

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, 9 AUGUST 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:

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

Officers:

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

3. APOLOGIES

4. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Panel held on 12 July 2016 be confirmed as a true and correct record.

DEVELOPMENT ASSESSMENT PANEL DECISION

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

CARRIED

5. DISCLOSURE STATEMENTS

Nil

6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 6 Surrey Road, KESWICK

Application No. 211/290/2016

Appearing before the Panel:

Representors: **Peter and Kate Stolz** of 1 Surrey Road, Keswick did not appear in support of their representation.

James Brooker on behalf of **Jill Brooker** of 11 Surrey Road, Keswick appeared in support of their representation.

Priscilla Mulders of 9 Surrey Road, Keswick did not appear in support of their representation.

David Sanderson of 13 Surrey Road, Keswick appeared in support of their representation.

Gabrielle Aujard of 3 Surrey Road, Keswick appeared in support of their representation.

Applicant: **Tom Hately** of **Access Planning** (on behalf of **Specific Prestige**) appeared to respond to the representations.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/290/2015 by SPECIFIC PRESTIGE to undertake Change of use from office/warehouse to light industry (extension to crash repair business) at 6 Surrey Road, Keswick (CT 5443/776) subject to the following conditions of consent:

COUNCIL CONDITIONS

1. That the development shall be completed and operated in accordance with the plans and information detailed in this application except where varied by any conditions listed below.
2. That the hours of operation of the subject land shall be between 8:00am to 5:30pm Monday to Friday inclusively.
3. That service or delivery vehicles shall not directly access the site.
4. That vehicles shall enter and exit the site in a forward direction.

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. 211/290/2015 by SPECIFIC PRESTIGE to undertake Change of use from office/warehouse to light industry (extension to crash repair business) at 6 Surrey Road, Keswick (CT 5443/776) for the following reasons:

The proposed development is contrary to:

General Section, Interface Between Land Uses:

Council Wide Objectives 1 & 2

Council Wide Principle of Development Control 1, 2, 6, 8 & 9

Reason: In that the Development does not adequately address land use interface issues.

General Section, Transportation and Access:

Council Wide Objectives 1, 2, 3, 4 & 5

Council Wide Principle of Development Control 14

Reason: In that the Development does not provide for the on-site loading, unloading and turning of all traffic, including any waste collection vehicles, likely to be generated.

6.2 50 Davenport Tce, RICHMOND

Application No. 211/356/2016

Appearing before the Panel:

Representors: **Mr Martin** of 19 Ellen St Richmond appeared in support of the representation.

Applicant: **David Hutchinson** from **Access Planning** representing Adelaide Workers Homes Inc. appeared to respond to the representation.

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. 211/356/2016 by Adelaide Workers homes INC to undertake the demolition of existing buildings and construction of seven (7) two to four storey residential flat buildings comprising 240 dwellings and ancillary office, car parking, communal facilities, outbuildings, landscaping and access ways as a staged development over a period of 10 years at 50 Davenport Terrace, Richmond subject to the following reserved matters and conditions of consent:

Reserved Matters

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

1. A detailed design, refined calculations and stormwater management provisions as based on the Wallbridge and Gilbert report WAD120880Rep001 rev B.
2. A site plan demonstrating the ability for a MRV sized vehicle, having either through movement and/or the ability to undertake a three point turn within the site, to service the nominated waste collection points.
3. Detailed staging plan and time line.

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 level shall be a minimum of 350mm above the highest point of the watertable adjacent to the subject site.
Reason: to prevent inundation during a flood event
3. All waste from the site shall be collected and disposed of by private contractors at the property owner's expense.
4. The undercroft access ramp shall comply with the relevant Australian Standard/s.
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.
6. 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.
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 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.
9. 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.
10. That the upper level windows of the dwellings immediately adjacent the southern property boundary, shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in a reasonable condition at all times.

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. 211/356/2016 by Adelaide Workers homes INC to undertake the demolition of existing buildings and construction of seven (7) two to four storey residential flat buildings comprising 240 dwellings and ancillary office, car parking, communal facilities, outbuildings, landscaping and access ways as a staged development over a period of 10 years at 50 Davenport Terrace, Richmond for the following reasons:

The proposed development is contrary to:

General Section, Residential Development:
Council Wide Objective 3
Council Wide Principle of Development Control 4, 9, 18, 19 & 22
Residential Zone; Medium Density Policy Area 19:
Council Wide Objectives 1, 2, 3, 4 & 5
Council Wide Principle of Development Control 3
Reason: In that the Development does not meet building maximum height, minimum dwelling floor areas or minimum private open space provisions.

6.3 22 Lindsay Street, CAMDEN PARK

Application No. 211/796/2016

Appearing before the Panel:

Representors: **Mrs June Phillips** appeared in support of the representation. Mrs Phillips will also be representing Suzanne Parslow.

Applicant **Mr George Majda** 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 and division of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent & Land Division Consent for Application No. 211/796/2016 by State Surveys to undertake a Community Title land division (DAC No. 211/C101/16 Unique ID 54820); creating two (2) additional allotments and construction of three (3) two storey dwellings within a Residential Flat Building at 22 Lindsay Street Camden Park (CT 5113/207) subject to the following conditions:

COUNCIL CONDITIONS

DEVELOPMENT PLAN 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.
2. The construction of a drainage system and the position and manner of discharge of a stormwater drain must not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. They must be maintained to the reasonable satisfaction of Council thereafter.
4. All planting and landscaping must be completed within 3 months of the commencement of the use of this development and must be maintained to the reasonable satisfaction of Council. Any plants that become diseased or die must be replaced with suitable species.

5. The upper level windows of the dwelling must be provided with privacy screens to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The privacy screens are to be maintained at all times to the reasonable satisfaction of Council.
6. The finished floor level must be a minimum of 350mm above the highest point of the watertable adjacent to the property
7. The length of colorbond fence on the Lindsay Street boundary to be reduced in length by 1.5 metres to be located in line with the adjacent dwelling wall.

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.
2. Prior to the issue of clearance to this division approved herein, the existing outbuilding(s) from proposed lots must be removed.

Agency Conditions

1. Payment of \$12,976.00 into the Planning and Development Fund (2 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 (71097018), by cheque payable to the Development Assessment Commission marked "NOT NEGOTIABLE" and sent to GPO Box 1815, Adelaide, 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development and division of land and pursuant to the provisions of the *Development Act 1993* resolves to DEFER Development Plan Consent & Land Division Consent for Application No. 211/796/2016 by State Surveys to undertake a Community Title land division (DAC No. 211/C101/16 Unique ID 54820); creating two (2) additional allotments and construction of three (3) two storey dwellings within a Residential Flat Building at 22 Lindsay Street Camden Park (CT 5113/207) to allow the applicant to address the following:

- 1) Regulated Tree information required:
A tree assessment report prepared by a suitably qualified consultant that:
 - a) Identifies the species and location of trees
 - b) Assesses the trees against the current provision of regulated tree legislation
 - c) Assesses the general condition and structure of the trees
 - d) Determines the suitability of the retention of the trees in relation to the proposed development and/or existing buildings
 - e) Makes recommendations for appropriate action in relation to the trees
 - f) Clarifies which trees (if any) are to be removed
- 2) As the site is within close proximity to the tram line, a noise impact report prepared by a suitably qualified engineer that examines the design and materials of proposed dwelling 3 and the building's suitability with regard to the abatement of noise intrusion is required.

6.4 26A Taylors Lane, MILE END

Application No. 211/177/2016

Appearing before the Panel:

Representors: **R M Sbrogio** did not appear in support of the representation.

Applicant/s: **Phil Squeo** of Stannard Family Homes did not appear to respond to the representations.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/177/2016 by Stannard Family Homes to construct a two-storey dwelling with garage under main roof at 26A Taylors Lane, Thebarton (CT 6156/903) subject to the following conditions:

CONDITIONS

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. The construction of a drainage system and the position and manner of discharge of a stormwater drain must not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. They must be maintained to the reasonable satisfaction of Council thereafter.
4. All planting and landscaping must be completed within 3 months of the commencement of the use of this development and must be maintained to the reasonable satisfaction of Council. Any plants that become diseased or die must be replaced with suitable species.
5. The upper level windows of the dwelling must have a sill height of a minimum of 1.7 metres above the upper floor level or be provided with obscure glass/glazing 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 glass or glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council.
6. The finished floor level must be a minimum of 350mm above the highest point of the watertable adjacent to the property.

Notes

- a) Pruning of the existing tree located on the adjacent site and nominated on Site Plan 26ATayL dated 21/07/2016 should be undertaken in accordance with the Australian Standards for Pruning of Amenity Trees AS4373-2007 to minimise damage to the tree.

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. 211/177/2016 by Stannard Family Homes to construct a two-storey dwelling with garage under main roof at 26A Taylors Lane, Thebarton (CT 6156/903) for the following reasons:

The proposed development is contrary to:

General Section, Residential Development:

Council Wide Objective 3

Council Wide Principle of Development Control 4, 9, 18, 19 & 22

Residential Zone:

Council Wide Objectives 1, 2, 3, 4 & 5

Council Wide Principle of Development Control 5, 7, 11, 17, 20 & 21

Residential Zone; Torrensville Character Policy Area 28:

Council Wide Objectives 1

Council Wide Principle of Development Control 2

Reason: In that the Development does not meet minimum rear setback provisions, bulk and scale provisions and has an unacceptable visual streetscape impact.

6.5 12 Netherby Avenue, PLYMPTON

Application No. 211/1529/2015

Appearing before the Panel:

Representors: **Dr PJ O'Connor and N O'Connor** owners of 1D Urrbrae Terrace, Plympton did not appear in support of the representation.

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

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1529/2015 by D'Andrea and Associates (SA) Pty Ltd to undertake the construction of four two-storey dwellings each with garage under the main roof at 12 Netherby Avenue, Plympton (CT 5715/323) subject to the following conditions:

COUNCIL CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans received 27 June 2016 as detailed in this application except where varied by any condition(s) listed below.
2. That the finished floor level shall be 16.90 for Dwellings 1-3 & 16.95 for Dwelling 4 in reference to the 'Site/Ground Floor Plan' provided by D'Andrea and Associates (Drawing received on 27 June 2016).

3. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
7. That the upper level windows of the dwellings will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
8. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site
 - Commencement of placement of any structural concrete
 - Completion of wall and roof framing prior to the installation of linings
 - Completion of building work.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.6 39 Gladstone Road, MILE END

Application No. 211/483/2016

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. 211/483/2016 by Rashed Kabir and Samima Akther to undertake the alteration of an existing restaurant (new doorway), extension of operating hours and additional seating (additional 20 seats, resulting in 40 seats in total) in association with an existing restaurant - Non-Complying at 39 Gladstone Rd, Mile End subject to the concurrence of the Development Assessment Commission and the following conditions of consent:

COUNCIL CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all original planning conditions of Development Approval 211/848/2013, other than those altered by this application, shall remain applicable.
3. The hours of operation herein approved are as follows:
Monday to Friday 7am - 5pm
Saturday and Sunday 7:30am - 5pm
The outdoor eating area shall not be setup until the commencement of operating hours on any day.
Any variation to these hours of operation will require a further consent.
Reason: To minimise the impact on adjoining properties.
4. The restaurant approved herein shall not provide more than a maximum of forty (40) seats.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.7 4 Arcoona Avenue, LOCKLEYS

Application No. 211/993/2014/A

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 CONSENT to Development Application No. 211/993/2014A by Format Homes Pty Ltd consisting of the addition of a second storey to one of the semi-detached dwellings (Dwelling A) approved in Development Application No. 211/993/2014 subject to conditions

CONDITIONS

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. The upper level windows of the dwelling must have a sill height of a minimum of 1.7 metres above the upper floor level or be provided with fixed obscure glass/glazing 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 glass or glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council.
3. That all original planning conditions of Development Plan Consent 211/993/2014 dated 21 October 2015, where relevant, shall remain applicable.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.8 20 Fulham Park Drive, LOCKLEYS

Application No. 211/643/2016

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. 211/643/2016 by F & L Aloj to construct a two-storey dwelling with garage and alfresco under the main roof at 20 Fulham Park Drive, Lockleys (CT 5854/939) subject to the following conditions of consent:

COUNCIL CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That the finished floor level shall be 6.60 in reference to the plan provided by Abela Design & Drafting (Job Number 1324-04-16 dated 28 July 2016).
3. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
7. When excavations are carried out in the vicinity of the Street Tree:
 - a) The Contractor shall use hand excavation to locate any tree roots; and
 - b) Small roots of 50mm in diameter or less may be pruned, but pruning shall occur using a sharp pruning tool such as secateurs or a hand saw. The use of an axe to cut roots is not permitted. Roots which need to be removed shall be removed before commencing machine excavation; and
 - c) Larger roots shall be inspected by Council to determine their contribution to the trees stability and any potential nutrient storage values; and
 - d) Any damage to the upper portion of the trees through heat exposure, high pressure tool exposure or drift from caustic or corrosive chemicals (eg. cement/mortar dust) shall be avoided.
8. That the permeable pavers shall be in accordance with Australian Standard 4970-2009, "Protection of Trees on Development Sites" and the manufacturer's recommendations with consideration to the following:

- a) Paver based material selection and placement requirements;
 - b) Assessment for requirement of geofabric placement below base material and associated selection and installation of such material;
 - c) Assessment for requirement of base material drainage and installation of such; and
 - d) Engineering design assessment is required to ensure that infiltration to permeable pavers will not have shrinkage or expansion effects on materials (soils) located on adjacent allotments or located within directly adjacent dwellings within this development.
9. That the upper level east, west and south facing windows of the dwelling will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
10. Council requires one business day's notice of the following stages of building work:
- Commencement of building work on site
 - Commencement of placement of any structural concrete
 - Completion of wall and roof framing prior to the installation of linings
 - Completion of building work

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.9 28 Selby Street, KURRALTA PARK

Application No. 211/1512/2015

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. 211/1512/2015 by InProperty Design to undertake the construction of a two storey residential flat building comprising four (4) dwellings and associated driveway, fencing and landscaping at 28 Selby Street, Kurralta Park (CT 5788/205) subject to the following conditions of consent:

1. That the development shall be undertaken and maintained in accordance with the plans and information detailed in this application except where varied by any conditions listed below.
2. A site works and drainage plan shall be submitted to Council, and endorsed by Council's City Development staff prior to Development Approval being issued. The plan shall include finished floor levels that are no less than 350mm above the adjacent Selby Street stormwater table.
3. That all stormwater design and construction must be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage must not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.

4. That any retaining walls must be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving prior to occupation of the dwelling, and be properly drained, and maintained in a reasonable condition at all times.
6. Prior to occupation of the dwellings, all planting and landscaping must be completed and be maintained in reasonable condition at all times. Any plants that become diseased or die must be replaced with a suitable species.
7. The ground floor stair windows and all upper level windows of the dwellings, with the exception of those on the front elevation, shall have a sill height of a minimum of 1.7 metres above the upper floor level or be provided with fixed obscure glass/glazing 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 glass or glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council
8. The gaps between the balustrade, handrails and each aluminum slats of all south facing balconies shall be no more than 10 millimeters.
9. Landscaped protrubances shall be added to the landscaping strip abutting the southern boundary to create "pinch points of no less than three metres wide" within the common driveway. The protrubances should be sited in a manner that does not compromise reversing movements of vehicles parked on the subject land.
10. The shared visitor car park shall be marked as such by a small sign post in the adjacent landscaped verge.
11. The height of the colorbond fence along the southern property boundary shall be no more than 1.8 metres high (when measured from the lowest point) unless the owners of 26a Selby Street agree for the fence to go higher to 2.1 metres.
12. Only low plantings to a maximum growth height of one (1) metre shall be established along the northern side of the common driveway's first 3 metres.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.10 365A Marion Road, PLYMPTON

Application No. 211/1430/2015

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. 211/1430/2015 by Rivergum Homes to undertake the construction of a Two Storey Residential Flat Building comprising ten (10) dwellings and detached carport (25.1m x 5.6m x 3.3m max height) and associated landscaping at 365A Marion Road, Plympton (CT 6029/37) subject to the following conditions/for the following reasons (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Reserved Matters:

- A. The Applicant, Rivergum Homes, shall enter into an Affordable Housing Land Management Agreement with Renewal SA to ensure that the criteria established within the Gazette Notice issued under the *South Australian Housing Trust Regulations 2010* in relation to 'affordable housing' is met. The Affordable Housing Land Management Agreement must be prepared and executed, with a copy provided to the Council, prior to the issue of Development Approval.

COUNCIL CONDITIONS

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application 211/1430/2015. All works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. That the carport approved herein shall not be enclosed and shall be kept as an open structure at all times. For this purpose, any works to enclose the sides, rear or front (including a roller/panel-lift door) shall require a separate application to Council.
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.

Stormwater detention, re-use and/or water quality measures shall be implemented in accordance with engineering calculations and design drawing(s) provided by Intrax Consulting Engineers Pty Ltd (Job Number 73829 dated 9 November 2015).

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. Vehicle access ways and carparking spaces shall be kept free of obstructions at all times.
6. That directional signs not exceeding 0.2 square metres shall be erected at the eastern end of the herein approved carport to indicate the location of visitor parking. The sign shall advise that parking is prohibited on (nominated) waste collection days.
7. That driveways, carparking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods including waste products and refuse.
8. A 2.5m (min) length of the existing corrugated iron fence located at the western end of the southern boundary shall be removed and replaced with open chain mesh fencing. Works undertaken shall be consistent with the recommendations contained within the GTA Consultants report dated 16 May 2016 (*ref: GTA 15A1291000*).
9. All waste collection shall be undertaken completely on private property by a private contractor. Refuse collection vehicles shall not exceed a length of 7.4 metres.

10. That the approved waste disposal facilities and waste enclosure shall be installed and be made operative prior to occupation of the development.
11. 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.
12. That the upper level windows of the dwellings will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.

COMMISSIONER OF HIGHWAYS CONDITIONS

The following conditions are imposed at the request of the Commissioner of Highways (ref: 2016/00229/01, dated 22/04/2016)

1. Access to Marion Road shall be constructed in accordance with Rivergum Homes, Preliminary Concept Plan, Sheet 1, Issue 5, dated 31/7/15.
2. The access point shall be suitably flared to Marion Road to allow convenient ingress and egress movements in order to minimise disruption to the free flow of traffic.
3. All waste collection shall be undertaken completely on private property. Sufficient area shall be provided to ensure commercial vehicles can achieve forward entry and exit movements.
4. Pedestrian sightlines at the access shall be in accordance with AS/NZS2890.1:2004.
5. All landscaping located along the shared driveway shall be low growing and shall be trimmed on an as needs basis so as not to restrict driver sightlines along the driveway to/from the access point.
6. The shared access and internal manoeuvring areas shall be clear of all obstructions including meters, letterboxes, landscaping and visitor parking.
7. All vehicles shall enter and exit the site in a forward direction.
8. All stormwater generated by the development shall be appropriately collected and disposed of without entering or jeopardising the safety of the adjacent arterial road network

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.11 588-592 Henley Beach Road, FULHAM

Application No. 211/527/2016

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. 211/527/2016 by Grantley Leith to undertake division of land to create four (4) Torrens Title allotments from one (1) existing Torrens Title allotment at 588-592 Henley Beach Road, Fulham (CT 5584/849) subject to the following conditions of consent:

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Estate Services (SA) relating to Development Application No. 211/527/2016 (DAC 211/D051/16).

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

Nil

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

Nil

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0045629).

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections/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.

2. Payment of \$19,464.00 into the Planning and Development Fund (3 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.
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.

COMMISSIONER OF HIGHWAY CONDITIONS:

4. The Henley Beach Road access points shall be a maximum of 4.5 metres in width at the property boundary and angled at 70 degrees to the road. Directional signage/line marking shall be provided to reinforce the desired one-way operation
5. All obsolete crossovers, or parts thereof, on Henley Beach Road shall be reinstated to Council standard kerb and gutter at the applicant's cost prior to operation of the development
6. The shared access and vehicle manoeuvring areas shall be clear of all obstructions including meters, letterboxes, vegetation and visitor car parking.
7. All vehicles shall enter and exit the site in a forward direction
8. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.12 5 Lowry Street, FULHAM

Application No. 211/576/2016

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. 211/576/2016 by Mr. Nando Disotto and Mrs. Romi Dimasi to undertake Division of land to create two (2) Torrens Title allotments from one existing Torrens Title allotment at 5 Lowry Street, Fulham (CT 5656/203) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Cavallo Forrest & Associates relating to Development Application No. 211/576/2016 (DAC 211/D063/16).

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) 1 and 2. For this purpose a separate development application to Council is required.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

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

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

Subject to a new process, 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 standard or non standard fees.

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

3. Payment of \$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.

6.13 25 Kingswood Crescent, LOCKLEYS

Application No. 211/510/2016

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. 211/510/2016 by Katnich Building Design & R L Bell to create one (1) additional Torrens Title Allotment and the construction of a detached two-storey dwelling with garage and alfresco under the main roof at 25 Kingswood Crescent Lockleys (CT 5196/972) 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 09 August 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 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 Cavallo Forest & Associates, relating to Development Application No. 211/510/2016 (211/D088/16).
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.
Sewer Extension Required.

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

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

4. Payment of \$6,488 into the Planning and Development Fund (1 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.

6.14 7 Ramsey Street, NETLEY

Application No. 211/491/2016

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/491/2016 by Build Tec Group to undertake Removal of one regulated tree - *Eucalyptus leucoxylon x sideroxylon* (hybrid SA Blue gum, Red Ironbark cross) at 7 Ramsey Street, Netley (CT 6041/37) for the following reasons:

1. The proposed development is contrary to
General Section, Regulated Trees, Objectives:
 - 1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
 - 2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
 - (a) significantly contributes to the character or visual amenity of the locality
- General Section, Regulated Trees, Principle of Development Control:
 - 2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - (a) the tree is diseased and its life expectancy is short
 - (b) the tree represents a material risk to public or private safety
 - (c) the tree is causing damage to a building
 - (d) development that is reasonable and expected would not otherwise be possible
 - (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.15 69 Gray Street, PLYMPTON

Application No. 211/581/2016

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. 211/581/2016 by Ms Amanda Ford to undertake Land Division - Community Title; DAC No. 211/C071/16 (Unique ID 54314); Create one (1) additional allotment at 69 Gray Street (CT 5670/725) 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.
Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.
3. The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant
4. Payment of \$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.

6.16 3 Hill Place, RICHMOND

Application No. 211/1408/2016/D

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. 211/1408/2015D by Hafez Zamani to undertake Land division - Torrens title DAC No- 211/D163/15 Create One (1) additional allotment and the construction of a residential flat building containing two (2) x two-storey dwellings and associated garages to the front of an existing group dwelling at 3 Hill Place, Richmond (CT 5321/190) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS:

1. Development is to take place in accordance with the plans relating to Development Application No. 211/1408/15D (DAC 211/D163/15).
2. That the upper level windows of the dwellings 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 the occupation of the building. The glazing in these windows will be maintained in a reasonable condition at all times.
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, and shall be maintained in reasonable condition at all times.

LAND DIVISION CONSENT CONDITIONS:

5. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0039862).

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

6. 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.
7. 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.

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.

6.17 5 & 7 Louise Avenue, FULHAM

Application No. 211/507/2016

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. 211/507/2016 by Michael Gregory Roe to undertake Land Division - Torrens Title; DAC No. 211/D047/16 (Unique ID 54016); Create two (2) additional allotments at Final Minutes of the Development Assessment Panel 09 August 2016 (CT 5592/976 CT 5592/987) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plan titled Proposed Land Division (Site Plan), relating to Development Application No. 211/507/2016 (DAC 211/D047/16).

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 \$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 Panel resolved that the recommendation is adopted.

7. APPOINTMENT OF DEPUTY PRESIDING MEMBER

MOTION

That Jane Strange be appointed as Deputy Presiding Member of the Development Assessment Panel (DAP) for the period 9 August 2016 to 31 December 2016.

DEVELOPMENT ASSESSMENT PANEL DECISION

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

CARRIED

8. SUMMARY OF COURT APPEALS

8.1 Summary of Court Appeals

Monthly statistics are provided for the information of the Panel in relation to:

1. 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 is adopted.

9. MEETING CLOSE

The Presiding Member declared the meeting closed at 7.19pm