and 8:00am weekdays.
5. Spaces 3, 4, 5, 9, 10 and 11 shall be restricted from parking between 7:00am and 8:00am weekdays by installation of parking control signage in accordance with the relevant Australian Standard.
6. Deliveries to and from the subject development shall be restricted to the SRV truck (refer AS 2890.2-2002).
7. Deliveries shall occur only between 8:00am and 10:00am and shall utilise Spaces 4 and 5.
8. Spaces 4 and 5 shall be sign-posted as a Loading Zone area between 8:00am and 10:00am by installation of parking control signage in accordance with the relevant Australian Standard.
9. All delivery vehicles and refuse collection vehicles shall be prohibited from reversing in from Ross Street or reversing out to Ross Street.
10. Space 6 shall be designated for staff parking only.
11. The Ross Street boundary fence of the car park shall be a see-through type fence.
12. Bins shall be located clear of parking spaces and clear of the parking aisle.

DEVELOPMENT ASSESSMENT PANEL DECISION

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. 211/765 /2015 by Lawash Bakery to undertake Additions and alterations to Existing Building with change of use from bakery with ancillary shop to bakery and restaurant/cafe at 115 South Road, Thebarton (CT6118/135) subject to the CONCURRENCE of the Development Assessment Commission and the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Reserved Matters:

The following information shall be submitted for further assessment and approval by the City of West Torrens as reserved matters under Section 33(3) of the Development Act 1993:

1. That a landscaping plan is provided detailing how the areas available for landscaping will be planted.

Council Conditions

1. That the development shall be undertaken and maintained in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. The operating hours for the site shall not exceed the following:
 - Trading hours: 10:00am to 10:00pm daily (seven days a week);
 - Working hours for baking staff: 4:00am to 11:00am daily;
 - Deliveries of baking materials and goods: 8:00am to 5:00pm daily.
3. The largest refuse truck permitted for the subject development shall be the MRV truck (refer AS 2890.2-2002).
4. Refuse collection shall occur only between 7:00am and 8:00am weekdays.
5. Spaces 3, 4, 5, 9, 10 and 11 shall be restricted from parking between 7:00am and 8:00am weekdays by installation of parking control signage in accordance with the relevant Australian Standard.
6. Deliveries to and from the subject development shall be restricted to the SRV truck (refer AS 2890.2-2002).
7. Deliveries shall occur only between 8:00am and 10:00am and shall utilise Spaces 4 and 5.
8. Spaces 4 and 5 shall be sign-posted as a Loading Zone area between 8:00am and 10:00am by installation of parking control signage in accordance with the relevant Australian Standard.
9. All delivery vehicles and refuse collection vehicles shall be prohibited from reversing in from Ross Street or reversing out to Ross Street.
10. Space 6 shall be designated for staff parking only.

11. The Ross Street boundary fence of the car park shall be a see-through type fence.
12. Bins shall be located clear of parking spaces and clear of the parking aisle.
13. That all car parking spaces shall be line-marked, 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. Line marking and directional arrows shall be clearly visible at all times.
14. 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.

7 CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of Court Appeals

The information requested by the Panel has been provided for information purposes.

RECOMMENDATION(S)

The Development Assessment Panel receives and notes the information.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

9 MEETING CLOSE

The Presiding Member declared the meeting closed at 6:55pm.