

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 JANUARY 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 Presiding Member.

2. PRESENT

Panel Members:

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

Officers:

T Buss (Public Officer)
A Catinari (General Manager Urban Services)
J Lennon (Manager City Development)
T Kelly (Coordinator City Development)
J Banks (Senior Development Officer)
A Williams (Senior Development Officer)
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 December 2015 be confirmed as a true and correct record.

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED Cr McKay SECONDED Cr Nitschke that the recommendation be adopted.

CARRIED

5. DISCLOSURE STATEMENTS

Nil

6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 50 Riverside Drive, FULHAM

Application No. 211/481/2015 and 211/1210/2015

Appearing before the Panel:

Representors: **Kim and Parish Forrest** of 48 Riverside Drive did not appear in support of their representation.

Applicant/s: **Wendy Bartholemew** of Rossdale Homes 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. 211/1210/2015 by K Southgate to undertake a Torrens Title land division (DAC No. 211/D149/15) to create one (1) additional allotment at 50 Riverside Drive, Fulham (CT 5645/693) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared Benchmark Property Services relating to Development Application No. 211/1210/2015 (DAC 211/D149/15).

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 Allotment(s) 50 and 51. For this purpose, a separate application to Council may be 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 H0038027).

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 the development will be costed as standard or non-standard.

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

3. Payment of \$6,488.00 into the Planning and Development Fund (1 allotment(s) @ \$6,488.00/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 is adopted.

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. 211/481/2015 by Rossdale Homes Pty Ltd to undertake construction of two (2) two storey dwellings each including a double garage and alfresco under the main roof at 50 Riverside Drive, Fulham (CT 5645/693) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 12 January 2016 as 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 landscaping shall be completed 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 all upper level windows side and rear facing windows shall be provided with obscure glass to a minimum height of 1.7 metres above the upper floor level with any openings being limited to awning style windows with a restricted opening of 125mm, in order to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall 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

Note:

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.

6.2 11-17 James Congdon Drive, MILE END

Application No. 211/984/2015

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, subject to the concurrence of the Development Assessment Commission for Application No. 211/984/2015 by The Cohen Group property services to undertake the establishment of a self-storage facility with associated car parking and signage, plus construction of a storage building, building modifications, demolition of shed and erection of fencing/gates at 11-17 James Congdon Drive, Mile End (CT's 5922/940, 5922/943, 5974/676 and 5974/677) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken, operated and completed in accordance with the plans and documentation supplied in support of the application except where varied by any condition(s) listed below.
2. The main facility will be staffed (a maximum of two staff on site at any given time) and accessible to visitors between the following times:
 - Monday - Friday: 8:30am - 5:00pm
 - Saturday: 8:30am - 2:00pm
3. 24 hour access shall be available to only the storage units denoted on the ground floor layout plan approved herein.
4. The Development Plan Consent granted herein does not extend to the use of the upper floor of the subject building. Uses of the upper floor of the subject building shall be the subject of a separate development application.
5. That all loading and unloading of goods shall be carried out upon the subject land and no loading of any goods shall be permitted to be carried out in the street.

6. The free-standing external storage building shall only be accessible via a secure coded access between the hours of 8:30am and 5:00pm, Monday - Friday only.
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. One disabled space shall be provided within the front car park of the development. The design of the disabled space shall be in accordance with AS/NZS 2890.6-2009.
9. Vehicles and trailers visiting the subject land shall be no longer than 14.5 metres in length.
10. There shall be no direct access to the existing roller doors on the north elevation of the building from Goodenough Street.
11. The free-standing storage building approved herein shall be constructed with factory pre-painted cladding and sited no less than 3 metres to the property boundary between the subject land and 12 Rose Street, Mile End
12. The free-standing storage building approved herein shall be sited no less than 5 metres to the Rose Street property boundary. This may require the storage units within the building being reduced from 12 units to 11 units.
13. Landscaping shall be planted along between the free-standing storage building and the eastern and southern property boundaries prior to the occupancy of the development. The landscaping shall be cultivated, tended and nurtured, and any plants that become diseased or die shall be replaced with a suitable species.
14. That any lights on the subject site shall be directed and screened so that overspill of light into the nearby premises is avoided and minimal impact on passing motorists occurs.
15. 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.
16. Collection of waste bins shall only occur between the hours of 7:00am and 7:00pm.

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, subject to the concurrence of the Development Assessment Commission for Application No. 211/984/2015 by The Cohen Group property services to undertake the establishment of a self-storage facility with associated car parking and signage, plus construction of a storage building, building modifications, demolition of shed and erection of fencing/gates.at 11-17 James Congdon Drive, Mile End (CT's 5922/940, 5922/943, 5974/676 and 5974/677) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken, operated and completed in accordance with the plans and documentation supplied in support of the application except where varied by any condition(s) listed below.
2. With the exception of 24 hour access storage units denoted as such on the ground floor layout plan approved herein, the main facility will be accessible to visitors between the following times.
 - Monday - Friday: 8:30am - 5:00pm
 - Saturday: 8:30am - 2:00pm
3. The main facility shall be staffed by a maximum of two staff on site at any given time.
4. The Development Plan Consent granted herein does not extend to the use of the upper floor of the subject building. Uses of the upper floor of the subject building shall be the subject of a separate development application.
5. That all loading and unloading of goods shall be carried out upon the subject land and no loading of any goods shall be permitted to be carried out in the street.
6. The free-standing external storage building shall only be accessible via a secure coded access between the hours of 7.00am and 7:00pm, Monday - Friday only.
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. One disabled space shall be provided within the front car park of the development. The design of the disabled space shall be in accordance with AS/NZS 2890.6-2009.
9. Vehicles and trailers visiting the subject land shall be no longer than 14.5 metres in length.
10. There shall be no direct access to the existing roller doors on the north elevation of the building from Goodenough Street.
11. The free-standing storage building approved herein shall be constructed with factory pre-painted cladding and sited no less than 3 metres to the property boundary between the subject land and 12 Rose Street, Mile End
12. The free-standing storage building approved herein shall be sited no less than 5 metres to the Rose Street property boundary. This may require the storage units within the building being reduced from 12 units to 11 units.
13. Landscaping shall be planted along between the free-standing storage building and the eastern and southern property boundaries prior to the occupancy of the development. The landscaping shall be cultivated, tended and nurtured, and any plants that become diseased or die shall be replaced with a suitable species.
14. That any lights on the subject site shall be directed and screened so that overspill of light into the nearby premises is avoided and minimal impact on passing motorists occurs.

15. 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.
16. Collection of waste bins shall only occur between the hours of 7:00am and 7:00pm.

6.3 22 Birkalla Terrace, PLYMPTON

Application No. 211/1168/2015 & 211/1036/2015

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. 211/1168/2015 by K & P Littledike to undertake Land division - Torrens title DAC No- 211/D148/15 Create Two (2) additional allotments at 22 Birkalla Terrace, Plympton (CT 5714/666) subject to the following conditions:

DEVELOPMENT PLAN CONSENT **COUNCIL CONDITIONS:**

1. Development is to take place in accordance with the plans prepared by Alexander Symonds Surveying Consultants, Reference A101715PROP(A) dated 23 September 2015, relating to Development Application No. 211/1168/2015 (DAC 211/D148/15).

LAND DIVISION CONSENT **COUNCIL CONDITIONS:**

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from all of the proposed Allotments, and the concrete foundation and footings for associated development 211/1036/2015 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.

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 \$12,976.00 into the Planning and Development Fund (2 allotments @ \$6488.00/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 is adopted.

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 211/1036/2015 for the demolition of dwelling and associated outbuildings plus construction of three single storey dwellings each with garage under main roof at 22 Birkalla Terrace, Plympton (CT 5714/666) subject to the following conditions:

1. That the development will be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 12 January 2016 as 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 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 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 will be maintained in reasonable condition at all times.
5. That all planting and landscaping will be completed prior to occupation of this development and will be maintained in reasonable condition at all times. Any plants that become diseased or die shall 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

Note:

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.

6.4 6 Trennery Street, WEST RICHMOND

Application No. 211/705/2015

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. 211/705/2015 by Maged Shenouda to undertake a Torrens Title land division creating one (1) additional allotment from one existing allotment at 6 Trennery Street, West Richmond (CT 5646/167) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Andrew Davidson Property Development Consultant relating to Development Application No. 211/705/2015 (DAC 211/D085/15).
2. For stormwater drainage purposes allotment 62 shall be provided with an area measuring 1.0 metre by 1.0 metre immediately east of the point in which allotment 62 intersects with the Trennery Street property boundary.

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 carport and outbuilding shall be removed from the proposed allotments. 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 \$6,488.00 into the Planning and Development Fund (1 allotment(s) @ \$6,488.00/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 is adopted.

6.5 37 Wheaton Road, PLYMPTON

Application No. 211/1298/2015 & 211/783/2015

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. 211/1298/2015 by Zybek Consulting to undertake Land division - torrens title DAC No- 211/D156/15 Create two (2) additional allotments at 37 Wheaton Road (CT 5719/555) subject to the following conditions:

Council Conditions

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Zaina Stacey Development Consultants, Reference 15289 dated 14 October 2015, relating to Development Application No. 211/1289/2015 (DAC 211/D156/15).

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from all of the proposed Allotments, and the concrete foundation and footings for associated development 211/783/2015 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.

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 \$12,976.00 into the Planning and Development Fund (2 allotments @ \$6,488.00/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 is adopted.

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. 211/783/2015 by Zybek Consulting to undertake Demolition of dwelling and associated outbuildings plus construction of three single storey dwellings each with garage under main roof at 37 Wheaton Road, Plympton (CT 5719/555) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 12 January 2016 as 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. 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

Note:

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.

6.6 17 Kimber Terrace, KURRALTA PARK

Application No. 211/1374/2015

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. 211/1374/2015 by M Zhang to undertake a Torrens Title Land Division (DAC No. 211/D167/15) to create one (1) additional allotment at 17 Kimber Terrace, Kurralta Park (CT 5239/692) 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. 211/1374/2015 (DAC 211/D167/15).

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 allotment(s) 701 and 702.

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 H0039553).

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 \$6,488.00 into the Planning and Development Fund (1 allotment(s) @ \$6,488.00/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 is adopted.

6.7 218 ANZAC Highway, PLYMPTON

Application No. 211/1002/2015

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. 211/1002/2015 by T Hau for the construction of a two-storey detached dwelling and associated carport at No. 218 ANZAC Highway, Plympton (CT 5725/38) for the following reasons:

1. The proposed development is contrary to
 - Urban Corridor Zone, Objectives 1, 2, 3, 4, 5, 9, Principles of Development Control 1, 4, 5, 13, 16, 18, 19. Boulevard Policy Area 34, Objectives 1, 3 & 4, Principles of Development Control 1, 2, 3, 5, 6, 7

Reason: The development is not consistent with the desired character of the Urban Corridor Zone & Boulevard Policy Area 34 with respect to the density and height of development on the site.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.8 Draft Development Assessment Panel Annual Report

RECOMMENDATION

That the Development Assessment Panel Annual Report be ratified for submission to Council.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the Draft Annual Report be ratified for submission to Council.

7. CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 16 Press Road, BROOKLYN PARK - Confidential

Application No. 211/848/2014

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 Public 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 Cr Polito SECONDED Cr McKay that the recommendation be adopted.

CARRIED

5.33pm the meeting moved into Confidence

5.34pm the Confidential session commenced

5.40pm 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

RECOMMENDATION

The Development Assessment Panel receive and note 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 5.41pm