

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

Officers:

T Buss	(Chief Executive Officer and DAP Public Officer)
J Ielasi	(Acting General Manager Urban Services)
J Lennon	(Manager City Development)
T Kelly	(Coordinator City Development)
A Williams	(Senior Development Officer)
J Leverington	(Development Officer)
T Cartland	(EA Urban Services - Minute Secretary)

3. APOLOGIES

K McKay	(Councillor)
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4. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Panel held on 14 June 2016 be confirmed as a true and correct record.

DEVELOPMENT ASSESSMENT PANEL DECISION

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

CARRIED

5. DISCLOSURE STATEMENTS

Nil

6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 27 Surrey Road, KESWICK

Application No. 211/452/2016

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/452/2016 by Bargain Steel Centre to construct a domestic outbuilding at 27 Surrey Road, Keswick (CT 5239/492) for the following reasons:

1. The proposed development is contrary to:
 - Design and Appearance Objective 1
Reason: The proposal does not exhibit a satisfactory design that reinforces the positive aspects of built form in the locality.
 - Design and Appearance Principles of Development Control 3, 9 & 14
Reason: The proposal will cause unsatisfactory visual impact and overshadowing to adjoining properties.
 - Energy Efficiency Principle 1 of Development Control 1
Reason: The proposal has unsatisfactory overshadowing impacts
 - Residential Development Principles of Development Control 4 & 16
Reason: The proposal exceeds the wall height, length of boundary development and floor area requirements.
 - Residential Zone Objective 4
Reason: The proposal does not contribute to the Desired Character of the Zone.
 - Policy Area 18 Medium Density Objective 1
Reason: The proposal does not contribute to the Desired Character of the Zone.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.2 6 Helenslea Ave, BROOKLYN PARK

Application No. 211/506/2016

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. 211/506/2016 by Steve and Yasmine Davis to undertake a Torrens titled land division to create 1 additional allotment at 6 Helenslea Ave, Brooklyn Park (CT 5640/273) subject to the following conditions of consent:

Development Plan Consent 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.

Land Division Consent 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 \$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, at Ground Floor, 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.3 32 White Ave, LOCKLEYS

Application No. 211/1491/2015

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 & Land Division Consent for Application 211/D074/16 (Combined Application Unique ID 54477); by Western Survey to create one (1) additional allotment and demolish an existing dwelling & associated structures with the construction of two x two storey semi-detached dwellings with garage under main roof at 32 White Avenue, Lockleys (CT 2333/148) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

Council Conditions:

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. 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 dwellings must be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council.
 6. It is highlighted that any existing crossing places not providing vehicle access on the approved plans shall be closed off to Council's requirements and any new or modified crossing places shall be constructed to Council's requirements. New vehicle crossing places must be located a minimum of 1,000mm from any existing or proposed verge features (ie crossing places, stormwater connections, stobie poles) and a minimum of 2,000mm from any existing street tree (unless approval is granted by Council for a closer offset).

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

7. It is highlighted that any existing stormwater drainage connection(s) not required on the approved plans shall be removed to Council's requirements and any new or modified stormwater drainage connection(s) shall be constructed to Council's requirements. New stormwater drainage connection(s) must be located a minimum of 1,000mm from any existing or proposed verge features (ie crossing places, stormwater connections, stobie poles) and a minimum of 2,000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Connect a Stormwater Drain(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's stormwater connection design details are contained within this application.

8. It is highlighted that any new or modified underground consumer mains connection(s) with the road reserve shall be constructed to Council's requirements.

An "Application for Permission to Lay Underground Consumer Mains within Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Relevant requirements and design details are contained within this application.

9. The cost of rectifying any conflict with existing Council infrastructure arising out of this development will be borne by the applicant.

10. Any access over, or works undertaken on, Council owned land (including but not limited to works relating to reserves, crossovers, driveways, landscaping, footpaths, street trees and stormwater connections), will require the approval of the Council's City Assets Department. Further information and/or specific details can be obtained by phoning Council on 8416 6333.
11. Once development approval is granted, the development must be:
 - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
 - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
 - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
12. Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

LAND DIVISION CONSENT

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.

Agency Conditions:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to the development will be costed as 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.

2. 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 (71097018), by cheque payable to the Development Assessment Commission marked "NOT NEGOTIABLE" and sent to GPO Box 1815, Adelaide, 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.4 125 Glengyle Terrace, PLYMPTON

Application No. 211/364/2016

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 & Land Division Consent for Application No. 211/364/2016 by W Piper to undertake Land Division - Torrens Title; creating one (1) additional allotment at 125 Glengyle Terrace, PLYMPTON SA 5038 (CT 5725/731) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

Council Conditions:

1. That the development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That the dwelling retained on Allotment 31 shall be provided with two car parking spaces, one of which must be covered.

LAND DIVISION CONSENT

Council Conditions:

1. That prior to the issue of clearance to this division approved herein, the existing outbuilding(s) from proposed Allotment 30 shall be removed.

Agency Conditions:

2. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0043597). 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 SA Water.
4. 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 (71097018), by cheque payable to the Development Assessment Commission marked "NOT NEGOTIABLE" and sent to GPO Box 1815, Adelaide, 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
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.
6. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.5 33 Elizabeth Avenue, PLYMPTON

Application No. 211/546/2016

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. 211/546/2016 by Five Star Homes SA Pty Ltd to undertake Land division - Torrens Title; DAC No. 211/D065/16 (Unique ID 54286); Create two (2) additional allotments; and Construction of a row dwelling containing three (3) dwellings at 33 Elizabeth Avenue, Plympton (CT 5569/418) 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. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 10 March 2015 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 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

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.

LAND DIVISION CONSENT

Council Conditions:

1. Development is to take place in accordance with the plans prepared by Western Surveying Services, relating to Development Application No. 211/546/2016 (211/D065/16).
2. 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:

3. 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.

4. 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.
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 is adopted.

6.6 32 Shierlaw Street, RICHMOND

Application No. 211/318/2016

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. 211/318/2016 by Lucas Tsangari to undertake the Division of land to create two Community Title allotments and common property from one existing Torrens Title allotment (stage 1) and construction of single storey group dwelling and a free-standing caport for the existing residence (stage 2) at 32 Shierlaw Street, Richmond (CT 5963/891) subject to the following conditions of consent:

Stage 1

1. Development is to take place in accordance with the plans prepared by State Surveys relating to Development Application No. 211/318/2016 (DAC 211/C024/16).
2. That prior to the issue of clearance to this division approved herein, all existing ancillary outbuildings and structures shall be removed from the land. The removal of the buildings shall be the subject of a separate development authorisation

Development Assessment Commission Conditions:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services.
2. 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), or by cheque payable to the Development Assessment Commission marked "NOT NEGOTIABLE" and sent to GPO Box 1815, Adelaide, 5001
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
4. The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Stage 2

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. The Finished Floor Level of the proposed development shall be 10.90 in accordance with the provided 'Site Plan, Floor Plan, Road Plan and Elevations'.
3. Stormwater detention measures will be required to be undertaken to restrict the total discharge from the total development site to a maximum of 20 litres per second for the site critical 20 year ARI storm event. Calculations and site works and drainage plans outlining stormwater detention requirements, runoff from any existing structures and buildings to be maintained shall be submitted to, and endorsed by Council's City Assets Department prior to Development Approval being issued.
4. That all driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
5. 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.
6. 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.

7. No street trees shall be removed from the road verge in front of the subject land and any excavations within two (2) metres of a street tree shall be carried out manually using non-invasive methods

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.7 29 May Terrace, BROOKLYN PARK

Application No. 211/543/2016

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. 211/543/2016 by S Donaldson to undertake Land division - Torrens Title; DAC No. 211/D061/16 (Unique ID 54243); Create one(1) additional allotment at 29 May Terrace, Brooklyn Park (CT 5815/630) 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 John C Bested & Associates Pty Ltd, relating to Development Application No. 211/543/2016 (DAC 211/D061/16).

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.

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 \$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 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.

6.8 437 Henley Beach Road, BROOKLYN PARK

Application No. 211/262/2016

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, subject to the concurrence of DAC, to GRANT Development Plan Consent for Application No. 211/262/2016 by Peter DeMarco to undertake alterations and extension of existing restaurant and associated car park at 437 Henley Beach Road, Brooklyn Park (CT 5163/417 & CT 5163/418) subject to the following conditions of consent:

Development Plan Consent 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 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
3. That the hours of operation of the premises shall not exceed the following periods:-
Closed Monday
11:30am to 11:00pm Tuesday to Saturday inclusive; and
11:30am to 5:00pm Sunday
4. 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.
5. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.9 15 Poynton Street, COWANDILLA

Application No. 211/584/2016

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. 211/584/2016 by Kim Sang Soo Cini to undertake a Torrens Titled land division of one allotment in to two at 15 Poynton Street, Cowandilla (CT 5264/403) 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 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 prior to the issue of clearance to the division approved herein, the existing structures on the site shall be removed from proposed Allotment(s).

Reason: To ensure the proposed allotments are suitable for their intended use.

Land Division Consent Conditions:

3. 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 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.

4. 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, 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 is adopted.

6.10 56-60 Boss Street, MARLESTON

Application No. 211/501/2016

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. 211/501/2016 by Precinct One Property Group to undertake a staged Community Title division of land creating thirteen (13) community allotments from three (3) Torrens Title allotments (stage 1) and construction of one (1), two storey row dwelling containing five (5) dwellings and one (1), two storey row dwelling containing seven (7) dwellings (stage 2) at 56, 58 and 60 Boss Avenue, Marleston (CT's 5364/203, 5713/747 and 5713/748) subject to the following conditions of consent

Council Conditions:

Stage 1

1. Development is to take place in accordance with the plans prepared by PyperLeaker Surveying Services relating to Development Application No. 211/501/2016 ((DAC 211/C039/16).
2. That prior to the issue of clearance to this division approved herein, all existing dwellings and ancillary outbuildings and structures shall be removed from the land. The removal of the buildings shall be the subject of a separate development authorisation.
3. A Scheme Description shall be provided to, and endorsed by, Council Administration prior to the sale of the allotments approved herein.

Development Assessment Commission Conditions:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0044544).
2. Payment of \$64,880 into the Planning and Development Fund (10 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), or by cheque payable to the Development Assessment Commission marked "NOT NEGOTIABLE" and sent to GPO Box 1815, Adelaide, 5001
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
4. The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Stage 2

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 finished floor levels shall be a minimum of 350mm above the highest point of the watertable adjacent to the subject site.
3. Stormwater detention measures will be required to be undertaken to restrict the total discharge from the total development site to a maximum of 20 litres per second for the site critical 20 year ARI storm event. Calculations and site works and drainage plans outlining stormwater detention requirements, runoff from any existing structures and buildings to be maintained shall be submitted to, and endorsed by Council's City Assets Department prior to Development Approval being issued.
4. That all driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
5. 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.
6. 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.
7. That the upper level windows, except those on a street facing elevation of the buildings approved herein, 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 reasonable condition at all times.
8. With the exception of a letterbox, no structures of more than one (1) metre in height shall be erected between the front of the dwelling on Lot 1 and the Allington Avenue property boundary.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.11 Delegations to the Development Assessment Panel 2016

RECOMMENDATION

It is recommended to the Development Assessment Panel that this report be received.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

7. CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

Nil

8. COMMUNICATION FROM THE PRESIDING MEMBER

The Presiding Member (Michael Doherty) informed the Panel that he has been offered and accepted employment interstate. As a result he has submitted his resignation from the City of West Torrens Development Assessment Panel (CWTDAP) to the DAP Public Officer with his last meeting being the meeting of 12 July 2016.

The DAP members expressed their sincere appreciation to Michael for his dedication to the CWTDAP during his time on the Panel.

9. MEETING CLOSE

The Presiding Member declared the meeting closed at 5.28pm