

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, 11 OCTOBER 2016**  
**at 5.00 PM**

**Terry Buss**  
**Chief Executive Officer**

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## 1. MEETING OPENED

The Presiding Member declared the meeting open at 5.02pm.

### 1.1 Evacuation Procedure

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

## 2. PRESENT

### Panel Members:

C Dunn (Independent Presiding Member)  
G Nitschke (Councillor)  
T Polito (Councillor)  
W Stokes (Independent Member)

### Officers:

T Buss (Chief Executive Officer and DAP Public Officer)  
J Ielasi (General Manager Urban Services - Acting)  
J Lennon (Manager City Development)  
T Kelly (Coordinator City Development)  
P Harnett (Senior Development Officer)  
J Grima (Development Officer)  
J Leverington (Development Officer)  
K Briton-Jones (Development Officer)  
M Attard (EA Urban Services - Minute Secretary)

## 3. APOLOGIES

### Panel Members:

K McKay (Councillor)  
J Strange (Independent Member)

### Officers:

A Catinari (General Manager Urban Services)

## 4. CONFIRMATION OF MINUTES

### RECOMMENDATION

That the Minutes of the meeting of the Panel held on 13 September 2016 be confirmed as a true and correct record.

### DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED W Stokes SECONDED G Nitschke that the recommendation be adopted.

### CARRIED

## 5. DISCLOSURE STATEMENTS

Nil

## 6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 6.1 1 Fenner Avenue, COWANDILLA

Application No. 211/478/2016 & 211/743/2016

Appearing before the Panel:

Representor: **Richard Olszowka** owner of 22 Brooker Terrace appeared in support of their representation.

Applicant: **Callum Little** of Town Planning Advisors appeared to respond to representations.

### 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. 211/478/2016 by Zania Stacey Development Consultants to undertake construction of a two storey residential flat building containing two dwellings each with carports, retention of existing dwelling, construction of carport for existing dwelling, pruning of a Significant Eucalyptus leucoxylon (SA Blue Gum), at 1 Fenner Avenue Cowandilla (CT 5565/667) subject to the following 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.
2. 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.
3. 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.
4. The upper level windows of the dwelling 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.
5. Construction must be undertaken via non-destructive methods to prevent tree-damaging activities occurring.
6. Footings for the dwelling must be constructed above grade using pier and beam or screwpile type footing designs and extreme caution must be used when excavating within the Tree Protection Zone and Structural Root Zone. This must be undertaken using non-invasive methods such as an Air Spade or Hydravac system.

7. The proposed driveway paving area must be constructed with pervious pavers laid on a profile specifically designed for use around trees. As this work will be carried out within the Structural Root Zone it is essential to undertake by hand as construction machinery such as bobcats and excavators have the potential to cause significant soil compaction which can result in long-term damage to the trees root system.
8. Council requires one business day's notice of the following stages of building work:
  - o Commencement of building work on site;
  - o Commencement of placement of any structural concrete;
  - o Completion of wall and roof framing prior to the installation of linings;
  - o Completion of building work.

### **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be 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. 211/743/2016 by Zania Stacey to undertake Land division - Torrens Title; DAC No. 211/C094/16 (Unique ID 54675); Create two (2) additional allotments at 1 Fenner Avenue Cowandilla (CT 5565/667) subject to the following conditions

### **DEVELOPMENT PLAN CONSENT**

#### **Council Conditions**

1. Development is to take place in accordance with the plans prepared by Zania Stacey relating to Development Application No. 211/743/2016 (DAC 211/C094/16).

### **LAND DIVISION CONSENT**

#### **Council Conditions**

2. That prior to the issue of clearance to the division approved herein, any existing structures shall be removed from the common property and proposed Allotments 2 & 3.

#### **Development Assessment Commission Conditions**

3. Payment of \$12,976 into the Planning and Development Fund (2 allotments @ \$6,499/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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 be adopted.

## 6.2 50 Riverside Drive, FULHAM

Application No. 211/711/2016

### RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and division of land pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent for Application 211/711/16 Steven Fakkas (Beechwood Homes) for construction of a two (2) storey dwelling with garage under main roof at 50 Riverside Drive, Fulham (CT 6175/12) subject to the following conditions:

### 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 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 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.
4. 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.
5. The upper level side and rear facing windows of the dwelling 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.
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.

### DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

### 6.3 20 Bourlang Avenue, CAMDEN PARK

Application No. 211/577/2016

#### 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. 211/577/2016 by Peter Harvey to undertake Land Division - Torrens Title; DAC No. 211/D066/16 (Unique ID 54301); Create one (1) additional allotment at 20 Bourlang Avenue, Camden Park (CT 5738/806) 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 Jeffrey Fudge & Associates Surveyors and Land Information Specialists, relating to Development Application No. 211/577/2016 (DAC 211/D066/16).

#### LAND DIVISION CONSENT

##### COUNCIL CONDITIONS:

1. Prior to the issue of Section 51 Clearance to this division approved herein:
  - All existing buildings on proposed Allotment 61 and the attached verandah at the rear of the existing dwelling situated on proposed Allotment 60 must be removed (note that the demolition shall be subject to a separate development approval).
  - A carport to be associated with the use of the existing dwelling shall be constructed on proposed Allotment 60. For this purpose, a separate development application shall be submitted for the consideration and determination by Council.
  - A colorbond fence as depicted on the plan of division shall be constructed.
  - The existing Class 1a dwelling is required to be fire separated in accordance with Part 3.7.1 of the BCA.
    - Evidence must be submitted to Council to verify compliance with the above
    - If the fire separation does not exist, an application for Building Rules Consent under the Development Act 1993 shall be lodged with Council (or Private Certifier) and Development Approval shall be issued prior to the commencement of building work. A Schedule 19A – Statement of Compliance from the builder (building supervisor), shall be submitted to Council upon completion of the work.

Evidence that fire separation of the units is in place shall be submitted to Council prior to the issue of Section 51 Clearance.

##### DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. 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 nonstandard 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 \$6,488 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](http://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.

### **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

#### **6.4 58 Garfield Ave, KURRALTA PARK**

Application No. 211/675/2016

### **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. 211/675/2016 by Five Star Homes to undertake Combined Application Land division -Create two (2) Torrens Title allotments from one existing allotment (Unique ID 54510) and construction of two (2) singles storey detached dwellings at 58 Garfield Avenue, Kurralta Park (CT 5565/354) 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 Five Star Homes and Western Surveying Services relating to Development Application No. 211/675/2016 (DAC 211/D079/16).
2. That the finished floor level shall be a minimum of 350mm above the highest point of the watertable 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 planting and landscaping will be completed prior to occupation 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.
7. Council requires one business day's notice of the following stages of building work:
  - Commencement of building work on site; and
  - Commencement of placement of any structural concrete; and
  - Completion of wall and roof framing prior to the installation of linings; and
  - Completion of building work.

### **LAND DIVISION CONSENT**

#### **Council Conditions**

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

#### **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 H0046785).  
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.
3. Payment of \$6488 into the Planning and Development fund (1 allotment @ \$6488/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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 be adopted.

#### **6.5 20 Fulham Park Drive, LOCKLEYS**

Application No. 211/985/2016

#### **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. 211/985/2016 by F & L Aloi C/- Abela Design and Drafting to undertake demolition of the existing dwelling and outbuildings, construction of new two-storey dwelling with garage under main roof plus swimming pool and safety fence subject to the following 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 finished floor level shall be 6.60 in reference to the plan provided by Abela Design & Drafting (Job Number 1324-04-16 dated 12 August 2016).
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 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.
7. When excavations are carried out in the vicinity of the Regulated and Significant trees on Arcoona Avenue:
  - a) The Contractor shall use hand excavation to locate any tree roots; and
  - b) Small roots of 50mm in diameter or less may be pruned, but pruning shall occur using a sharp pruning tool such as secateurs or a hand saw. The use of an axe to cut roots is not permitted.
  - c) Where roots are uncovered of a diameter greater than 20mm work shall stop immediately and Council's Arborist (8416 6333) shall be contacted to determine how work should proceed without causing tree damaging activity. Roots which need to be removed shall be removed before commencing machine excavation; and
  - d) Any damage to the upper portion of the trees through heat exposure, high pressure tool exposure or drift from caustic or corrosive chemicals (eg. cement/mortar dust) shall be avoided.
8. That the filter backwash water, water drained from the pool or overflow shall be disposed of via a direct and permanent connection to the sewer in accordance with AS 3500 Part 2. No wastewater from the pool shall be discharged to the street.
9. That for reasons of safety and amenity, all access to the swimming pool shall comply with Australian Standard AS1926.1-2007 Fencing for Swimming Pools, AS1926.2-1995 Swimming Pool Safety – Location of Fencing for Private Swimming Pools and the Building Code of Australia.
10. That the upper level east, west and south facing windows of the dwelling 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.

11. Council requires one business day's notice of the following stages of building work:
  - Commencement of building work on site; and
  - Commencement of placement of any structural concrete; and
  - Completion of wall and roof framing prior to the installation of linings; and
  - Completion of building work.

### DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

### 6.6 6 Williams Avenue, PLYMPTON

Application No. 211/157/2016

### 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. 211/157/2016 by D'Andrea & Associates for the construction of a residential flat building containing 2 dwellings with rear garages under main roof at 6 Williams Avenue Plympton (CT 5983/727) subject to the following conditions:

### 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. 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.
4. 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.
5. The upper level windows of the dwelling must be provided with privacy screens 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 privacy screens are to be maintained at all times to the reasonable satisfaction of Council.
6. Required rainwater tanks are not to be located in the area of private open space for Dwelling 1 or Dwelling 2.

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.

## **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **6.7 37 Ansett Avenue, NETLEY**

Application No. 211/1323/2015

#### **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 and Land Division Consent for Development Application 211/1323/2015 by Dwayne Scales for Combined Application - Construction of a single storey group dwelling, associated garage, verandah and retention of the existing dwelling at the front of the site; and Land Division - Torrens Title; DAC No. 211/D078/16 (Unique ID 54493); Create one (1) additional allotment, subject to conditions:

#### **DEVELOPMENT PLAN CONSENT**

##### **Council Conditions**

1. Development is to take place in accordance with the plans prepared by Jeanes & Sommerville Surveyors relating to Development Application No. 211/323/2015 (DAC 211/D078/16), 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. 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.
4. 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.
5. The finished floor level must be a minimum of 350mm above the highest point of the watertable adjacent to the property
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.

## **LAND DIVISION CONSENT**

### **Council Conditions**

1. That prior to the issue of clearance to the division approved herein, the existing structures shall be removed from proposed Allotment(s).

### **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 \$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](http://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 be adopted.

## **6.8 68 Hawson Avenue, NORTH PLYMPTON**

Application No. 211/968/2016

### **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. 211/968/2016 by Mr Mathew Warren to undertake Land division - Torrens Title; DAC No. 211/D126/16 (Unique ID 55081); Create one (1) additional allotment at 68 Hawson Avenue, North Plympton (CT 5674/452) 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 Mattsson & Martyn Surveying and planning consultants relating to Development Application No. 211/968/2016 (DAC 211/DD126/16).

## **LAND DIVISION CONSENT**

### **Council Conditions**

1. That prior to the issue of clearance to the division approved herein, the existing structures shall be removed from proposed Allotment(s).

### **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 \$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](http://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 be adopted.

### **6.9 274 Marion Road, NETLEY**

Application No. 211/545/2016

### **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. 211/545/2016 by Hussenet -Toh Pty Ltd to undertake Land division - Torrens Title; DAC No. 211/D054/16 (Unique ID 54112); Create one(1) additional allotment at 274 Marion Road, Netley (CT 5669/222) 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 Alexander Symonds Surveying Consultants relating to Development Application No. 211/545/2016 (DAC 211/D054/16).
2. No street trees are to be removed without prior approval from Council and shall be replaced at the applicant's expense to the satisfaction of Council. A fee of \$1090.00 will be required prior to the commencement of any work.

### **Department of Planning ,Transport & Infrastructure Conditions**

3. 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 inbound from the property boundary and appropriately flared to Marion Road.
4. All vehicles must enter and exit Marion Road in a forward direction.
5. The Shared access and all vehicle manoeuvring areas shall be kept clear of all obstructions to vehicle manoeuvring, including meters, vegetation, letterboxes fences or parked cars.
6. All obsolete crossovers to/from Marion Road shall be closed and reinstated to Council Standard kerb and gutter at the Applicant's expense.
7. All dwellings shall be setback a minimum of 14.0 metres from the Marion Road property boundary.
8. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Marion 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 clearance to the division approved herein, all existing structures shall be removed from proposed Allotment(s).

### **Land Division Consent Conditions**

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0045737).  
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.
3. 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 @ \$6488 /allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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.

### **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **6.10 16 Wentworth Street, LOCKLEYS**

Application No. 211/745/2016

### **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. 211/745/2016 by Ms Concepcion to undertake a combined Land Division and Land Use - DAC No. 211/D093/2016 (Unique ID 54669); Create one (1) additional allotment and construct two, two-storey dwellings with associated garaging at 16 Wentworth St, Lockleys (CT 5500/823) subject to the following conditions of consent:

### **DEVELOPMENT PLAN CONSENT**

#### **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 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 the upper level windows of the dwelling, to the side and rear, shall 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 shall be maintained in a reasonable condition at all times.
4. The crossover for Lot 702 shall not exceed 4.5m in width and be setback from the street tree by a minimum of 1m.

### **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. 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](http://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 be adopted.

### **7. CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER**

Nil

### **8. SUMMARY OF COURT APPEALS**

#### **8.1 Summary of Court Appeals**

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.

## **RECOMMENDATION**

The Development Assessment Panel receive and note the information.

## **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **9. MEETING CLOSE**

The Presiding Member declared the meeting closed at 5:35pm.