

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, 12 APRIL 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 5.01pm.

1.1 Evacuation Procedure

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

2. PRESENT

Panel Members:

M Doherty	(Independent Presiding Member)
K McKay	(Councillor)
G Nitschke	(Councillor)
T Polito	(Councillor)
C Dunn	(Independent Member)
W Stokes	(Independent Member)
J Strange	(Independent Member)

Officers:

A Catinari	(General Manager Urban Services)
J Lennon	(Manager City Development)
T Kelly	(Coordinator City Development)
Z Delmenico	(Senior Development Officer)
J Grima	(Development Officer)
T Cartland	(EA Urban Services - Minute Secretary)

3. APOLOGIES

Nil

4. CONFIRMATION OF MINUTES

RECOMMENDATION

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

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED T Polito SECONDED J Strange that the recommendation be adopted.

CARRIED

5. DISCLOSURE STATEMENTS

Nil

6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 33 Brooker Terrace, RICHMOND

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

Appearing before the Panel:

- Representor: **Michael Spinelli** for **Maria Beltrame** of 2 Arthur Street appeared in support of their representation.
- Linda Elleston** of 5/35 Brooker Terrace did not appear in support of their representation.
- Carmel Hyland** of 1/1A Arthur Street appeared in support of their representation.
- Fiona Jenkins** of 38 Brooker Avenue did not appear in support of their representation.
- Applicant: **Chris Back** from Tenant Ready Group did not appear to respond to representations.

RECOMMENDATION 1 - LAND DIVISION

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

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

Nil

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0037874).

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

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

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

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

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. 211/1185/2015 by Tenant Ready Group to undertake Torrens Title Land Division (DAC No. 211/C125/15) to create five (5) additional allotments at 33 Brooker Terrace, Richmond (CT 5682/233) for the following reasons:

1. The proposed development is contrary to:
 - General Section; Transportation and Access Module; Principles of Development Control 24 (a)

Reason: The proposed development will result in unreasonable interference with the traffic flow on adjoining roads.
 - Residential Zone, Objective 4; Medium Density Policy Area 19 Objective 1;

Reason: The proposed development will result in an overdevelopment of the site that is not in accordance with the Desired Character.
 - Residential Zone, Medium Density Policy Area 19 PDC 7;

Reason: The proposed development will result in allotment sizes that are not in accordance with the minimum prescribed allotment sizes.

RECOMMENDATION 2 - DWELLINGS

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

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

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. 211/1224/2015 by Tenant Ready Group to undertake construction of a two storey residential flat building containing six (6) dwellings at 33 Brooker Terrace, Richmond (CT 5682/233) for the following reasons:

1. The proposed development is contrary to:
 - General Section; Transportation and Access Module; Principles of Development Control 24 (a)
Reason: The proposed development will result in unreasonable interference with the traffic flow on adjoining roads.

- General Section; Transportation and Access Module; Principles of Development Control 44 (a)
Reason: The proposed development will result in a shortfall of on-site carparking.
- Residential Zone, Objective 4; Medium Density Policy Area 19 Objective 1;
Reason: The proposed development will result in an overdevelopment of the site that is not in accordance with the Desired Character.
- Residential Zone, Medium Density Policy Area 19 PDC 7;
Reason: The proposed development will result in allotment sizes that are not in accordance with the minimum prescribed allotment sizes.

6.2 13 Rosslyn Street, MILE END SOUTH

Application No. 211/1273/2015

Appearing before the Panel:

Representor: **Malcolm Tulloch** of 11A Rosslyn Street did not appear in support of their representation.

Applicant: **David Wall** of Creation Development Services did not appear 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. 211/1273/2015 by Creative Development Services to undertake the construction of a mixed use development comprising 3 x offices on ground floor and 3 x dwellings on first floor plus associated car parking at 13 Rosslyn Street, Mile End South (CT 5364/478) subject to the following conditions:

Council Conditions

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

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.3 23 Rowells Road, LOCKLEYS

Application No. 211/1008/2015

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. 211/1008/2015 by D'Andrea & Associates to undertake the construction of two (2) two-storey semi-detached dwellings, associated garages and verandahs (alfresco)s and Land Division DAC 211/D020/16 - Creation of one (1) additional Torrens Title allotment and the creation of carriageway easements A & B at No. 23 Rowells Road, Lockleys (CT 5197/849) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

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

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

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

Nil

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

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

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

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 33 Elizabeth Avenue, PLYMPTON

Application No. 211/183/2016

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. 211/183/2016 by F J Papalia to undertake Land Division - Torrens Title DAC No. 211/D009/16 (Unique ID 53293) Create two (2) additional allotments (includes party walls) at 33 Elizabeth Avenue, Plympton (CT 5569/418) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

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

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

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

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

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

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

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

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. 211/183/2016 by F J Papalia to undertake Land Division - Torrens Title DAC No. 211/D009/16 (Unique ID 53293) Create two (2) additional allotments (includes party walls) at 33 Elizabeth Avenue, Plympton (CT 5569/418) for the following reasons:

1. The proposed development is contrary to:
 - Residential Zone, Objective 4; Medium Density Policy Area 19 Objective 1;
Reason: The proposed development will result in an overdevelopment of the site that is not in accordance with the Desired Character.
 - Residential Zone, Medium Density Policy Area 18 PDC 8;
Reason: The proposed development will result in allotment sizes that are not in accordance with the minimum prescribed frontage widths.

6.5 4 Gifford Street, TORRENSVILLE

Application No. 211/1320/2015

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 REFUSE Development Approval for Application No. 211/1320/2015 by Ashutosh Vadmere to construct a single storey dwelling including associated garage and verandah (alfresco) under the main roof at No. 4 Gifford Street, Torrensville (CT 5794/506) for the following reasons:

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

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 Approval for Application No. 211/1320/2015 by Ashutosh Vadmere to construct a single storey dwelling including associated garage and verandah (alfresco) under the main roof at 4 Gifford Street, Torrensville (CT 5794/506) subject to the following conditions:

1. That the development shall be undertaken and maintained in accordance with the plans and information stamped with Development Plan Consent 12-Apr-2016 detailed in this 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 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.
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

6.6 45 Tennyson Street, KURRALTA PARK

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

RECOMMENDATION 1 - LAND DIVISION TORRENS TITLE

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

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

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

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

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

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

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

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

RECOMMENDATION 2 - LAND DIVISION COMMUNITY TITLE

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

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

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

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

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

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

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

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

3. Payment of \$6,488 into the Planning and Development fund (\$,6488/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 be adopted.

6.7 14 Hoylake Street, NOVAR GARDENS

Application No. 211/1488/2015

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 REFUSE Development Approval for Application No. 211/1488/2015 by Alpha Industries to construct a domestic outbuilding at 14 Hoylake Street, Novar Gardens (CT 5494/716) for the following reasons:

1. The proposed development is contrary to:
 - General Section, Residential Development, Principle of Development Control 16.
Reason: The proposed outbuilding (shed) exceeds the maximum size.

- General Section, Residential Development, Principle of Development Control 18.
Reason: The proposed outbuilding (shed) will result in an area of private open space that will be significantly shaded during winter and will not be of an area and shape that is adequately functional.
- General Section, Residential Development, Principle of Development Control 19.
Reason: The proposed outbuilding (shed) will result in an area of private open space that does not meet the minimum dimension requirements.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.8 16 Birdwood Terrace, NORTH PLYMPTON

Application No. 211/1410/2015

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 Application No. 211/1410/2015 by Total Voice & Data Pty Ltd C/- Bleeze Neale & Associates to undertake Land division - Community title DAC No- 211/C177/15 Create two (2) additional allotments at No. 16 Birdwood Terrace, North Plympton (CT 5729/113) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Bleeze Neale & Associates Pty Ltd, Job No. 11541, Drawing No. 11541-CP-PROP-V3, relating to Development Application No. 211/1410/2015 (DAC 211/C177/15).

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

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

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0039919).
3. Payment of \$12,976 into the Planning and Development fund (2 lots(s) @ \$6,488/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 be adopted.

6.9 101 Richmond Road, MILE END SOUTH

Application No. 211/50/2016

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. 211/50/2016 by RAA of SA Incorporated to undertake the installation of two advertisements (one freestanding sign and one parapet sign) at 101 Richmond Road, Mile End South (CT 5919/667) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That the signs, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.
3. That the illumination of the sign shall be such that no hazard, difficulty or discomfort is caused to either approaching drivers on adjacent public roads or nuisance to adjoining site occupants.

Department of Planning, Transport and Infrastructure Conditions

1. That the pylon sign shall be relocated to the satisfaction of DPTI at no cost to DPTI should land be required for road purposes in future.
2. That the pylon sign shall be located to satisfy the minimum sightlines for pedestrian safety and sight distance requirements at access driveways, as stated in the Australian/New Zealand Standard for off-street parking, AS/NZS 2890.1:2004.
3. The two roof signs shall display the same message and change at the same time.
4. That appropriate shielding/baffling shall be installed to ensure that only one of the two roof signs is viewable to a motorist at any one time.
5. The signs shall be permitted to display one message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds.
6. The signs shall not flash, scroll or move.
7. That all messages displayed on the signs shall be self-contained messages that are simple, effective and easily assimilated by glance appreciation and do not imitate a traffic control device in any way.

8. Sequential messages (i.e. messages that are displayed as part messages over two or more displays) shall not be permitted.
9. Illuminated signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the signs shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m ²) Max
Sunny Day	40 000	6 300
Cloudy Day	4 000	1 100
Twilight	400	300
Dusk	40	200
Night	>4	150

10. That the luminance contrast between consecutive displays shall be limited to a maximum of 2:1 (Note: for the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).
11. That the signs shall be operated by a closed circuit system that is impervious to hacking or unauthorised modification.
12. That the operational system for the signs shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off-peak period.
13. That the surface of the signs shall have an effective anti-reflection coating to avoid the possibility of specular reflection.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.10 8 Drummond Street, BROOKLYN PARK

Application No. 211/1411/2015

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. 211/1411/2015 by John Scott Property Trust to undertake Land division - Torrens Title DAC No- 211/D178/15 Create One (1) additional allotment at 8 Drummond Street, Brooklyn Park (CT 6074/849) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Zaina Stacey Development Consultants relating to Development Application No. 211/1411/2015 (DAC 211/D178/15).

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, the outbuildings on proposed Allotment 2 shall be removed. For this purpose, a separate application for demolition shall be submitted to and approved by Council.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

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

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

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

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.11 538 Henley Beach Road, FULHAM

Application No. 211/1495/2015

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. 211/1495/2015 by Nick DeGuisa & Tori McKenzie to undertake a Torrens Title land division (DAC No. 211/D164/15) to create two (2) Torrens Title allotments from one (1) existing Torrens Title allotment at 538 Henley Beach Road, Fulham (CT 5804/557) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Cavallo Forest & Associates relating to Development Application No. 211/1495/2015 (DAC 211/D164/15).

DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE CONDITIONS:

2. All access to/from this site shall be gained via a single, shared access point. The access shall be a minimum of 6.0 metres wide incorporating a clear area of 6.0 metres by 6.0 metres in bound from the property boundary and appropriately flared to Henley Beach Road.
3. All vehicles must enter and exit Henley Beach Road in a forward direction.
4. The shared access and clear area shall be kept clear of all obstructions to vehicle manoeuvring, including meters, vegetation, letterboxes, fences or parked cars.
5. All obsolete crossovers to/from Henley Beach Road shall be closed and reinstated to Council standard kerb and gutter at the applicant's expense.
6. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Henley Beach Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of section 51 clearance to this division approved herein, the existing dwelling and all ancillary structures shall be removed from proposed allotment(s) 1 and 2. For this purpose a separate application to Council is required.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0040515).

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

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

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

3. Payment of \$6,488 into the Planning and Development Fund (1 allotment/s @ \$6,488 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, Ground Floor 101 Grenfell Street, Adelaide.

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

7. CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 9 Press Road, BROOKLYN PARK - CONFIDENTIAL

Application No. 211/668/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED T Polito SECONDED W Stokes that the recommendation be adopted.

CARRIED

5.49pm the meeting moved into Confidence

5.51pm the Confidential session closed and the meeting reopened to the public.

Note: The Confidential Minutes are kept separately from this document.

7.2 22 Press Road, BROOKLYN PARK (Land Division) - CONFIDENTIAL

Application No. 211/828/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED T Polito SECONDED W Stokes that the recommendation be adopted.

CARRIED

5.52pm the meeting moved into Confidence

5.54pm the Confidential session closed and the meeting reopened to the public.

Note: The Confidential Minutes are kept separately from this document.

7.3 22 Press Road, BROOKLYN PARK (Land Use) - CONFIDENTIAL

Application No. 211/1047/2015 & 211/1048/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;

(viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED T Polito SECONDED W Stokes that the recommendation be adopted.

CARRIED

5.55pm the meeting moved into Confidence

5.57pm the Confidential session closed and the meeting reopened to the public.

Note: The Confidential Minutes are kept separately from this document.

8. SUMMARY OF COURT APPEALS

8.1 Summary of Court Appeals

Monthly statistics are provided for the information of the Panel:

1. Matters being referred to the Development Assessment Commission (DAC); and
2. 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 5.58pm