

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the

COUNCIL ASSESSMENT PANEL

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 12 DECEMBER 2017
at 5.00pm**

**Angelo Catinari
Assessment Manager**

City of West Torrens Disclaimer

Council Assessment Panel

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.

INDEX

1	Meeting Opened.....	1
1.1	Evacuation Procedures	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes.....	1
5	Disclosure Statements	1
6	Reports of the Assessment Manager	2
6.1	66 Whelan Avenue, CAMDEN PARK	2
6.2	105 South Road, THEBARTON	29
6.3	2 Madden Avenue, GLANDORE	56
6.4	20 Brooker Terrace, COWANDILLA	96
6.5	1 Burton Street, RICHMOND.....	111
6.6	13 Passmore Street, WEST RICHMOND	123
6.7	37 Talbot Avenue, NORTH PLYMPTON	165
6.8	28 Lydia Street, PLYMPTON.....	206
6.9	71 Gray Street, PLYMPTON	217
6.10	305-309 Henley Beach Road, BROOKLYN PARK	243
6.11	Development Assessment Panel Annual Report 2017	282
7	Confidential Reports of the Assessment Manager	286
	Nil	
8	Summary of Court Appeals.....	286
8.1	Summary of SCAP and ERD Court Matters - December 2017	286
9	Meeting Close	288

1 MEETING OPENED**1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 14 November 2017 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

In accordance with section 7 of the *Assessment Panel Members - Code of Conduct* the following information should be considered by council assessment panel members prior to a meeting:

A member of a council assessment panel who has a direct or indirect personal or pecuniary interest in a matter before the council assessment panel (other than an indirect interest that exists in common with a substantial class of persons) -

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the assessment manager will record the nature of the interest in the minutes of meeting.

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 66 Whelan Avenue, CAMDEN PARK

Application No 211/49/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Combined Application: Land division - Torrens Title; SCAP No. 211/D003/17 (Unique ID 56834); Create one (1) additional allotment and construction of a two storey detached dwelling with portico and single garage under main roof
APPLICANT	Mr Mohammed Saadati Marasht
LODGEMENT DATE	10 January 2017
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets External <ul style="list-style-type: none"> ▪ State Commission Assessment Panel ▪ SA Water Corporation
DEVELOPMENT PLAN VERSION	5 May 2016
MEETING DATE	12 December 2017

RECOMMENDATION 1

The Council 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. 211/49/2017 by Mr Mohammed Saadati Marasht to undertake Land division - Torrens Title; SCAP No. 211/D003/17 (Unique ID 56834); Create one (1) additional allotment and construction of a two storey detached dwelling with portico and single garage under main roof at 66 Whelan Avenue, Camden Park (CT 5712/829) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT

Council Conditions

1. The development must be undertaken and completed in accordance with the plans prepared by Cavallo Forest and Associates 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 into the land of an adjoining owner; and not flow across footpaths or public ways.

3. That any retaining walls 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. External material and finishes must be non-reflective.
7. The southern elevation of the dwelling proposed on allotment 2 shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level and to minimise the potential for overlooking of adjoining properties.

LAND DIVISION CONSENT

Council Conditions

1. That prior to the issue of clearance to this division approved herein, the existing structures shall be removed from proposed allotment 11.

State Commission Assessment Panel and SA Water Corporation Conditions

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

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

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

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

3. Payment of \$6,676 into the Planning and Development Fund (1 allotment(s) @ \$6,676/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 State Commission Assessment Panel 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 State Commission Assessment Panel for Land Division Certificate Purposes.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason/s:

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

PREVIOUS OR RELATED APPLICATION(S)

N/A

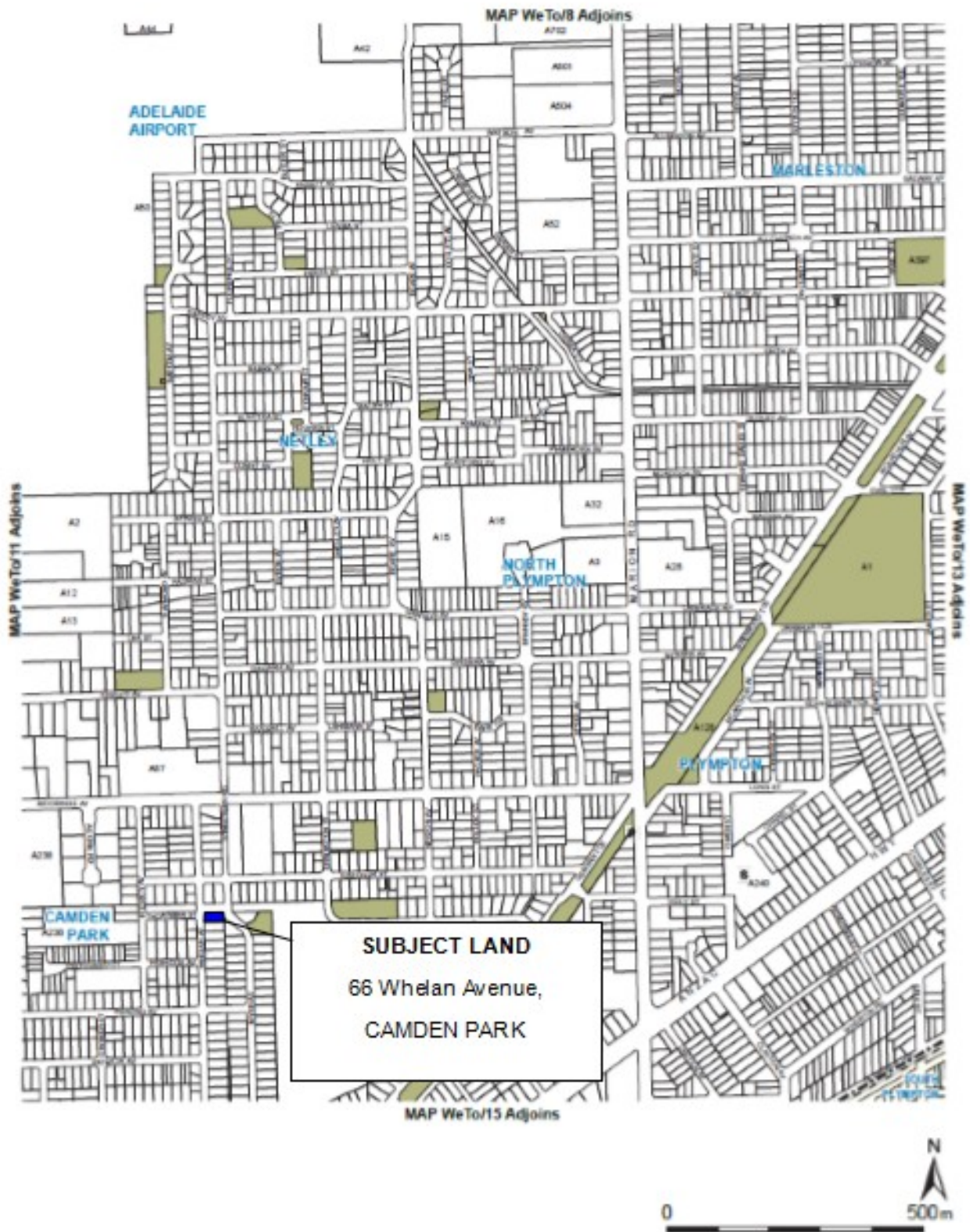
SITE AND LOCALITY

The subject site is on the corner of Myer Avenue and Whelan Avenue, Camden Park. The site is rectangular and has frontage to Whelan Avenue of 18.29 metres and two frontages to Myer Avenue of 33.62 metres to the north and approximately 11 metres to the east. The site area is 724.7m². Currently there is no corner cut-off on the north western corner or the north eastern corner. There is an existing dwelling built in approximately 1960 that fronts Whelan Avenue that is proposed to be retained. There are no easements on the land.

The locality is predominantly residential consisting largely of detached dwellings on low density or similar sized allotments to the existing allotment with a number of recent subdivisions of one allotment into two. There is a pocket of industrial zoned land at 65-73 Mooringe Avenue 75 metres to the northeast of the subject site. Plympton International College is to the east of the subject land.

The site and locality are shown on the following maps and aerial imagery.





- School
- Post Office
- Railways
- Local Reserves
- Development Plan Boundary

Location Map WeTo/12

WEST TORRENS COUNCIL
Consolidated - 5 May 2016

PROPOSAL

As per the proposed plan, the proposed combined application is to create one (1) additional allotment and construction of a two storey detached dwelling with portico and single garage under main roof.

Application plans and details are contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act 1993 and Regulations 2008 Part 1 (2) (a) (i) and Part 1 (2) (f).

REFERRALS

Internal

- City Assets

City Asset's original assessment for the proposal (dated 14 February 2017) is attached. In summary, the concerns raised included:

- Finished floor levels - appropriate site information should be provided for appropriate finished floor levels;
- Verge interaction information;
- Stormwater connection information;
- Garage dimensions;
- Stormwater detention and quality requirements;
- Corner cut-off.

Amended plans were provided and City Assets confirmed that the amended plans satisfied the above requirements on 23 November 2017.

External

- SA Water

SA Water has raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been recommended.

- SCAP

SCAP has raised no concerns with the proposal. Standard conditions of consent have been recommended.

A full copy of the relevant reports are attached, refer **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Low Density Policy Area 20 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3
Design and Appearance	Objectives	1
	Principles of Development Control	1, 2, 4, 5, 9, 10, 13, 15, 20, 22
Energy Efficiency	Objectives	1
	Principles of Development Control	1, 2, 3 & 4
Infrastructure	Objectives	1
	Principles of Development Control	1, 2, 3, 4, 5, 6, 8, 9
Land Division	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 2, 4, 5, 6, 8, 12,
Landscaping, Fences and Walls	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1
Residential Development	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 18, 19, 20, 21, 30, 31

Zone: Residential Zone	
<p><i>Desired Character Statement:</i></p> <p><i>This zone will contain predominantly residential development.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 5, 6, 7, 8, 10, 11

Policy Area: Low Density Policy Area 20	
Desired Character Statement:	
<p>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</p> <p>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</p> <p>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</p>	
Objectives	1
Principles of Development Control	1, 2, 3

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT	
SITE AREA Residential Zone Low Density Policy Area 20 PDC 3	340m ²	Allotment 10 412m ² Satisfies	Allotment 11 309m ² Does Not Satisfy by 9.1%
SITE FRONTAGE Residential Zone Low Density Policy Area 20 PDC 3	10m	Allotment 10 (to Whelan Avenue) 15.29 metres Satisfies	Allotment 11 (to Myer Avenue) 16.87 metres Satisfies
BUILDING HEIGHT Residential Zone Principle of Development Control 6	Maximum 2 storeys Maximum vertical side wall height 6 metres (measured from the natural ground level)	Proposed dwelling: 2 storeys Satisfies Maximum vertical side wall height 5.7 metres Satisfies	

STREET SETBACK Residential Zone Principle of Development Control 8	At least the average setback of the adjacent buildings. 12 metres (centre line of proposed allotment 11).	Proposed dwelling 4.0 metres to portico Does Not Satisfy	
SIDE SETBACK Residential Zone Principle of Development Control 11	Dwellings and buildings containing dwellings should be set back from the side and rear boundaries in accordance with the following table: Side boundary setback where the vertical side wall is 3 metres or less in height - minimum value 1 metre Side boundary setback where the vertical side wall measures between 3 to 6 metres in height	Proposed dwelling <u>Western setback</u> 2.8 metres to garage Satisfies 4.0 metres to upper level bedrooms Satisfies <u>Eastern setback</u> 1.0 metre to two storey wall Does Not Satisfy	
REAR SETBACK Residential Zone Principle of Development Control 11	3 metres for the single storey component 8 metres for two or more storey components of a building	Proposed 2 storey dwelling on Allotment 11 1.2 metres Does not Satisfy 4.0 metres Does not Satisfy	Existing dwelling on Allotment 10 3.0 metres Satisfies
PRIVATE OPEN SPACE General Section Residential Development Principle of Development Control 19	300-500m ² allotments 60m ² Minimum dimension of 4 metres	Proposed 2 storey dwelling on Allotment 11 66.6m ² Satisfies Minimum dimension is 2.8 metres Does not Satisfy	Existing dwelling on Allotment 10 76.4m ² Satisfies Minimum dimension is 3 metres Does not Satisfy

<p>LANDSCAPING Module: Landscaping, Fences & Walls Principle of Development Control 4</p>	<p>10%</p>	<p>Proposed 2 storey dwelling on Allotment 11</p> <hr/> <p>32.9% Satisfies</p>	<p>Existing dwelling on Allotment 10</p> <hr/> <p>15% Satisfies</p>
<p>CARPARKING SPACES Transportation and Access Principle of Development Control 34</p>	<p>2 spaces per dwelling, one of which is covered</p>	<p>Proposed 2 storey dwelling on Allotment 11</p> <hr/> <p>1 undercover, 1 visitor Satisfies</p>	<p>Existing dwelling on Allotment 10</p> <hr/> <p>1 undercover, 1 visitor Satisfies</p>
<p>OVERSHADOWING Residential Development Principle of Development Control 12</p>	<p>Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:</p> <p>a) half of the existing ground - level open space b) 35m² of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres)</p>	<p>Areas of sunlight in private open space (June 21)</p> <p><u>66 Whelan Avenue (Proposed lot 10)</u></p> <p>9am Nil 12pm 44m² 3pm Nil</p> <p>Partially satisfies</p> <p><u>Proposed dwelling (proposed lot 11)</u></p> <p>9am Nil 12pm 32m² 3pm 4.4m²</p> <p>Does Not Satisfy</p> <p><u>64 Whelan Avenue</u></p> <p>9am 4m² 12pm 38m² 3pm 29m²</p> <p>Partially satisfies</p>	
<p>DOMESTIC STORAGE Residential Development Principle of Development Control 31</p>	<p>8m³ domestic storage to be located in non-habitable rooms</p>	<p>Proposed dwelling 9m³ Satisfies</p> <p>Existing dwelling 16m³ Satisfies</p>	

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Site area

One allotment (10) meets the site area requirements when assessed against Principle of Development Control 3 of Residential Policy Area 20, i.e. 340m², however, the site area to accommodate the new dwelling falls short. The average of the two allotments meets the site area requirements and allotment 11 as initially proposed in the application. However, the allotment boundary and plans were amended to achieve a better development outcome that resulted in an increased setback from the rear of the existing dwelling from 1 metre to 3 metres. The resultant site area for allotment 11 (304m²) is still considered to be 'low density', able to accommodate a detached dwelling and therefore considered reasonable.

Street setback

The proposed dwelling should have a front setback of around 12 metres if Principle of Development Control 8 of the Residential Zone is applied in isolation. The proposed setback for the proposed dwelling is 4 metres to the portico, 4.9 metres to the main part of the dwelling and 5.5 metres to the garage. While the proposed setbacks are lesser than PDC 8 this is reasonable considering the location of proposed allotment 11, including the short setbacks of the adjoining dwellings and the 90 degree angle of Myer Avenue.

Side setback

The side setback for the proposed dwelling on allotment 11 should ideally be setback 1 metre for the ground level and 2 metres for the upper level in accordance with Principle of Development Control 11 of the Residential Zone. The ground level complies with this provision, however, in order for the second storey of the proposed dwelling to comply it would need to be setback an additional metre from the eastern side boundary. Given the positioning of the dwelling at 4 Myer Avenue further south, it is deemed that a lesser setback for the upper level will have minimal effect on the adjoining dwelling but rather on the public space adjacent the dwelling therefore considered to be reasonable.

Rear setback

Principle of Development Control 11 of the Residential Zone requires the rear boundary setback of a two storey dwelling to be 8 metres. The rear setback for the proposed dwelling should be 3 metres for the single storey component and 8 metres for the two storey component. This is not achieved for the lower or upper levels. The majority of the rear setback is 3 metres for the ground floor component with a small portion of the laundry at 1.2 metres and 4 metres for the upper level. Despite this shortfall, there is reasonable space between the rear of the dwelling and the fence for an area of useable private open space.

Private open space

The Development Plan suggests a numerical minimum of 60m² of Private Open Space in accordance with Principle of Development Control 19 of the Residential Development section of the Development Plan. Both the existing dwelling and proposed dwelling achieve the area, however, the existing dwelling does not achieve the minimum dimension of 4 metres. When this application was originally lodged, the boundary was 1 metre to the east of the existing dwelling. This allowed minimal private open space and provided a poor outcome. The amendments as proposed create areas of private open space that are considered to be satisfactory in terms of their dimensions and functionality.

Overshadowing

The applicant has provided overshadowing diagrams for winter solstice.

A large degree of overshadowing occurs in the rear yard at 9am for the existing dwelling on allotment 10; the proposed dwelling on allotment 11; and the adjoining dwelling at 64 Whelan Avenue, Camden Park.

At 12pm the greatest area of sunlight upon rear private open space may be achieved for each of the most affected dwellings as set out in the table above with each containing a minimum area of sunlight of 32m².

A large degree of overshadowing occurs in the rear yard at 3pm for the existing dwelling and proposed dwelling with minimal sunlight at winter solstice. The adjacent dwelling at 64 Whelan Avenue receives a reasonable amount of sunlight of 29m².

The development results in a large degree of overshadowing, however, some of the overshadowing results from existing buildings and fences. The applicant reduced the proposal from a double garage to a single garage which now allows for additional sunlight. The development does allow for sufficient sunlight access at 12pm for the three affected dwellings.

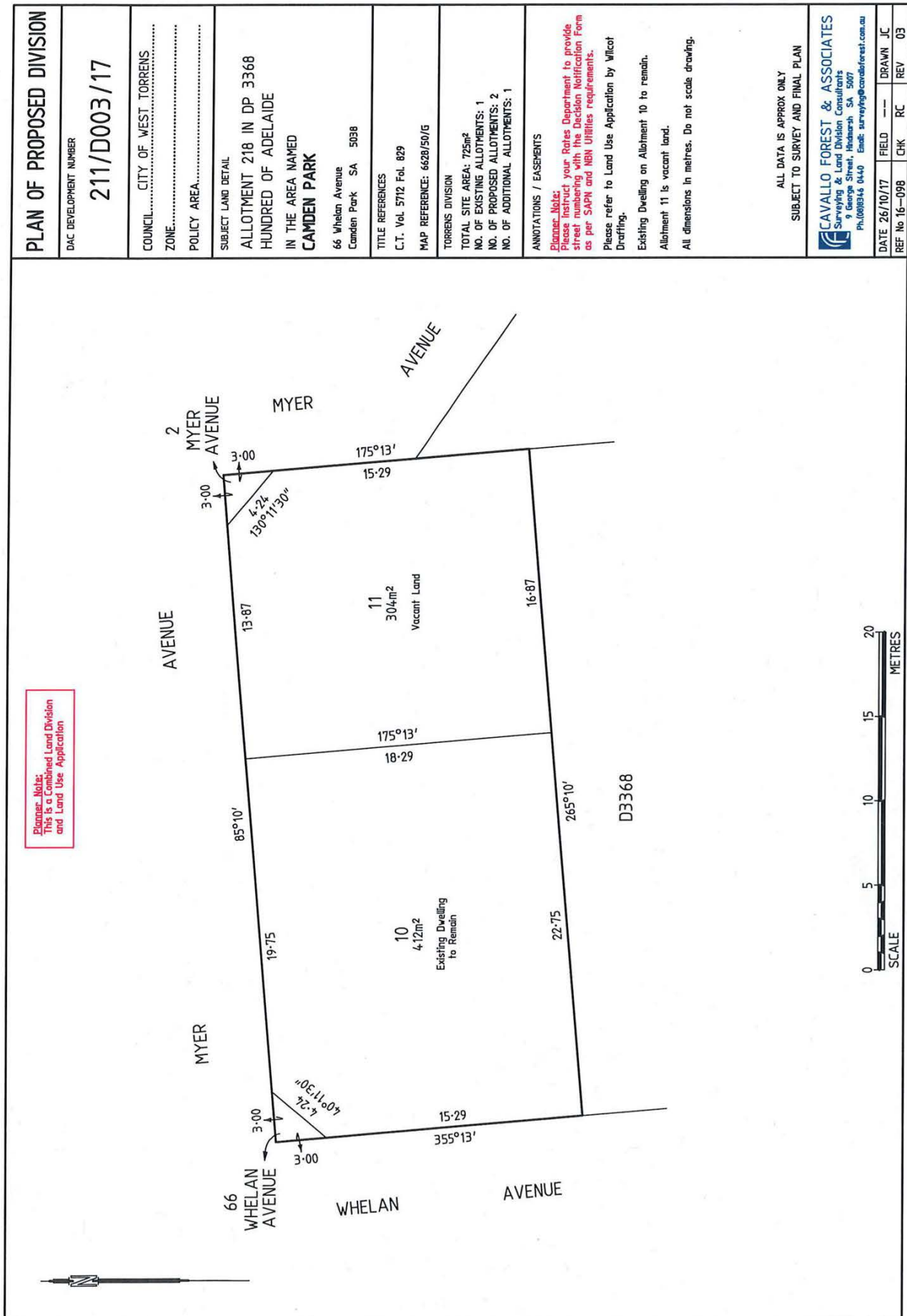
SUMMARY

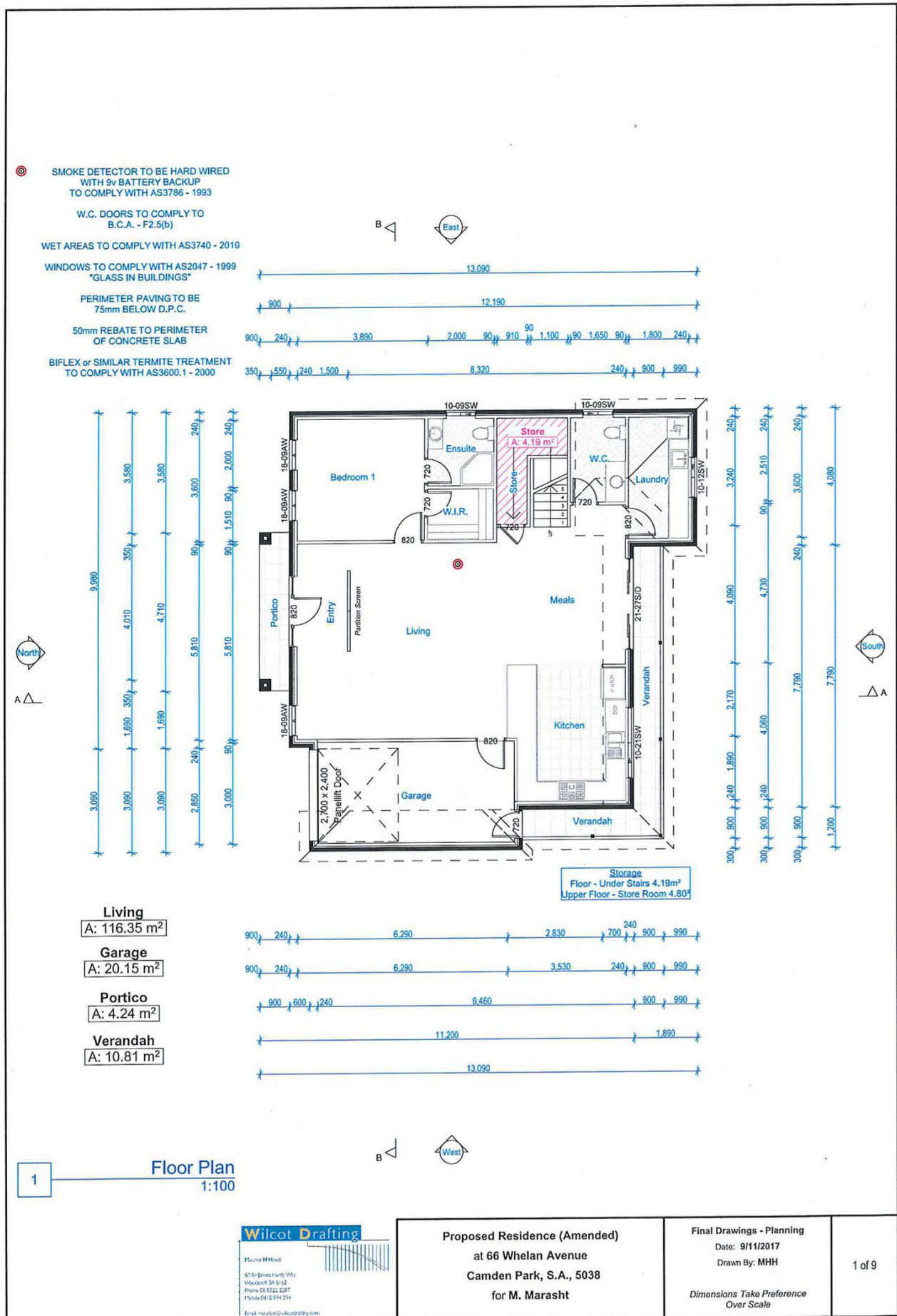
The development provides for an additional dwelling on an allotment that is considered to be low density despite falling short of the numerical requirements. Overall the siting of the dwelling, setbacks, the private open space areas and overshadowing impacts are determined to be reasonable. The development meets the majority of the numerical standards and, having considered the policy area provisions and all of the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

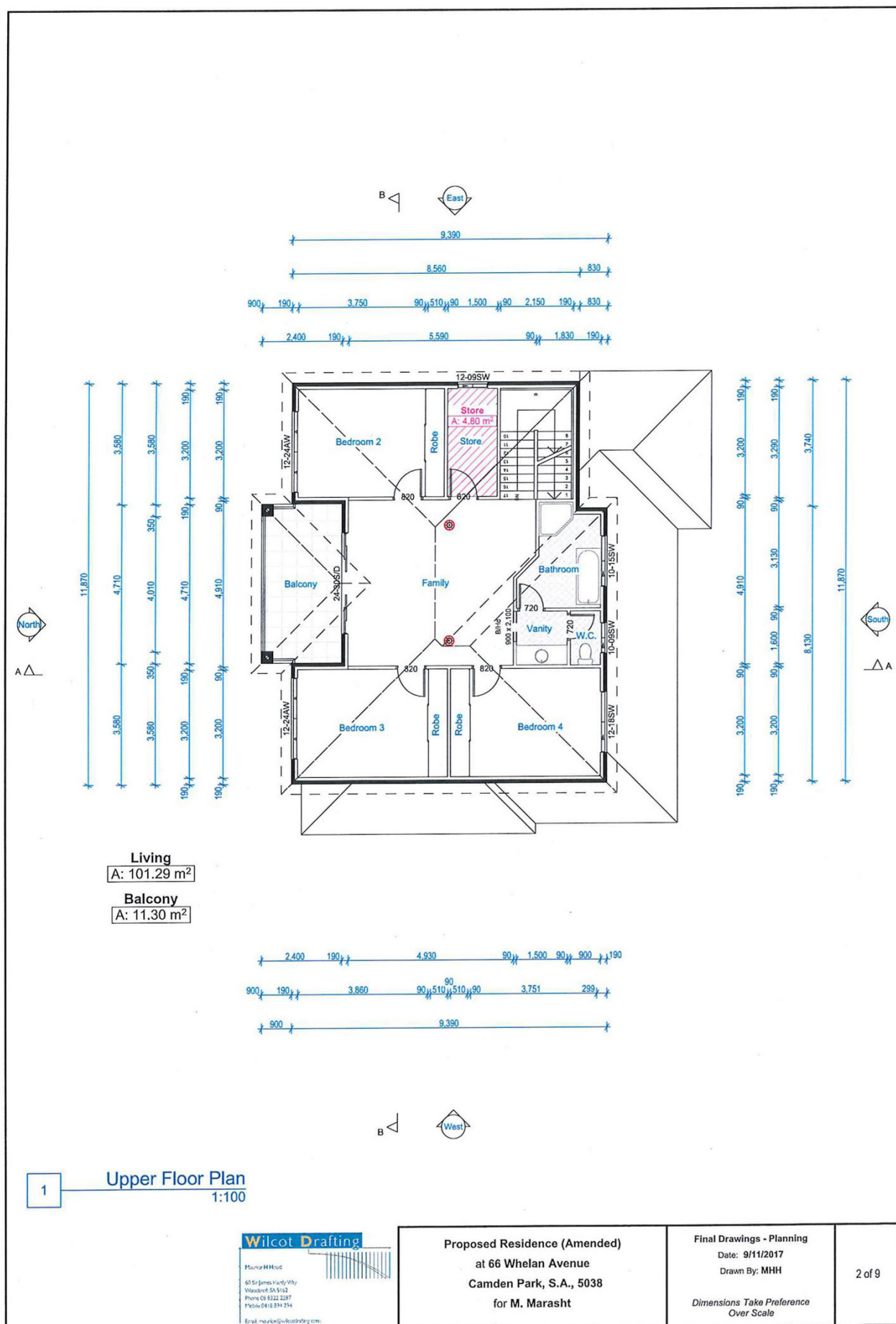
On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 May 2016 and warrants Development Plan Consent.

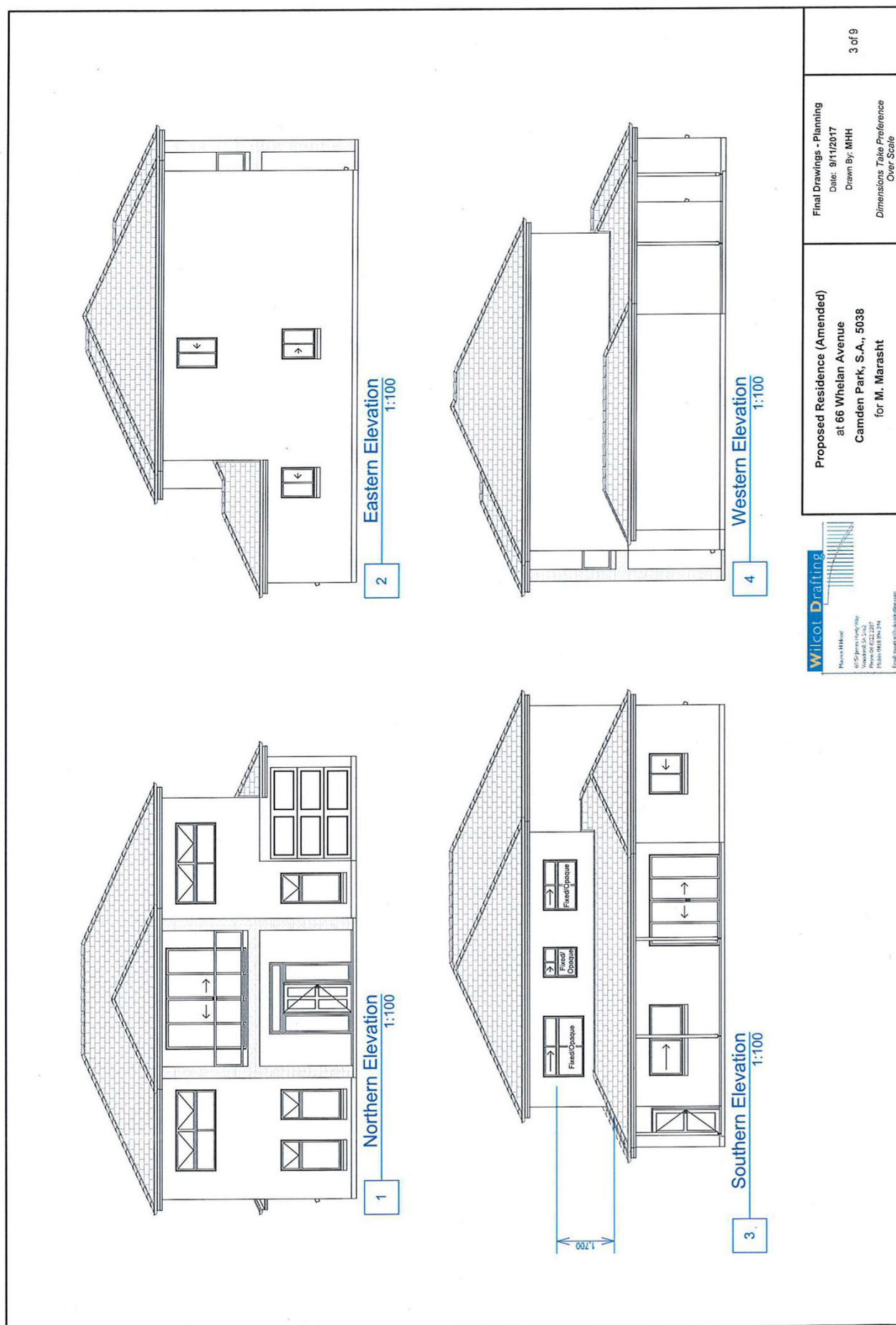
Attachments

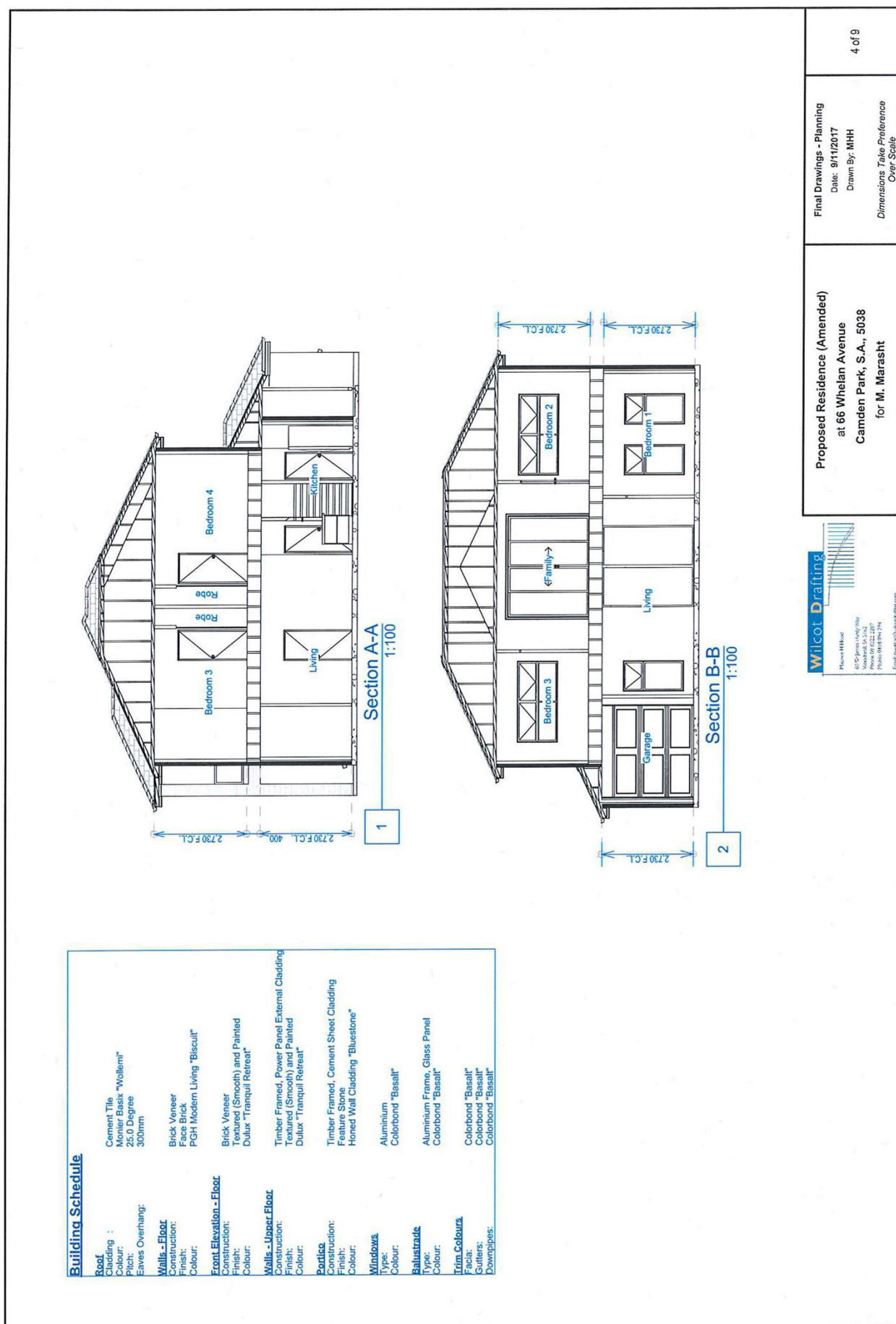
- 1. Proposal plans**
- 2. External and internal referrals**

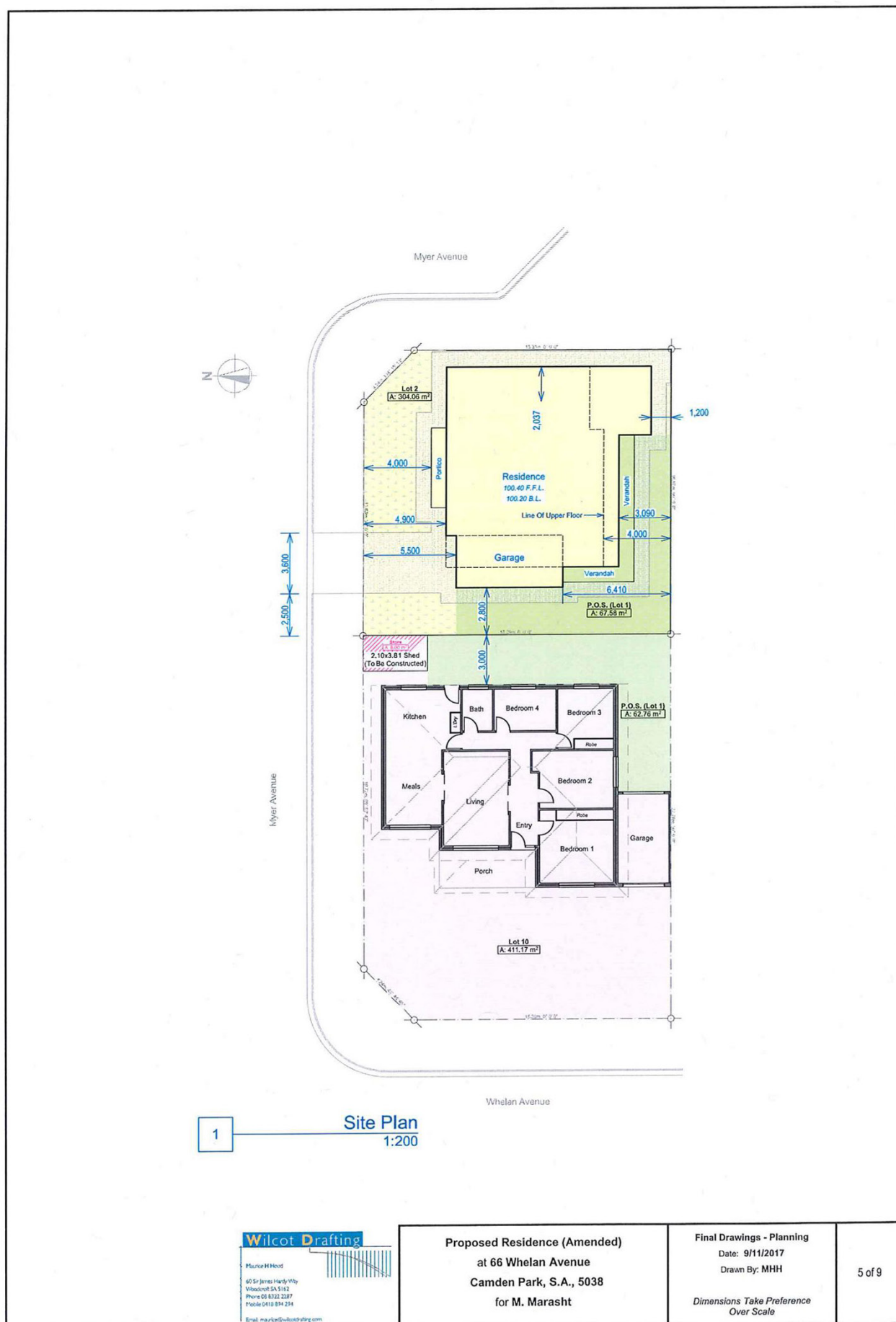


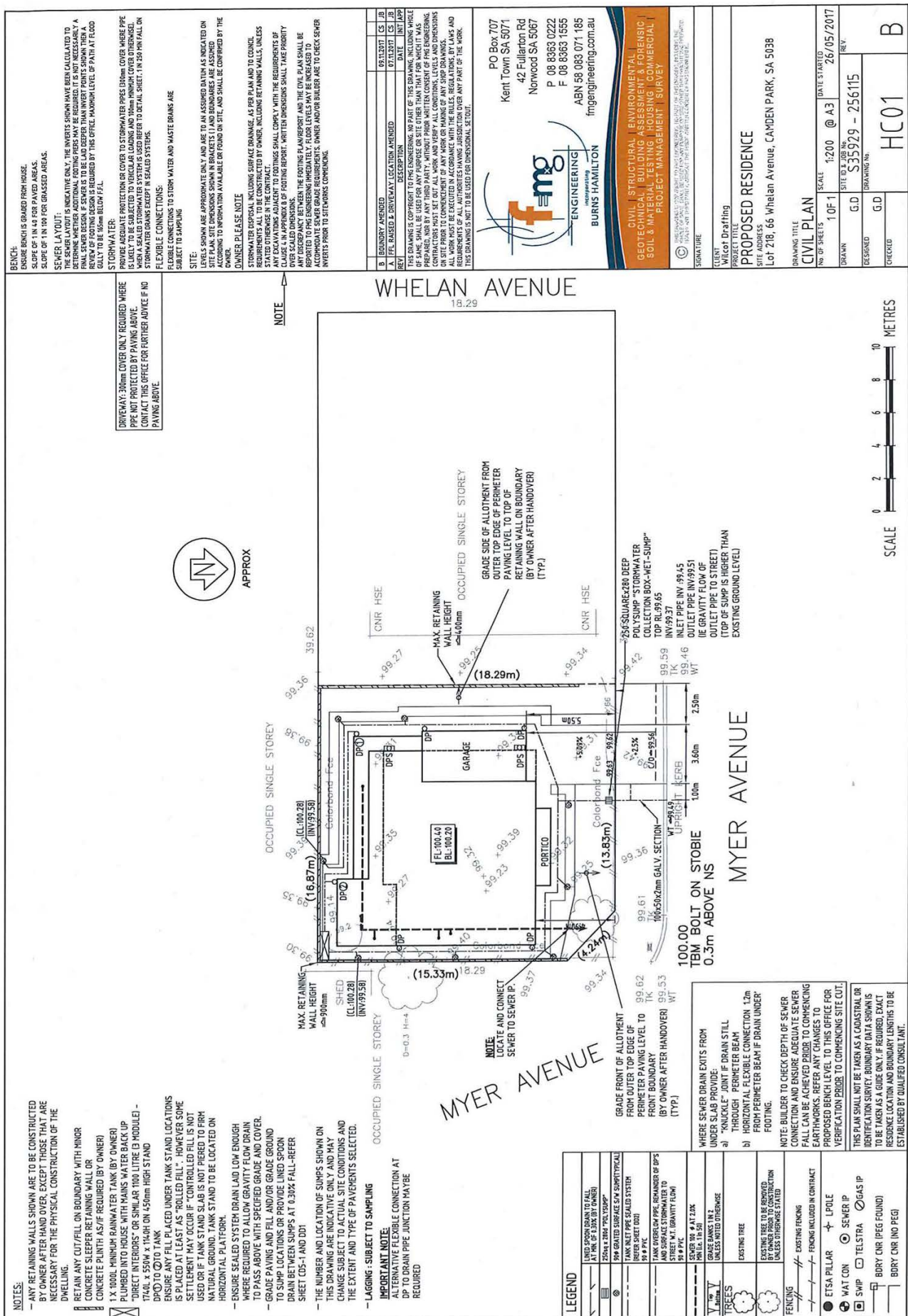


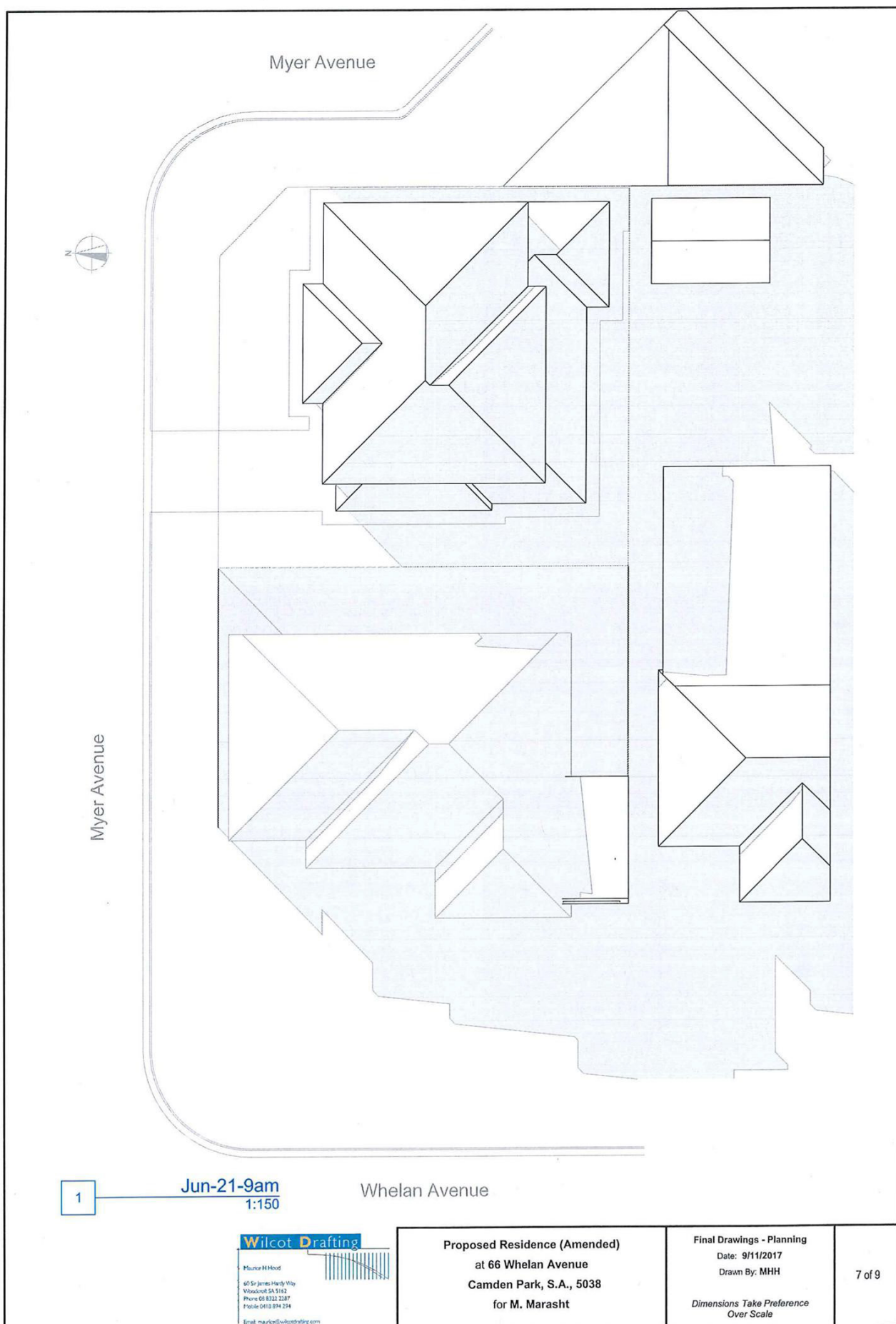


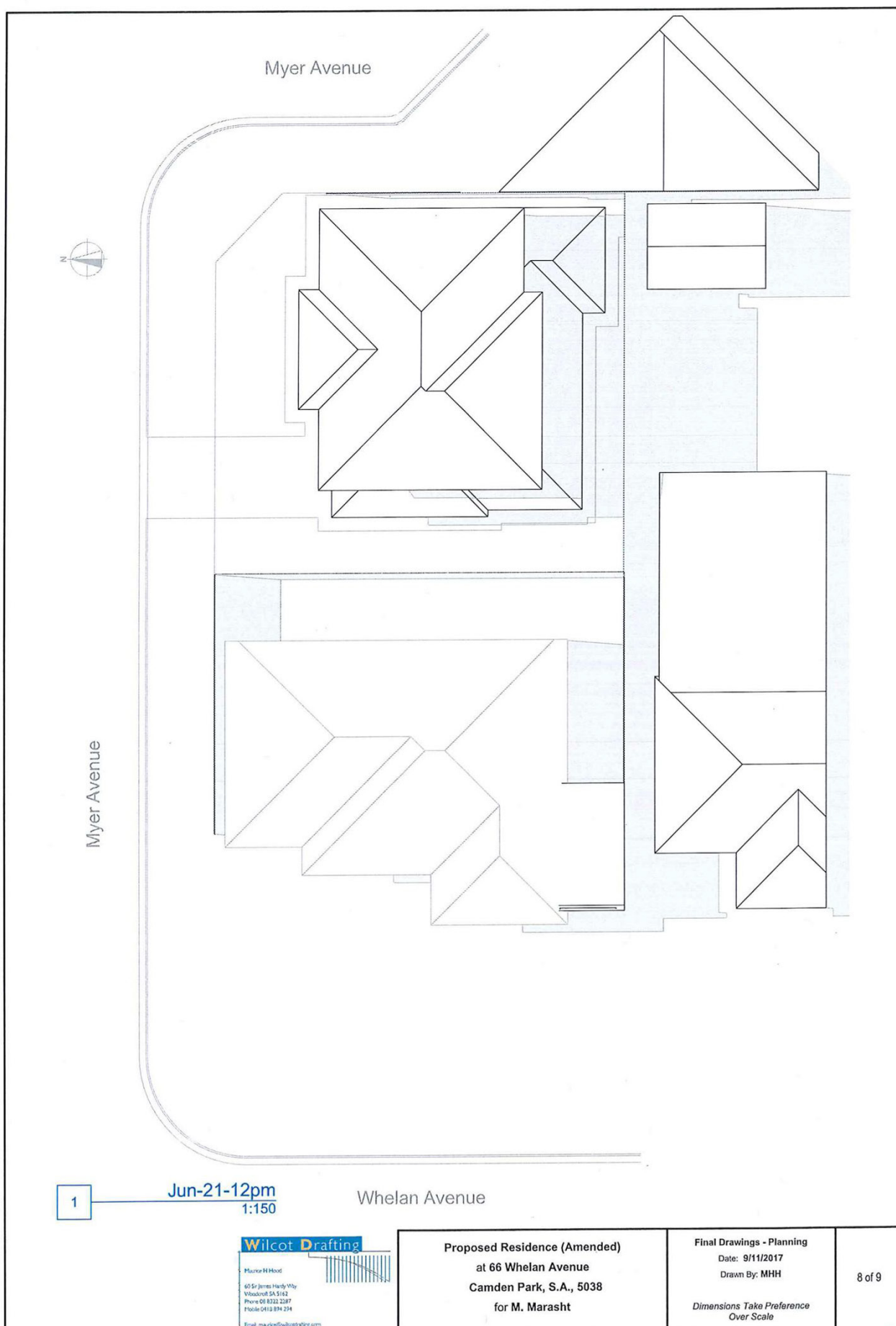


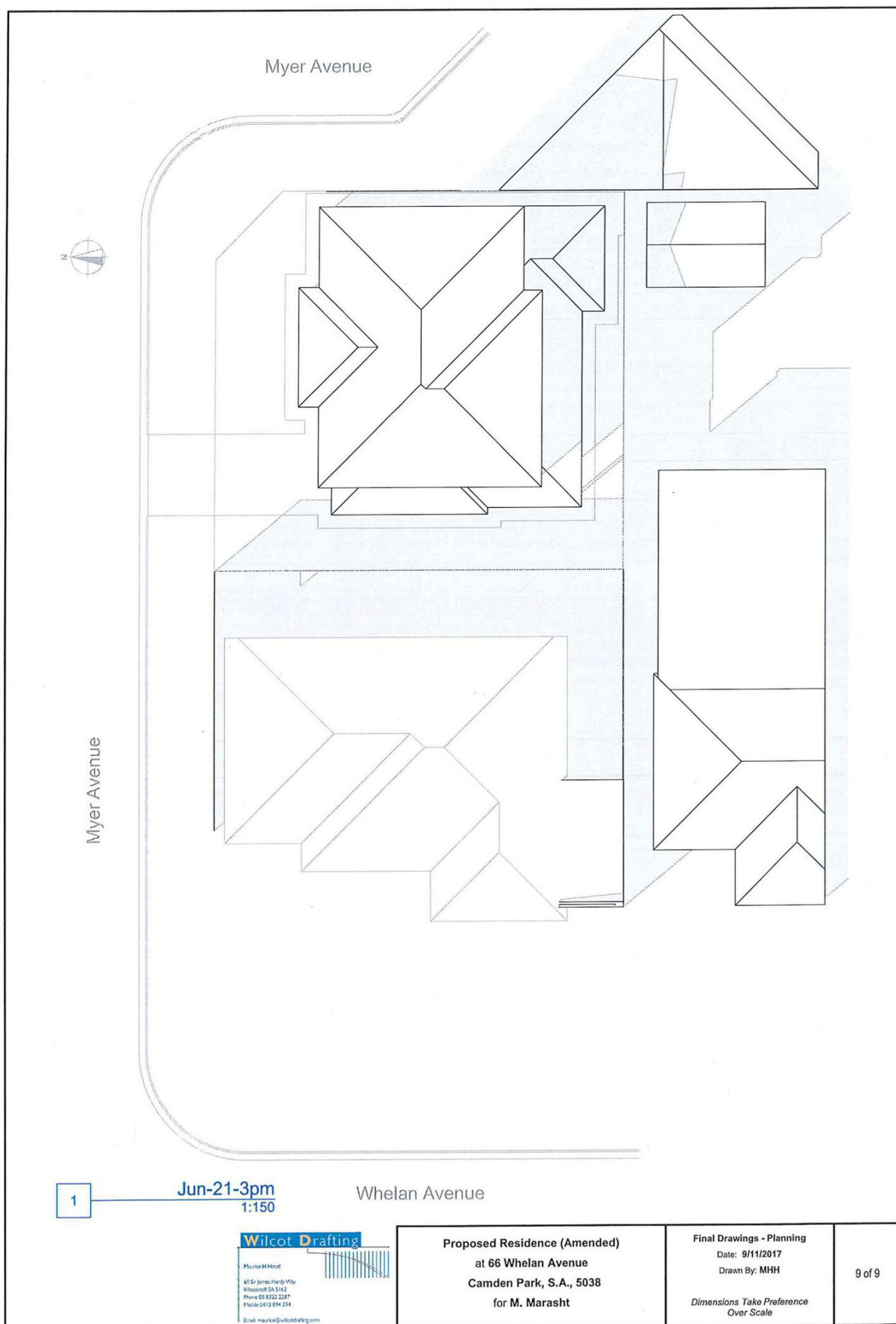












Contact Customer Services
Telephone (08) 71097016



14 November 2017

Mr. Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Dr.
HILTON SA 5033

Dear Sir/Madam

**Re: Proposed Application No. 211/D003/17 (ID 56834) Amended Plan 26.10.17
 for Land Division by Mohammad Saadati Marasht**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0054690).

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

2. Payment of \$6676 into the Planning and Development fund (1 allotment @ \$6676/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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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.

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.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read "Brett Miller".

Brett Miller
Team Leader – Planning Services
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



07 June 2017

Our Ref: H0054690

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Wendy Hebbard
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/D003/17 AT CAMDEN PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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.

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.

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS



Memo

To Sonia Gallarello
From Jane Teng
Date 14 February 2017
Subject 211/1560/2016, 66 Whelan Avenue, CAMDEN PARK SA 5038

Sonia Gallarello,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 General Finished Floor Level (FFL) Consideration

Council seeks to ensure that the FFL of all new development is protected from Inundation when considering a 350mm stormwater flow depth in the adjacent street watertable.

This is typically achieved through establishing the FFL of new development a minimum of 350mm above the highest adjacent street water table.

In association with the above proposed development, no site or road verge level information has been provided and as such it is impossible to determine if the proposal will satisfy the above consideration.

Simply conditioning that a development satisfy this consideration can have its complications with regards to the ultimately required level of the development in relation to neighbouring properties and the related planning considerations this brings about. It may also bring about the necessity for alterations to the design of the development which are outside of the expectations of the applicant (for example; requiring step(s) up from existing buildings to additions).

It is recommended that appropriate site and adjacent road verge survey information be provided to correctly assess the required minimum FFL for this proposal.

2.0 Verge Interaction

2.1 In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties.



New driveways and stormwater connections are required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.

- 2.2 It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

3.0 *Garage Dimensions, Setback and Traffic Manoeuvrability*
(In reference to Floor Plan 1 of 6: Wilcot Drafting Date 28/11/2016)

The internal garage length is currently proposed as 5.80m meets the traffic engineering best practice guides that the minimum internal length of an enclosed garage or enclosed carport space should be a minimum of 5.8m.

Currently the garage setback for dwelling 66 is setback 5.5m from the property boundary which meets the minimum requirement from the property boundary at 5.5m.

However, overall traffic manoeuvrability remains to be assessed pending on the applicant addressing the minimum requirements as detailed in Section 1.0

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.



4.0 Stormwater Detention and Quality Requirements

No stormwater detention and water quality provisions is required for the site as the proposed development does not falls under the development category requiring stormwater discharge restriction and water quality treatment.

5.0 Corner Cut-off

Commonly on corner properties, a corner cut-off of 3.0m by 3.0m is required. Consequently, it is recommended that the corner cut-off along the north-south corner (fronting Myer Avenue) to be included to satisfy Council's requirements.

It is recommended that revised plans clearly show the correct corner cut off dimensions. Appropriate actions should be taken to ensure that the corner cut-off is secured for Council when any land division is approved.

Should you require further information, please contact Jane Teng on the following direct extension number 8416 6296.

Regards

Jane Teng
Civil Engineer

6.2 105 South Road, THEBARTON

Application No 211/1120/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Change of use from office to consulting rooms
APPLICANT	Dr Sudheer Ahamed Puthiyaveetil
APPLICATION NO	211/1120/2017
LODGEMENT DATE	20 September 2017
ZONE	Residential
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Non-complying
PUBLIC NOTIFICATION	Category 3
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets External <ul style="list-style-type: none"> ▪ Nil
DEVELOPMENT PLAN VERSION	30 May 2017
MEETING DATE	12 December 2017

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Approval for Application No. 211/1120 /2017 by Dr Sudheer Ahamed Puthiyaveetil for a change of use from office to consulting rooms at 105 South Road, Thebarton (CT5319/944) subject to the concurrence of the State Planning Commission and 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. All medical waste shall be collected, sealed, securely stored and disposed of to an accredited facility for the receipt of biohazard materials.
3. The maximum total number of staff/consulting practitioners to be present at the premises at any one time is not to exceed two (2).
4. The hours of operation of the premises shall be limited to the hours between 8.00am and 5.30pm Monday to Friday.
5. The area at the eastern end of the car park area between parking spaces 6 and 7 and the northern boundary shall be outlined and clearly delineated on the pavement surface as 'turning area only' and each car parking space shall be clearly linemarked in accordance with the layout herein approved. All such linemarking shall be maintained in good and readily legible condition at all times to the reasonable satisfaction of Council.
6. All landscaping shall be maintained in good and healthy condition at all times to maintain the amenity of the premises and locality and shall be promptly replaced if and when it dies or becomes seriously diseased, all to the reasonable satisfaction of Council.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason/s:

- All applications for non-complying forms of development shall be assessed and determined by the CAP.

PREVIOUS OR RELATED APPLICATION(S)

Development Application: 211/1045/2003, Change of Land Use - Dentist (Consulting Rooms) to Accountant (Offices) and New Sign for Accountant - Development Approval granted.

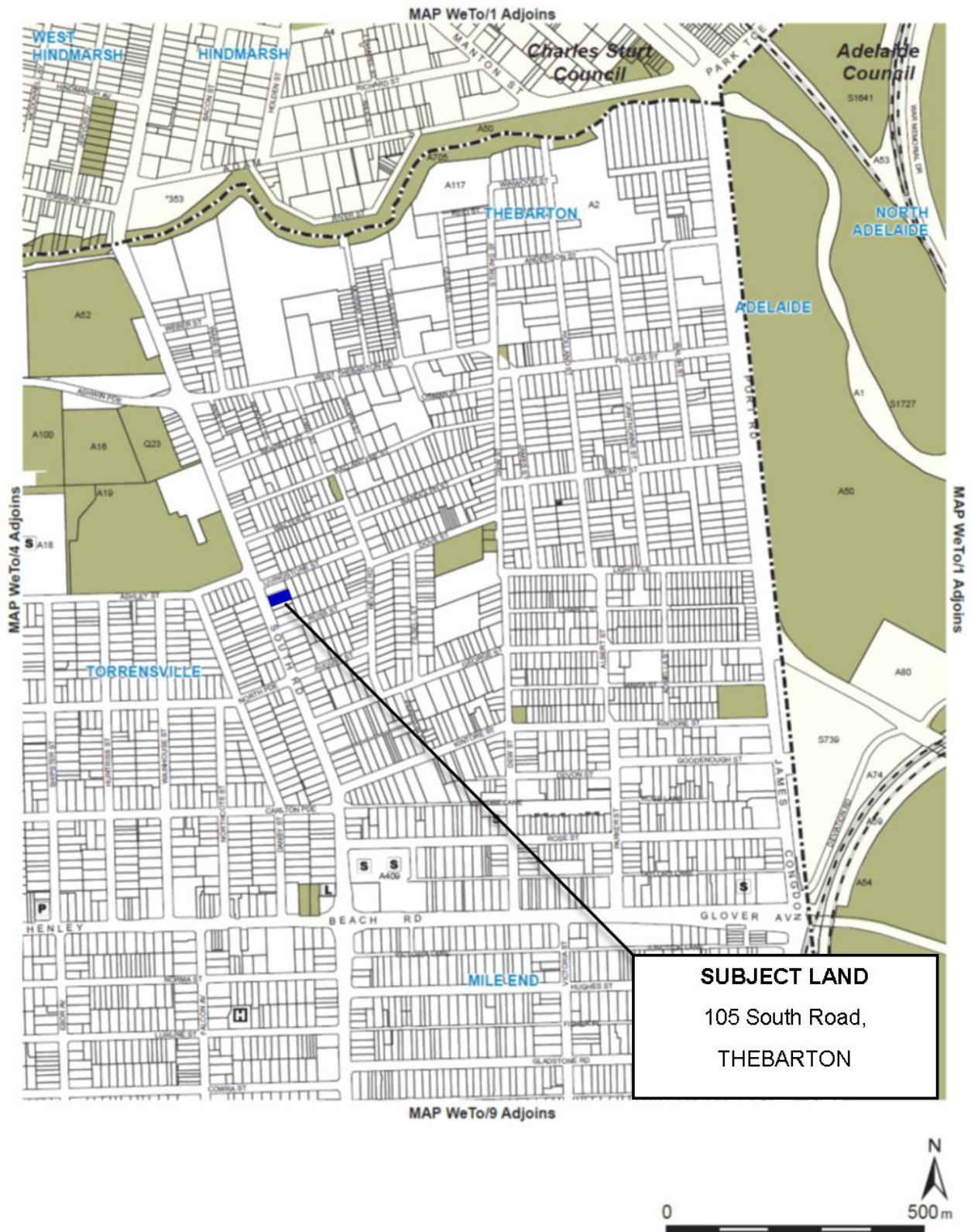
SITE AND LOCALITY

The site comprises a single allotment of regular shape with frontage onto South Road. It has a frontage of 16.15m to South Road and a depth of 42.7m.

South Road is a Primary Arterial Road and a Strategic Transport Route.

The land contains a building used as offices which was converted from consulting rooms to offices in 2003, prior to that being used as a dwelling. The total floor area of the building is 123.6m².

The existing development comprises a building which is single storey, setback 6.35m from the South Road frontage, an 8 space car park (including 1 disabled) at the rear with a single width access driveway on the northern side of the building. There is existing landscaping in front of the building and around much of the perimeter of the car park.



Location Map WeTo/5

WEST TORRENS COUNCIL
Consolidated - 30 May 2017



PROPOSAL

The proposal is for a change of use from offices to consulting rooms with no physical changes to the premises with the exception that the message and logo on the existing sign will be altered to reflect the new use.

The proposal includes the following:

The use of the consulting rooms shall be limited to the following:

- 1 physician (part time) 1 person providing a pathology service (part time).
- 1 Administrative person.
- The number of staff members present at any one time is to be 2.
- The hours of operation are 8.00am to 5.00pm Monday to Friday.
- Consultations will be by appointment only.
- Waste bins are proposed to be kept between the building and the southern fence at the rear corner of the building.

The proposal does not include any alterations to the built form, car parking or vehicular and pedestrian access arrangements.

NON-COMPLYING

The application is a non-complying form of development, due to the floor area of the consulting rooms exceeding 100m² in floor area in the Residential Zone and the fact that the site has a frontage onto a Primary Arterial Road. The applicant has provided a Statement of Effect pursuant to Regulation 17 of the *Development Regulations 2008*. Should the Panel resolve to approve the application, the concurrence of the State Planning Commission is required. Alternatively, should the Panel refuse the application, no appeal rights are afforded to the applicant.

The administration resolved, under delegation, to proceed with an assessment of the proposal. The application is now presented to the CAP for a decision.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone Procedural Matters.

Properties notified:	12 properties were notified during the public notification process.
Representations:	Nil representations were received.

Refer to **Attachments 1 and 2** for application documents.

REFERRALS

Internal

- Environmental Health
No comments received.
- City Assets
The following concerns/issues were raised:
 - Carparking space widths should be a minimum of 2.6m to comply with AS 2890.1 2004.
 - Spaces 7 and 8 should be moved to the southern boundary and vegetation in the north-east corner be removed to create a turnaround area.

- Typically a consulting room would require a minimum of 4 spaces per consulting room and, on the basis of 2 consulting rooms, the requirement would be 8 spaces.

The existing car park layout was established in the late 1990s and has worked successfully for the office/warehouse as approved in 2003. Unrestricted use of two consulting rooms would create a demand for 8 parking spaces. To achieve this and to comply with the requirements of AS 2990.1 2004, all of the landscaping along the boundary with the residential premises behind the subject land would need to be removed. The landscaping strip abuts private open space including a swimming pool and its removal is considered undesirable.

In order to address these issues the plans have been amended to:

- Reduce the number of car parking spaces to 6, including a disabled space. This is considered more than adequate for rooms that are to be used by only a single practitioner and one staff member at any one time, notwithstanding two rooms i.e. one for each consultant are to be provided. In this scenario 4 to 5 spaces would satisfy the parking demands of the consulting rooms use as it is effectively operating in the manner of a single consulting room.
- The location of the two end spaces and removal of vegetation adjacent the outbuilding on 107 South Road on the southern boundary and removal of a short section of landscaping on the northern boundary (adjacent an office use) to create space for a turnaround area to enable all vehicles to leave the premises in a forward direction.

A full copy of the relevant report is attached, refer **Attachment 2**.

External

- Nil

ASSESSMENT

The subject land is located within the Residential Zone as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Advertisements</i>	<i>Objectives</i>	1, 2 & 3
<i>Hazards</i>		
	<i>Principles of Development Control</i>	14
<i>Interface between Land Uses</i>	<i>Objectives</i>	1, 2 & 3
	<i>Principles of Development Control</i>	1, 2, 5, & 8
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 5, & 8
<i>Renewable Energy Facilities</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1 & 2
<i>Transportation and Access</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	2, 4, 8, 14, 15, 16, 17, 18, 19, 23, 24, 26, 27, 28, , 32, 33, 34, , 35, 36, 37, 38, 39, 40 & 41 & 44

Zone: Residential Zone	
<p><i>Desired Character Statement: This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 4.
Principles of Development Control	1, 2, 3, 5

Policy Area: Low Density Policy Area 20	
<p><i>Desired Character Statement:</i></p> <p><i>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objectives	1
Principles of Development Control	1, 2 & Procedural Matters

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
CARPARKING SPACES General, Transportation and Access PDC34 Table WeTo/2.	10 car-parking spaces per 100m ² of consulting room floor area required	6 provided with limitation on number of consultants to 1 at any one time Satisfies
CONSULTING ROOM Non-complying <i>Procedural Matters</i>	Consulting room over 100m ² floor area or frontage to arterial road	Floor area 123.6m ² Frontage to arterial road Non-complying

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Land Use and Zoning

Notwithstanding the non-complying status of the application, the proposal is assessed on its particular merits against the relevant provisions of the Development Plan. Key considerations in the assessment of the application include:

1. An existing non-residential land use approved and established on the land. The proposed use is also non-residential but will have insignificant additional impact on the locality and premises surrounding the subject land.
2. The consulting room use, subject to limitations on the number of practitioners working within the premises at any one time, is able to be accommodated on the land in a manner consistent with the current use of the land.
3. The limitations on the number of practitioners reduces the potential demands on car parking generated by the premises.
4. The desired character for the Residential Zone envisages small scale consulting rooms as does PDC 1 of the zone.

Notwithstanding that the total floor area in the building exceeds the 100m² trigger for non-complying status of the application, the proposal is for a small consulting room facility and has functioned as dental consulting rooms previously. It is therefore considered compatible with the objectives and desired character of the Residential Zone.

Surrounding Uses

The subject land is bounded by an office development on its northern side and detached dwellings on its eastern and southern sides. The majority of activity will be in the car park behind the building, however, the change from office to consulting room is limited to normal business hours with the backdrop of high traffic volumes on South Road, and will have very minimal impact on surrounding land uses and the locality more generally.

Visual Impact on Neighbouring Developments or Streetscape

The visual aspects of the development will alter to only a very minor extent. The need to remove perimeter landscaping is restricted to only two short sections approximately 5.5m long on the southern and northern boundaries. On the southern boundary the removal is adjacent an outbuilding and on the northern boundary the neighbouring premises are non-residential. The change in use will have minimal if any impact on the outlook from adjacent premises.

There will be no perceptible change to the streetscape. The appearance of the building will be unaltered with only the message changing on any outdoor advertisement to reflect the change of land use and name of the practice.

Vehicular Access

There may be a minor increase in the numbers of vehicle movements into and out of the premises compared to offices but, with a single practitioner at any one time and one staff member, the number of arrivals and departures per hour would be low and between 2 and 5 for each hour of the business day. This is not sufficient to change the nature of vehicle movements to and from the premises.

Car parking Provisions

As discussed above, notwithstanding a floor area of 123.6m², the proposal is to share the space between two practitioners with only one being present with one staff member at any one time, the car parking demand can be expected to be the same as that of a single consulting room. The standard applied for a single consulting room, depending on individual circumstances, is 4 or 5 car parking spaces. The provision of 6 car parking spaces is considered to meet the anticipated demand for parking.

In order to ensure that the use and layout of the car park provides for the convenient turning of vehicles so that they can exit in a forward movement, a condition is recommended that the turning bay at the rear of the car parking area is clearly identified on the pavement as a turning area only.

Disabled Access

The proposal includes an appropriately located disabled car park near the entry into the building from the car park where a disabled access ramp is provided.

Waste Storage

Waste generation is normally low for consulting rooms and normal waste collection would cater for packaging and staffroom waste. Sharps or other medical waste may require other safe storage, collection and disposal. A condition is recommended to ensure that any such waste is appropriately stored and disposed of.

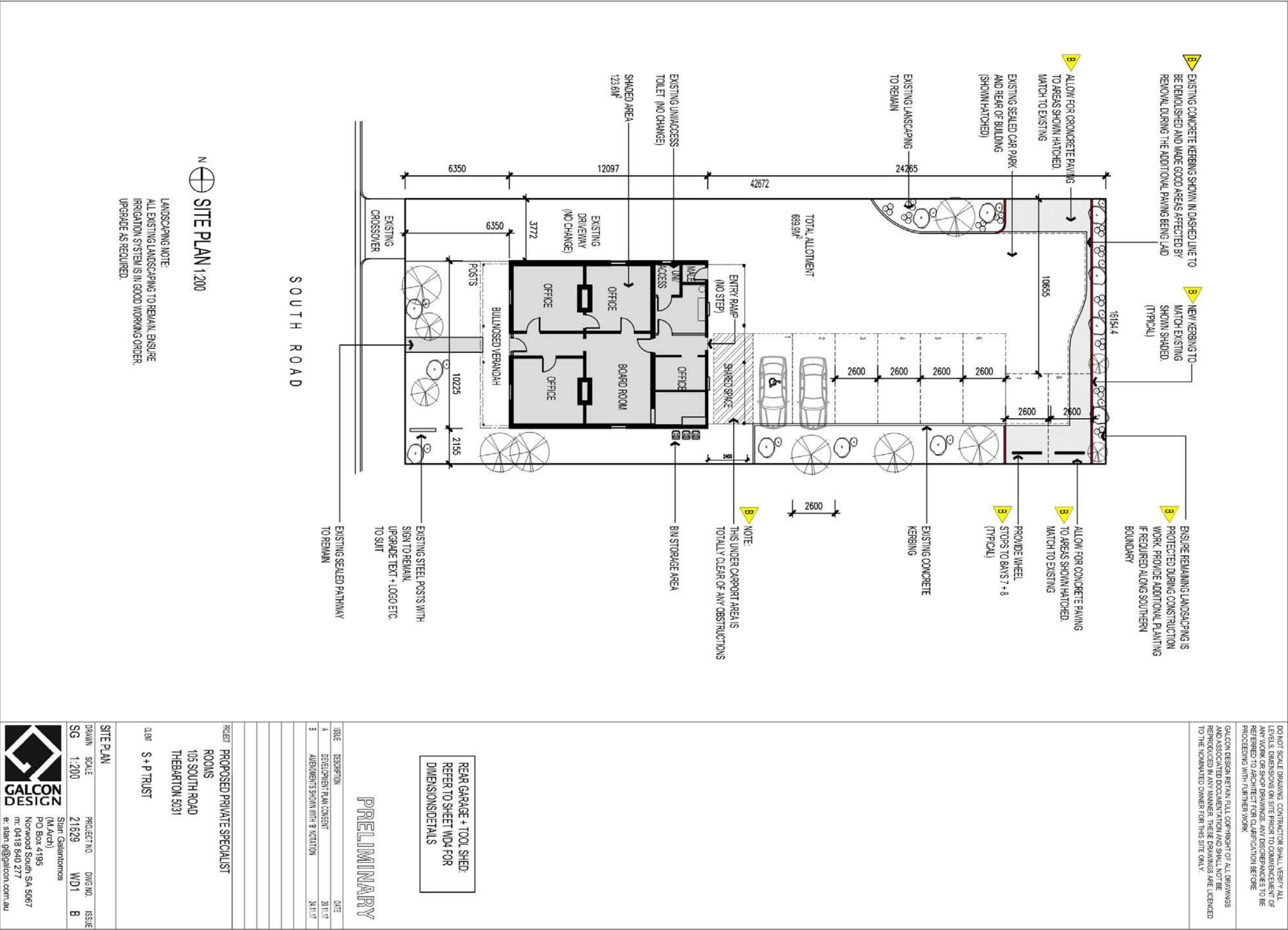
SUMMARY

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 30 May 2017 and warrants Development Approval.

Attachments

1. **Proposal Plans**
2. **Statement of Effect**



STATEMENT OF EFFECT

**Change of use from office to consulting room
105 South Road, THEBARTON SA 5031**

September 2017



**Prepared by TOWN PLANNING ADVISORS for Dr SUDHEER AHAMED
PUTHIYAVEETIL**



PO BOX 9061 HENLEY BEACH SOUTH SA 5022
Phone: Mobile: 0478 509 777
Email: bill@townplanningadvisors.com.au
Website: www.townplanningadvisors.com.au

15 September 2017

Mr Tony Kelly
Coordinator
City Development
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Tony,

RE: Change of use – 105 South Road THEBARTON SA

1.0 Introduction

This Statement of Effect has been prepared by Town Planning Advisors on behalf of **Dr SUDHEER AHAMED PUTHIYAVEETIL** to change the use of the land from an office to a consulting room.

Aspects forming part of the proposal are detailed under the heading

2.0 Proposal.

The subject land is wholly situated within the Low Density Policy Area 20 of the Residential Zone, as delineated in the West Torrens Council Development Plan (Consolidated 30 May 2017).

A consulting room is listed as a non-complying form of development in the Procedural Matters section of the Residential Zone; the exception to this being where: (a) the consulting room has a total floor area that is less than 100m²; and (b) the site does not front an arterial road.

I note that the development has a total floor area which exceeds 100m² and South Road is an arterial road, and therefore is not exempt from being a non-complying form of development.

Accordingly, this Statement of Effect has been prepared pursuant to Section 39(2)(d) of the Development Act 1993 and Regulations 17(4) and (5) of the Development Regulations.

I confirm that I have reviewed the proposed documentation along with the relevant provisions of the West Torrens Council Development Plan (Consolidated 30 May 2017). I have also inspected the subject land and locality.

2.0 Proposal

The Applicant seeks to change the use of the land from an office to a consulting room, associated car parking and landscaping.

The proposed consulting room is to accommodate a specialist medical physician and associated pathology service.

Staffing levels are proposed as follows:

- Physician x 1
- Pathology x 1
- Administration x 1

The maximum number of staff on site at any time is two.

Hours of operation are proposed as follows:

- Physician – 1:00pm to 5:00pm on Monday, Wednesday and Friday;
- Pathology service – 8:00am to 10:00am, Monday to Friday;
- Administration – 8:00am to 5:00pm, Monday to Friday.

Appointments are strictly by appointment only.

A total of eight car parking spaces, including one disabled space plus shared zone, are proposed to the rear of the site. The access drive and car parking area are sealed and will be line marked to reflect the proposed car park layout.

Waste receptacles are to be stored to the rear of the building (south-east corner), screen from public view by its siting and existing fencing. Waste is to be collected by Council's standard collection service.

The proposal does not include any alterations or additions to the 123.6m² building footprint.

Existing signage will be altered in graphics only to reflect the change in land use. No additional signage is proposed.

3.0 Background

A review of past Development Approvals has established that the land has for a significant period been used for non-residential purposes, including a consulting room.

In 2003, Council approved a change of use of the land from a consulting room to an office with car parking area to the rear.

I note that 'office' is listed as a non-complying kind of development in the Procedural Matters section of the Residential Zone – **refer Figure 1**.

Non-complying Development

Development (including combinations thereof, or more than one of a particular kind, alterations, extensions and/or additions to existing buildings or structures, building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Office	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.

Figure 1: Procedural Matters, Residential Zone (WTC DP consolidated 31.5.17 p. 241

The referred to exemptions are not (and cannot) be satisfied and therefore the proposed land use replaces an existing non-complying land use.

4.0 Subject Land and Locality

The subject land is a regular shaped allotment formally described in Certificate of Title Volume 5319 Folio 944 as Allotment 25 in Filed Plan 119844 within the Hundred of Adelaide.

The land has a 16.15m frontage to South Road and a total area of approximately 689.9m² in area – refer Figure 2 over page.

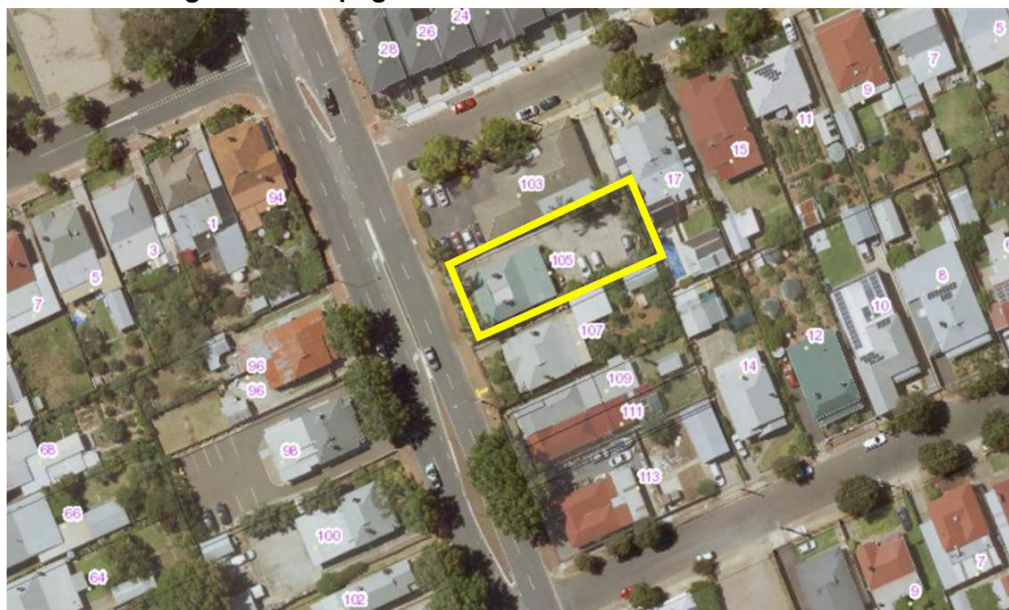


Figure 2: Subject land (in yellow)

The land is relatively flat and contains a single storey building – refer **Figure 3**.



Figure 3: Subject building

The subject land is wholly located within the Low Density Policy Area 20 of the Residential Zone, as delineated in the West Torrens Council Development Plan (Consolidated 30 May 2017).

The subject land is adjoined to its rear, southern side and across the road by residential development. Non-residential developments are located to the north of the subject land – refer **Figure 4**.



Figure 4: Non-residential land use adjoining the subject land (Google Maps 15.9.17)

Adjacent land is also within the Residential Zone, however land to the rear is sited within Thebarton Character Policy Area 27 and land opposite is within Torrensvile East Conservation Policy Area 33 – **refer Figure 5.**

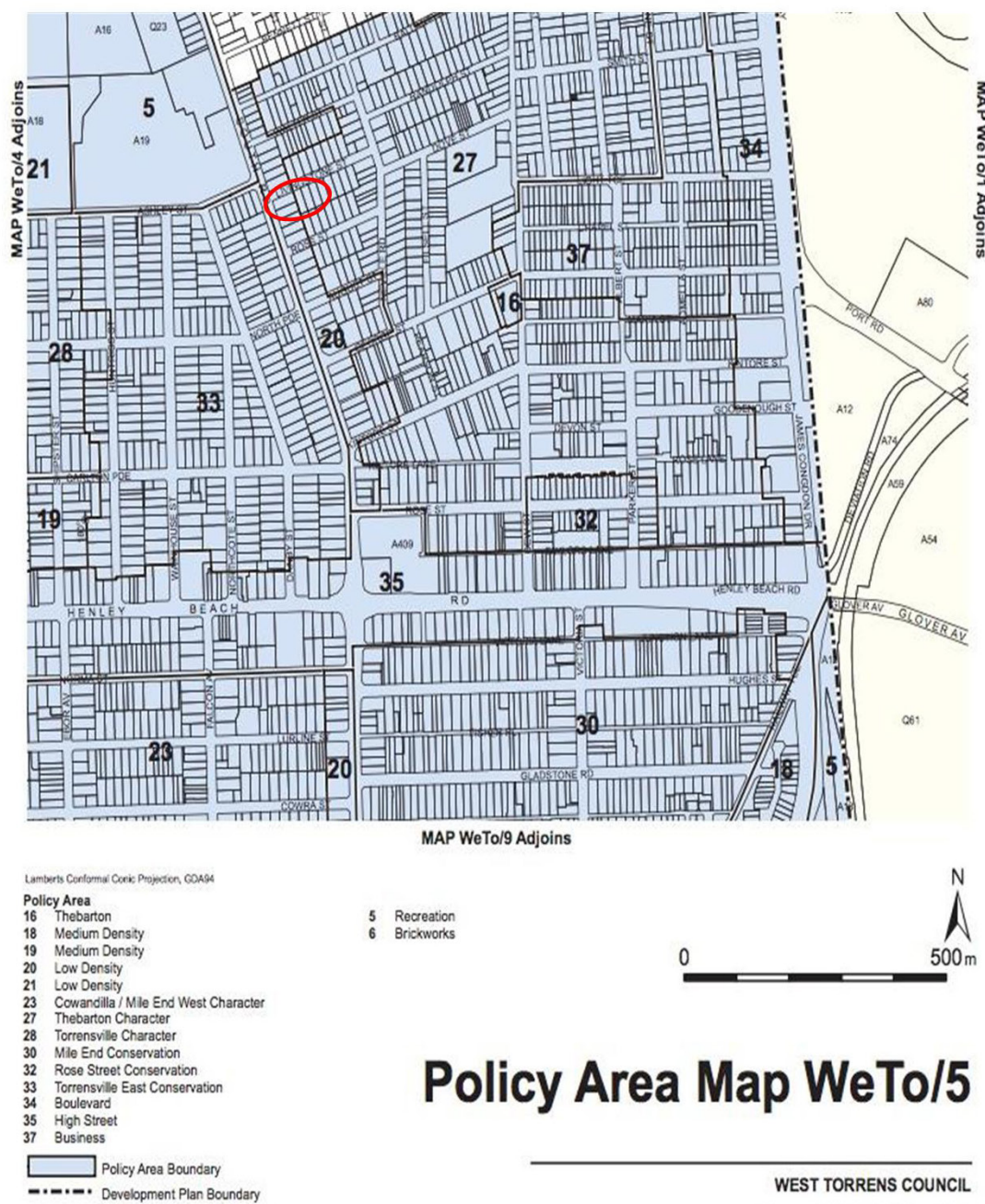


Figure 5: Policy Area boundaries (locale of site in red)

5.0 Procedural Matters

As discussed under heading **1.0 Introduction**, the proposal is a non-complying form of development.

Development applications deemed to be non-complying are so determined for procedural purposes, in order for a certain set of processes to be undertaken. Albeit with varying procedures including a two stage application process, such an application requires an assessment in a manner similar to and with comparable diligence to an application deemed to be assessed upon its merits as a matter of planning judgement.

Accordingly, this Statement of Effect has been prepared pursuant to Section 39(2)(d) of the Development Act 1993 and Regulations 17(4) and (5) of the Development Regulations 2008, and presents an assessment of the proposal and its merits.

Whilst the proposal is a non-complying development, I am of the view that it is not seriously at variance with the intent of the Development Plan, and would not compromise the character and intent of the Local Centre Zone.

The proposed development displays significant merit and warrants approval in its current form.

In preparing this Statement, I confirm that I have reviewed the proposed plans and associated documentation, along with the relevant provisions of the West Torrens Council Development Plan (consolidated 31 May 2017). I have also inspected the subject land and the locality.

6.0 Public Notification

The proposed development is not assigned a category for public notification purposes in either the Development Plan or within Schedule 9 of the Development Regulations 2008, and is therefore taken to be Category 3 per Section 38, 2(c) of the Development Act 1993.

Notwithstanding the above, as the small-scale and low-intensity of the proposed consulting room is significantly less than the existing office (non-complying) land use, it is reasonable to consider the proposal to be minor in nature, and that it will not unreasonably impact upon the owners or occupiers of land in the locality of the site of the development. I therefore consider it appropriate to categorise the development as Category 1 for the purposes of public notification per Schedule 9, Part 1, 2 (g) of the Development Regulations 2008.

I trust that the above information is sufficient for you to make an informed decision regarding public notification.

7.0 Referrals

The proposal does not: alter the existing access; change the nature of movement through the existing access; or create a new access; or encroach within a road widening setback under the Metropolitan Adelaide Road Widening Plan Act 1972.

Therefore, no statutory referrals are required per Schedule 8 of the Development Regulations 2008.

8.0 Planning Assessment

The following provisions of the West Torrens Council Development Plan are considered relevant to the assessment of the proposed development.

Residential Zone

Objectives: 4

Desired Character Statement

Principles of Development Control: 1, 2, 3, 4

Procedural Matters – non-complying development

Low Density Policy Area 20

Objective: 1

Desired Character

Principles of Development Control: 1, 2

General Section

Crime Prevention

Objective: 1

Principles of Development Control: 1, 5, 6, 10

Design and Appearance

Objectives: 2

Principles of Development Control: 19

Interface between Land Uses

Objectives: 1, 2, 3

Principles of Development Control: 1, 2

Landscaping, Fences and Walls

Objective: 1

Principles of Development Control: 1, 2, 3, 4

Orderly and Sustainable Development

Objectives: 1, 3, 4

Principles of Development Control: 1

Transportation and Access

Objective: 2

Principles of Development Control: 1, 8, 23, 24, 26, 28, 32, 35, 36, 37, 40, 41, 42, 43

Table WeTo/2

Waste

Objective: 1

Principles of Development Control: 1, 2, 5

8.1 Residential Zone

Residential Zone Development Plan Extracts	Compliance with Development Plan Assessment
<p>Objective 4: Development that contributes to the desired character of the zone.</p> <p>DESIRED CHARACTER STATEMENT: This zone will contain predominantly residential development. There may also be some small-scale non- residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</p>	<p>Yes – the proposed non-residential land use is small in scale and complementary to surrounding dwellings.</p>
<p>Principle of Development Control 1: The following forms of development are envisaged in the zone:</p> <p>Small scale non-residential use that serves the local community, for example:</p> <ul style="list-style-type: none"> • Child care facility • Health and welfare service • Open space • Primary and secondary school • Recreation area • Shop measuring 250m² or less in gross leasable floor area 	<p>Yes – the proposed non-residential land use is a small in scale health service which serves local community.</p>
<p>Principle of Development Control 2: Development listed as non-complying is generally inappropriate.</p>	<p>No – a consulting room which: exceeds 100m² in total floor area; or fronts an arterial road is non-complying in the zone.</p> <p>The development has a total floor area of 123.6m²; and the site fronts an arterial road (i.e. South Road).</p>
<p>Principle of Development Control 3: Non-residential development such as shops, school and consulting rooms should be of a nature and scale that:</p> <ol style="list-style-type: none"> Serves the local community Is consistent with the character of the locality Does not detrimentally impact on the amenity of nearby residents. 	<p>Yes</p>

Principle of Development Control 5: Development should not be undertaken unless it is consistent with the desired character for the zone.	<p>Yes – the desired character statement refers to: some <u>small-scale non-residential activities such as offices, shops, consulting rooms</u> and educational establishments <u>in certain locations</u>. <u>Non-residential activities will be complementary to surrounding dwellings</u>.</p> <p>The proposed non-residential land use replaces an existing non-complying land use; is small in scale; hours of operation are limited; staff numbers are capped at two; and the use is a low noise generator.</p>
--	---

For the reasons discussed above, I consider the proposal to satisfy land use Objectives and Principles of Development Control of the Residential Zone.

8.2 Low Density Policy Area 20

Low Density Policy Area 20 Development Plan Extracts	Compliance with Development Plan Assessment
<p>Principle of Development Control 1: The following forms of development are envisaged specifically in the policy area:</p> <p>Small scale non-residential use that serves the local community, for example:</p> <ul style="list-style-type: none"> • Child care facility • Health and welfare service • Open space • Primary and secondary school • Recreation area • Shop measuring 250m² or less in gross leasable floor area 	<p>Yes – a small in scale health service which serves the local community, as proposed, is specifically envisaged in the policy area.</p>

The proposal satisfies Policy Area 20, Principle of Development Control 1 with respect to land use.

8.2 Crime Prevention

General Section, Crime Prevention Development Plan Extracts	Compliance with Development Plan Assessment
Objective 1: A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.	Yes
Principle of Development Control 1: Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.	Yes – clear lines of sight are maintained.
Principle of Development Control 5: Development, including car parking facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.	Yes – the entry pathways are clearly identifiable and accessible from the car parking area.
Principle of Development Control 6: Landscaping should be used to assist in discouraging crime by: <ul style="list-style-type: none"> a) screen planning areas susceptible to vandalism b) planting trees or ground covers, rather than shrubs, alongside footpaths c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities 	<p>Yes – existing vegetation to the rear of the building is to be maintained and added to with native drought tolerant species.</p> <p>No changes are proposed to the landscaped area forward of the building.</p>

The proposal satisfies relevant crime prevention provisions.

8.3 Design and Appearance

General Section, Design and Appearance Development Plan Extracts	Compliance with Development Plan Assessment
Objective 2: Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.	Yes
Principle of Development Control 19: Outdoor storage, loading and service areas should be: <ul style="list-style-type: none"> (a) screened from public view by a combination of built form, solid fencing and/or landscaping (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles (c) sited away from sensitive land uses. 	Yes – waste storage area is located to the side of the building, screened from public view.

The proposal will not alter the appearance of the building as viewed from adjoining land.

I considered the proposal to satisfy the intent of the Development Plan relating to Design and Appearance.

8.4 Interface between Land Uses

General Section, Interface between Land Uses Development Plan Extracts	Compliance with Development Plan Assessment
Objective 1: Development located and designed to prevent adverse impact and conflict between land uses.	Yes – the proposal does not alter existing separation between land uses, and no changes are proposed to the external fabric of the building as viewed from adjacent residential developments.
Objective 2: Protect community health and amenity and support the operation of all desired land uses.	Yes

<p>Principle of Development Control 1: Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:</p> <ul style="list-style-type: none"> a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants b) noise c) vibration d) electrical interference e) light spill f) glare g) hours of operation h) traffic impacts. 	Yes
<p>Principle of Development Control 2: Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.</p>	Yes

The intent of provisions pertaining to interface between land uses is to mitigate adverse impacts and conflicts between land uses. In this regard, Objective 1 and Principle of Development Control 1 envisage that development should not detrimentally affect the amenity of the locality or cause unreasonable interference through the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants, noise, light spill, hours of operation, and traffic impacts.

An assessment of the impacts of the consulting room should be considered in the context of the long-standing non-residential use of the subject land, which detracts somewhat from the amenity of the locality and adjacent residential land uses by way vehicle noise and general activities associated such a use. Therefore, the general amenity of adjacent residential land is less than the amenity enjoyed when not adjacent commercial land uses.

The proposed consulting room will not create interference through the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants.

Hours of operation are limited and do not extend beyond 5:00pm Monday to Friday. Patients will attend the premises (by appointment only) during the hours of 8:00am to 10:00am Monday to Friday and from 1:00pm to 5:00pm on Monday, Wednesday and Friday only. The maximum number of consulting hours per week is 22, during which one physician and one administration staff will be present.

The proposal is a reduction in intensity from the existing office, and it is therefore unlikely that the proposed hours of operation will unreasonably impact upon adjacent sensitive (residential) land uses.

Noise generation is unlikely to differ from the existing scenario, with the majority of noise being generated by vehicles using the car parking area at the rear of the site. Outside of the consulting hours, the car parking area will only be used by the administration staff member.

No bollard or directional lighting resulting in light spill is proposed.

It is considered that the proposal will have an acceptable impact on the amenity of the locality for the reasons discussed above.

I considered the proposal to satisfy the Development Plan with respect to interface between land uses.

8.5 Landscaping, Fences and Walls

General Section, Landscaping, Fences and Walls Development Plan Extracts	Compliance with Development Plan Assessment
Objective 1: The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.	Yes
Principle of Development Control 2: Landscaping should: <ul style="list-style-type: none"> a) include the planting of drought tolerant species, including locally indigenous species where appropriate b) be orientated towards the street frontage c) result in the appropriate clearance from powerlines and other infrastructure being maintained. 	Yes – where possible, existing landscaping to the rear of the site will be supplemented using native indigenous plant species which are drought tolerant. Landscaping forward of the building line is to remain, and provides appropriate clearances to powerlines and other infrastructure.

The proposal provides additional landscaping to the rear of the site at the interface with residential properties and will enhance the visual attractiveness of the site and locality. The intent of landscaping provisions, to enhance the appearance of the site, are satisfied.

8.6 Orderly and Sustainable Development

General Section, Orderly and Sustainable Development Development Plan Extracts	Compliance with Development Plan Assessment
Objective 1: Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.	Yes
Objective 3: Development that does not jeopardise the continuation of adjoining authorised land uses.	Yes – the proposed small-scale medical service does not jeopardise the continuation of adjoining authorised land uses, i.e. office and residential dwelling(s).
Objective 4: Development does not prejudice the achievement of the provisions of the Development Plan.	Yes
Principle of Development Control 1: Development should not prejudice the development of a zone for its intended purpose.	Yes – the proposal does not prejudice adjacent land being developed as intended.

I consider the proposal to represent an orderly and sustainable development.

8.7 Social, Environmental & Economic Effects

The proposal is expected to have the following social effects:

- The proposal will not generate social impacts which affect the quality of life or amenity of adjoining and surrounding land.

The proposal is expected to have the following economic effects:

- Investment in the area.
- Development of vacant/underutilised land.
- An efficient and economic use of the land.
- Additional employment opportunities within the local economy.
- Results in no additional infrastructure costs to the Council.

The proposal is expected to have the following environmental effects:

- It is not anticipated that the proposal will have a significant impact upon the natural environment as the land is void of remnant vegetation.
- Improved visual amenity of the immediate locality.
- Creation of a high quality urban environment.

8.8 Transportation and Access

General Section, Transportation and Access Development Plan Extracts	Compliance with Development Plan Assessment
<p>Objective 2: Development that:</p> <ul style="list-style-type: none"> a) provides safe and efficient movement for all transport modes b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles c) provides off-street parking d) is appropriately located so that it supports and makes best use of existing transport facilities and networks e) provides convenient and safe access to public transport stops. 	Yes
<p>Principle of Development Control 34: Development should off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table WeTo/2 – Off Street Vehicle Parking Requirements.</p> <p>Table WeTo/2 – Off Street Vehicle Requirements: consulting room - 10 spaces per 100m² of total floor area.</p>	No

Table WeTo/2 – *Off Street Vehicle Requirements* seeks the provision of 10 spaces per 100m² of total floor area for a consulting room.

The proposed consulting room measures 123.6m² in total floor area and therefore requires, based on Table WeTo/2, the provision of 12 car parking spaces.

A total of eight car parking spaces, one of which is designated for use by disabled persons, are proposed, resulting in a shortfall of four spaces.

For the following reasons, a shortfall of four spaces is considered acceptable:

- Only one room will be used at any time to consult patients;
- Patients are seen by appointment only;
- At all times, a minimum of six spaces are available for patient use; and
- A high frequency public transport stop is located within 20m of the premises.

The proposal does not alter in any way, existing traffic movements, safety or access to parking, and noise generated by vehicular movements will not be greater than that reasonably expected by the existing office.

On this basis, I consider the proposal to satisfy the intent of the Development Plan in relation to car parking, traffic and access.

9.0 Conclusion

Having regard to the longstanding use of the land and the prevailing character of the locality, I conclude that the development is a reasonable and supportable form of development that is not seriously at variance with the West Torrens Council Development Plan (Consolidated 30 May 2017).

Whilst being a non-complying development, the proposal does not compromise the achievement of the objectives of the Residential Zone and/or Policy Area 20.

The proposed non-complying land use replaces an existing non-complying land use.

The development represents a small-scale medical service to the community, as sought in the zone and policy area.

Considering operations aspects, the provision of eight car parking spaces is adequate and appropriate.

It is unlikely that the proposal will adversely impact upon the general amenity of adjoining land.

On balance, the proposal achieves the intent of the Residential Zone and general provisions of the Development Plan, and offers substantial merit. Further, the development does not jeopardise existing approved land uses or prejudice development the form sought from occurring.

Therefore, I consider the proposal to offer substantial merit to warrant favourable consideration by Council, and the Development Assessment Commissions. Should you have any further queries or require clarification, please do not hesitate to contact by calling me on 0478 509 777 or by email bill@townplanningadvisors.com.au

Yours faithfully,



Bill Stefanopoulos, MPIA
BA Planning, Grad Dip Environmental Planning

6.3 2 Madden Avenue, GLANDORE

Application No 211/674/2017 and 211/775/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of two single storey detached dwellings	Land division - Torrens Title; DAC No. 211/D112/17 (Unique ID 58536); Create one (1) additional allotment
APPLICANT	YOGO Design and Consulting Pty Ltd	J Guo
APPLICATION NO	211/674/2017	211/775/2017
LODGEMENT DATE	6 June 2017	29 June 2017
ZONE	Residential	Residential
POLICY AREA	Glandore Character Policy Area 24	Glandore Character Policy Area 24
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets Amenity Officer External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> SCAP
DEVELOPMENT PLAN VERSION	30 May 2017	30 May 2017
MEETING DATE	12 December 2017	12 December 2017

RECOMMENDATION 1

The Council 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. 211/775/2017 (DAC211/D112/17) by J Guo for the Land division - Torrens Title; DAC No. 211/D112/17 (Unique ID 58536); Create one (1) additional allotment at 2 Madden Avenue, Glandore (CT 5376/513) for the following reasons:

The proposed development is contrary to:

- Council Wide Objective - Land division 2**
Reason: The proposed allotments are not suitable for their intended use having regard to the relevant specific provisions of the Glandore Character Policy Area 24.
- Council Wide Principles of Development Control - Land Division 2 (a)**
Reason: The size and shape of the proposed allotments are not suitable for their intended use having regard to the relevant specific provisions of the Glandore Character Policy Area 24.
- Residential Zone Objective 2, & 4**
Reason: The Residential Zone makes provision for a range of dwelling densities according to various policy areas. The proposal is inconsistent with the desired character for the zone which envisages policy areas with distinct character that is identified for protection and enhancement.

- Residential Zone Principles of Development Control 5 & 22
Reason: The proposed land division is not consistent with the Desired Character for the zone and the proposed division of the land is not consistent with the existing pattern and scale of allotments.
- Glandore Character Policy Area 24 Objective 1
Reason: The proposed land division is not consistent with the desired character for the policy area which is for allotments at very low density that are deep and wide and where land division will reinforce the existing allotment pattern.
- Glandore Character Policy Area 24 Principle of Development Control 2
Reason: The proposed land division is not consistent with the desired character for the policy area which is for allotments at very low density that are deep and wide and where land division will reinforce the existing allotment pattern.

RECOMMENDATION 2

The Council 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. 211/674/2017 by YOGO Design and Consulting Pty Ltd for the construction of two single storey detached dwellings at 2 Madden Avenue, Glandore (CT 5376/513) for the following reasons:

The proposed development is contrary to:

- Council Wide, Design and Appearance Objective 1
Reason: The proposed development does not reinforce the positive aspects of the local built form.
- Council Wide, Design and Appearance Principles of Development Control 1, 20, 21, 22
Reason: The development does not sufficiently reflect the desired character of the policy area. The setbacks from the road frontages do not adequately reflect the setback of adjoining buildings.
- Residential Zone Objectives 2 & 4
Reason: The development does not retain the very low densities as envisaged for the relevant policy area.
- Residential Zone Principles of Development Control 5, 7, 8, 22
Reason: The development is not consistent with the desired character for the zone and policy area and is not consistent with the existing pattern and scale of allotments.
- Glandore Character Policy Area 24 Objective 1.
Reason: The development is not consistent with the desired character of the policy area and would contribute to undesirable and incremental change to the desired character of the zone and policy area.
- Glandore Character Policy Area 24 Principle of Development Control 2.
Reason: The development is not consistent with the desired character of the policy area.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason/s:

- All applications where the assessing officer recommends refusal shall be assessed and determined by the CAP.

PREVIOUS OR RELATED APPLICATION(S)

Previous applications relate only to the residential use of the land in association with the detached dwelling approved in 1952.

SITE AND LOCALITY

The subject land is described as Allotment 78 in Deposited Plan 3061 in the Area named Glandore.

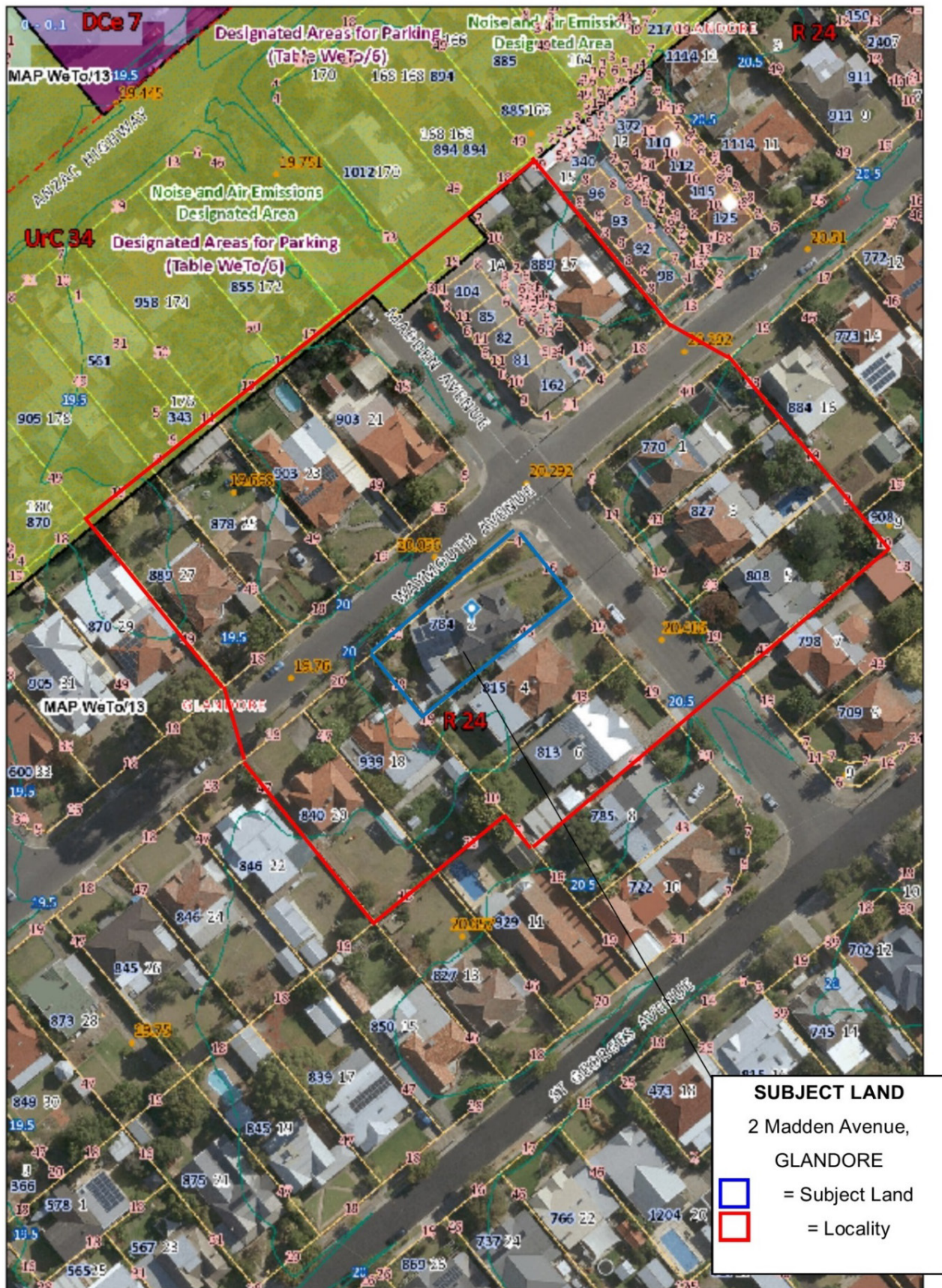
The subject site is a corner allotment located on the south-western quadrant of the intersection of Madden Avenue and Waymouth Avenue.

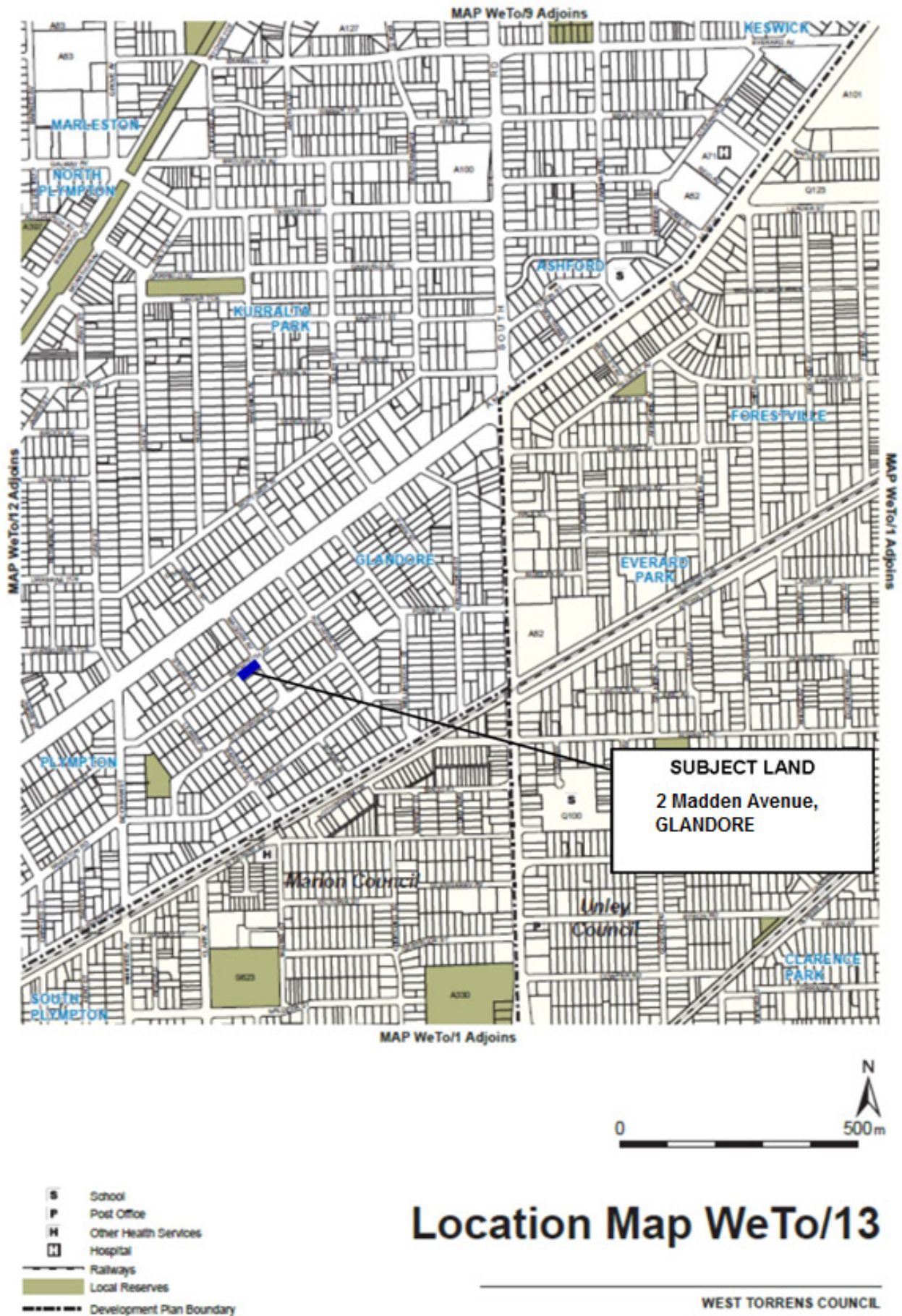
The allotment has a frontage width of 18.29m and a depth of 42.67m (minus 3m x 3m corner cut-off) and an area of 776m².

The land is relatively flat with a total fall of only 530mm from its south-eastern to north-western corners. The allotment contains a single storey detached dwelling, a garage and small scale outbuildings. There are no regulated trees, significant trees or heritage places.

The Glandore Character Policy Area 24 is situated between Anzac Highway, the Council boundary with the City of Marion to the south and the City of Unley to the east. It is an area recognised in the desired character statement for the policy area as possessing low density residential characteristics and housing of particular styles. The locality in which the land is situated quickly transitions from the Urban Corridor Zone and the impacts of traffic along Anzac Highway to a relatively quiet, well greened and attractive residential area with the following key attributes:

- Dwellings at very low densities on allotments that are deep and wide.
- Character dwellings of defined styles with key elements that include relatively steeply pitched roofs, verandahs, porticos and use of masonry in external walls.
- Predominantly detached dwellings on large allotments with spacious curtilages, front and rear yards particularly to the east, south and west of the subject land.
- A largely intact original allotment and development pattern with allotment areas in square metres, ranging from the high 700s (such as the subject land) and a little over 900m².
- There is a combination of mature street trees, gardens and tall trees in front and rear gardens creating a high level tree canopy rising above the roof tops of the predominantly single storey dwellings.
- The main exceptions to the allotment pattern and the built form are:
 - The residential flat buildings located diagonally across the intersection of Waymouth Avenue and Madden Avenue where 1 Madden Avenue and 13 and 15 Waymouth Avenue have been developed with single storey residential flat buildings that appear to be circa 1960.
 - There is a corner lot division with two dwellings similar to this proposal located adjacent the Urban Corridor Zone at 35 Waymouth Avenue that was undertaken in 2005.
 - There are a further five examples of corner lot land divisions in Leaney and Barclay Streets which all were undertaken by 2005 and are considered outside of the relevant locality that should be applied to the current applications.





PROPOSAL

The proposal includes an application for land division and dwellings as separate but concurrent applications as follows:

- DA 211/775/2017 - Land Division, Torrens Title; DAC No. 211/D112/17 (Unique ID 58536)
Create one (1) additional allotment.
- DA 211/674/2017 - Construction of two single storey detached dwellings.

Refer to Attachment 1 for a copy of the proposed land division plans for DA211/775/2017.

Refer to Attachment 2 for a copy of the proposed plans for DA211/674/2017.

REFERRALS

Internal

- City Assets
DA211/775/17
No concerns were raised.

DA 211/674/2017

No engineering concerns were raised but noting that garage on Lot at 5.7m in length is 0.1m short of the engineering best practice guide for an enclosed garage or enclosed car port space.

Refer to **Attachment 3** for a copy of the internal referral from City Assets.

The proposed driveway for Lot 1 will conflict with an Acer species street tree. A fee of \$1,100.00 would be required for Council to remove the tree and to contribute to Council's Greening Program.

Refer to **Attachment 4** for a copy of the internal referral from the Council Amenity Officer.

External

Pursuant to Section 38 and Regulation 29 of the Development Act and Regulations, the application was referred to

- SCAP
No concerns were raised and standard requirements were imposed.
- SA Water
No concerns were raised and standard requirements were imposed.

A full copy of the relevant reports is attached, refer **Attachment 5**.

ASSESSMENT

The subject land is located within the Residential Zone, and more particularly, the Glandore Character Policy Area 24 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8 & 10
<i>Design and Appearance</i>	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 9, 10, 12, 13, 14, 15, 16, 19, 20 21 & 22
<i>Energy Efficiency</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3 & 4
<i>Hazards</i>	<i>Objectives</i>	1, 2, 3, 4, 5, 6, 7, 8 & 9
	<i>Principles of Development Control</i>	1 & 13
<i>Infrastructure</i>	<i>Objectives</i>	1, & 3
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 8
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 8 & 12
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5 & 6
<i>Natural Resources</i>	<i>Objectives</i>	1, 2, 3, 5, 6, 7, 9, 10, 11, & 12
	<i>Principles of Development Control</i>	1, 2, 5, 6, 7, 8, 9, 10, 13, 14, 38, 39 & 40
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, & 5
<i>Residential Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 27, 28 29
<i>Transportation and Access</i>	<i>Objectives</i>	1, 2, & 4
	<i>Principles of Development Control</i>	1, 8, 10, 14, 23, 24, 30, 32, 34, 43 & 44
<i>Waste</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1

<i>Zone: Residential</i>	
<i>Desired Character Statement:</i>	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
<i>Objectives</i>	<i>1, 2, 3 & 4</i>
<i>Principles of Development Control</i>	<i>1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 20, 21 & 22.</i>

<i>Policy Area: Glandore Character Policy Area 24</i>	
<i>Desired Character Statement: Policy Area:</i>	
<p><i>The policy area will contain predominantly detached dwellings (or buildings that look like detached dwellings).</i></p> <p><i>Allotments will be very low density and are deep and wide. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.</i></p> <p><i>There will be a unity of built-form, particularly as viewed from the street, where all new development is complementary to the key character elements of villas, inter-war bungalows, Spanish mission and Dutch colonial-style dwellings, rather than dominating or detracting from them. Key elements of this character include pitched roofs, verandas /porticos and masonry building materials. There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings.</i></p> <p><i>Setbacks will be complementary to the boundary setbacks of older dwellings in the policy area, preserving considerable space in private yards for landscaping.</i></p> <p><i>There will be no garages/carports forward of the main facade of buildings. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area.</i></p>	
<i>Objectives</i>	<i>1</i>
<i>Principles of Development Control</i>	<i>1 & 2</i>

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Glandore Character Policy Area 24</i> PDC 2	<i>Reinforcement of existing allotment pattern. No quantitative minimum.</i>	Lot 101 = 391m ² Lot 102 = 385m ² Average = 388m ²
ALLOTMENT AREA PDC 2	Reinforcement of low density, deep and wide allotments. No quantitative minimum. Existing = 18.29m and 42.67m	Lot 101 = 391m ² Lot 102 = 385m ² Not Satisfied
SITE FRONTAGE PDC 2	Width to be consistent with desired character i.e. wide. No quantitative minimum Existing = 42.67m	Lot 101 = 18.29m and 21.61m (incl. corner cut-off) Lot 102 = 21.06m Existing = 18.29m Satisfies
SITE DEPTH Desired Character	Depth to be consistent with desired character i.e. wide. No quantitative minimum. Existing = 42.67m	Lot 101 = 21.61m Lot 102 = 18.29mm Not Satisfied
STREET SETBACK <i>Council Wide PDC (unless otherwise specified in zone requirements)</i>	<i>To be complementary to the setback of older dwellings in policy area.</i> <i>>2m</i> <i>- avg. of adjoining buildings</i>	Lot 101 = 6m Lot 102 = 5.8m Not Satisfied
SECONDARY STREET SETBACK <i>Residential Zone</i> PDC 9	Vertical wall height - Less than 3m - 2m (min.) - 3m or greater - 3m (min.)	Lot 101 = 2.1m Does Not Satisfy

SIDE/REAR SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	<p>Side 0/1m (min.) (ground floor) 2m (min.) (upper floor)</p> <p>Rear 3m (min.) (ground floor) 8m (min.) (upper floor)</p>	<p>Lot 101 = nil (6m) southern boundary Lot 102 = nil (6m) eastern boundary & 1m western boundary</p> <p>Satisfies Lot 101 = 3.3m Lot 102 = 3.06m</p> <p>Does Not Satisfy</p>
BUILDING HEIGHT <i>Residential Zone</i> <i>PDC 17</i>	<p>1 storey (except where a dwelling faces a public road)</p>	<p>One storey</p> <p>Satisfies</p>
INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i>	<ul style="list-style-type: none"> - Studio (where there is no separate bedroom), 37m² (min.) - 1 Bedroom, 50m² (min.) - 2 Bedroom, 75m² (min.) - 3+ Bedroom, 100m² (min.) 	<p>Lot 1 = 174.4m² Lot 2 = 168.5m²</p> <p>Satisfies</p>
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	<p>300-500m²</p> <ul style="list-style-type: none"> - 60m² (min.), of which 10m² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. - Minimum dimension 4m. - 16m² (min.) at the rear of side of dwelling, directly accessible from a habitable room. <p>- 2 Bedroom, 11m² (min.) - 3+ Bedroom, 16m² (min.)</p>	<p>Lot 101 = 84.4m² (total) 3.3m (min. dimension) 84.4m² (accessed from habitable room) Lot 102 = 71.1m² (total) 3.06m (min. dimension) 71.1m² (accessed from habitable room)</p> <p>Satisfies</p>
CARPARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	<p>Detached, semi-detached, row and multiple dwellings</p> <ul style="list-style-type: none"> - 2 car-parking spaces required, 1 of which is covered 	<p>Lot 101 = 3 provided Lot 102 = 4 provided</p> <p>Satisfies</p>
LANDSCAPING <i>Landscaping, Fences and Walls</i> <i>PDC 4</i>	<p>10% of site</p>	<p>Lot 1 = 38.6% approximately Lot 2 = 26% approximately</p> <p>Satisfies</p>

DOMESTIC STORAGE <i>Site Facilities and Storage</i> PDC 25	8m ³	Nil Does Not Satisfy
--	-----------------	------------------------------------

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Land Use, Character and Zoning

The proposal generally satisfies the general residential and the less specific provision of the Residential Zone, however, when assessed against the more specific qualitative provisions of the Glandore Character Policy Area 24, the proposal is considered to fall significantly short of satisfying those requirements for the following reasons:

- The Residential Zone contains 14 policy areas, each of which has a distinct desired character, some of which promote change and increases in housing density and choice whilst other recognise special characteristics which are to be preserved, thereby creating differing opportunities and constraints with respect to new development in various parts of the zone.
- The Desired Character Statement for this policy area is clear in its intention to retain a very low density residential character based on the positive aspect of the established pattern of allotments and development. The importance of the Desired Character Statement is expressed in a straightforward approach in which the only objective for the policy area refers to the desired character, as do the two principles of development control. The first contains a limited list of envisaged land uses and the second states that development should not be undertaken unless it is consistent with the desired character.
- The Desired Character Statement adopts the following key elements against which new development should be assessed:
 - Allotments will be very low density, deep and wide.
 - Land division is to reinforce this 'significant positive feature' of Glandore Character Policy Area 24.
 - A unity of built form particularly from the street in a manner complimentary to key elements of villas, inter-war bungalows, Spanish mission and Dutch colonial styles.
 - Setbacks complimentary to the setbacks of older dwellings (the majority of which are 9m to 10.5m from front boundaries).
 - Considerable space in private yards for landscaping.

Both proposals are considered to fall well short of satisfying the provisions of the Glandore Character Policy Area 24 due to:

- The allotment areas at 385m² and 391m² are less than half the size of the predominant allotment size of the locality and lack the depth and area required to maintain consistency.
- The frontage widths of the proposed allotments/sites are reasonably maintained but the depth of the resulting allotments at 18.29m and 21.6m are less than half the depth of the approx. 46m to 48m deep allotments found in the locality. Therefore, the land division is not accepted as reinforcing the existing allotment pattern.
- The setback dwellings on each allotment will be substantially less than the setbacks found in the older buildings and greater than a 2m variation from adjacent buildings.

- The amount of space around and behind the proposed dwellings in particular, constrains landscaping and the characteristic back yard planting of trees that rise above the roof line, that is a characteristic of the area could not be achieved, thereby having negative streetscape/townscape implications.

Surrounding Uses

The locality comprises exclusively residential land uses that are predominantly detached dwellings on large allotments and consistent with the desired character. The exceptions are the residential flat buildings east of Madden Avenue and along Waymouth Avenue. These were developed several decades ago and abut the Urban Corridor Zone. The examples of the division of corner allotments as mentioned in the description of the locality are not sufficiently numerous or imposing to substantially alter the predominant character of the policy area. These examples which pre-date current Development Plan provisions are not sufficient to undermine the attainment of the objectives and principles of development control for the Residential Zone and Policy Area 24 and therefore do not justify or warrant approval of these applications.

Siting

The proposed allotments due to their limited depth, and therefore area, fail to provide building envelopes and curtilages consistent with the existing and desired character of the locality. This limits the ability to create spacious areas to the front and rear of the dwellings with opportunities to establish landscaping rising above the roof lines as is characteristic of Glandore Character Policy Area 24.

Bulk, Scale, Design and Appearance

The proposed dwellings are single storey, with pitched roofs and wide frontages. However, they lack verandahs which would further impinge on limited front setbacks and are a mix of design elements that lack sufficient stylistic harmony and integrity to achieve the unity of built form as envisaged in the Desired Character Statement.

Setbacks

The proposed dwellings do not meet the front setback provisions of the Development Plan. The dwelling on Lot 1 fronts Madden Avenue. Therefore, the setback of 4 Madden Avenue establishes the benchmark for the dwelling on it in accordance with Residential Zone PDC 8 which calls for the same setback (including any verandah and porch etc) as an adjacent building. The adjacent dwelling at 4 Madden Avenue has a setback of approximately 10.7m to the columns of its front verandah and approximately 11.0m to the front of a bay window that faces Madden Avenue. The proposed dwelling has a setback of 4.4m to the columns of the entry portico (40% of the setback of the adjacent dwelling) and 6.0m to the closest front wall. This falls well short of the adjacent dwelling's setback and, even allowing for some variation, is not considered to satisfy the setback requirement.

The setback of the dwelling on Lot 2 from its front boundary is approximately 4.8m and 5.8m to the closest front wall. In accordance with Residential Zone PDC 8 reference should be made to the setback of approximately 10.8m. At 5.88m (54% of the adjacent dwelling) the setback is considered insufficient and not consistent with the established character.

The front boundary setbacks of both dwellings fail to satisfy both the relevant quantitative and qualitative requirements of the Development Plan.

Visual Impact on Neighbouring Developments or Streetscape

The development on sites of only 385m² and 391m² will be uncharacteristically tight with inadequate front and rear setbacks and restricted landscaping opportunities. It will therefore have a negative impact on both streetscapes.

Density, Site Coverage and Open Space

Glandore Character Policy Area 24 does not specify a minimum density or site/allotment area requirement, but is predicated upon the retention of the existing allotment pattern with land division being limited to proposals which reinforce the existing allotment pattern. Given the relatively consistent and intact pattern of allotments across the policy area, there are few if any circumstances where division into smaller allotments could be achieved in a manner consistent with the existing allotment pattern.

The applicant has submitted that, notwithstanding the proposed division of the land would create allotments well below the size and depth of the predominant allotment pattern, the overall density of development in the locality would, on average, remain very low. It is considered that such an approach is inconsistent with the intent of the policy area to maintain the existing pattern of development. To the contrary, incremental division of land justified on that basis would lead to a progressive change in character that would then lend weight to other proposals that further change is justified due to an already mixed pattern of development. This would be contrary to the intent of the current planning scheme embodied in the Development Plan that was introduced after the last division in the locality that occurred in 2005. That is, the current desired character replaced earlier provisions that encouraged infill development, with an approach that recognises and protects the still predominant allotment pattern and low density built form comprising detached dwellings on large, wide and deep allotments. The proposal would result in wide but shallow and uncharacteristically small dwelling sites.

Site Area and Frontage

Glandore Character Policy Area 24 does not have a minimum site area and frontage provisions. This, as stated above, is due to the fact that land division is only envisaged where the existing allotment pattern is maintained.

Landscape Assessment

Council Wide Principle of Development Control 283 envisages that a minimum of 10 percent of a development site should be landscaped. Notwithstanding that the proposed development would achieve more than 10 per cent of the allotment area for garden, it relies on planting lawn and/or a small number of shrubs in the front setback area of each dwelling. The proposed planting and the limitations on space and lack of separation from dwellings for the planting of trees in front of and/or behind the dwellings is uncharacteristic of the locality where tree canopies of roof height are an important characteristic of the very low density character of the locality and policy area more generally.

Land Division

The most relevant provisions of the Development Plan is the second paragraph of the desired character statement where, with respect to land division, it states '*allotments will be deep and wide and subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area*'. The proposed allotments achieve a satisfactory road frontage in each case, but lack sufficient depth and area to in any way maintain or match the existing allotment pattern. For this locality and policy area they are too small lacking both sufficient area and depth to maintain the existing allotment pattern.

SUMMARY

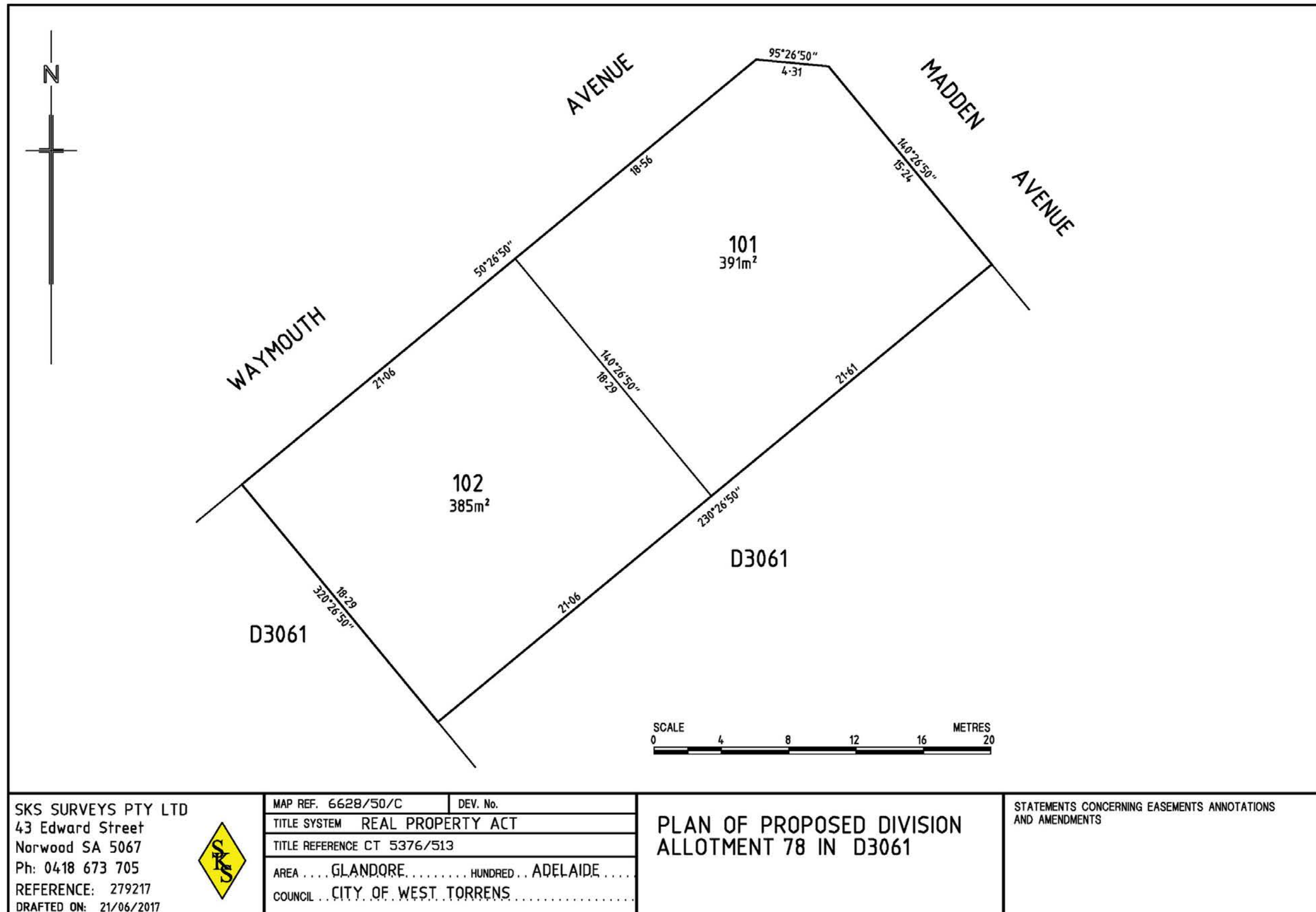
The subject land is one of the smaller allotments in the locality and its division into two results in two small allotments that are inconsistent within the existing allotment pattern of wide, deep and large allotments. Existing examples pre-date the current zoning scheme which is clear in its intent.

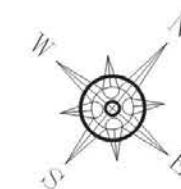
Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens (City) Development Plan Consolidated on 30 May 2017 and does not warrant Development Plan Consent.

Attachments

1. **Plan of Division**
2. **Site Plan and Elevations**
3. **Council Amenity Officer - Street Tree referral**
4. **City Assets Referral**
5. **SCAP & SA Water Referral Reports**





Designer:



YOGO

design for us

YOGO DESIGN & CONSULTING PTY LTD

Suite 808, 147 Pirie Street, Adelaide

www.yogodesign.net

E: yogodesignconsulting@gmail.com

T: 08 7230 8410

M: 0433 162 598

ABN: 93 607 055 925

Tractor note:

builder & contractor note:

Figure dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be in accordance with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council.

Builder and client to verify survey pegs on boundaries prior to any building work commencing.

Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing.
Wet area tiling to have 1:80 fall to floor traps, 1:60 fall to shower traps.
Tiles to be laid on flexible adhesive with flexible grout.

Copyright ©
These drawings are Copyright © and remain the exclusive property of
YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the
whole or part of these drawings without written permission is prohibited.

revision:

[illegible]

project:

2 SINGLE STOREY DWELLINGS

address

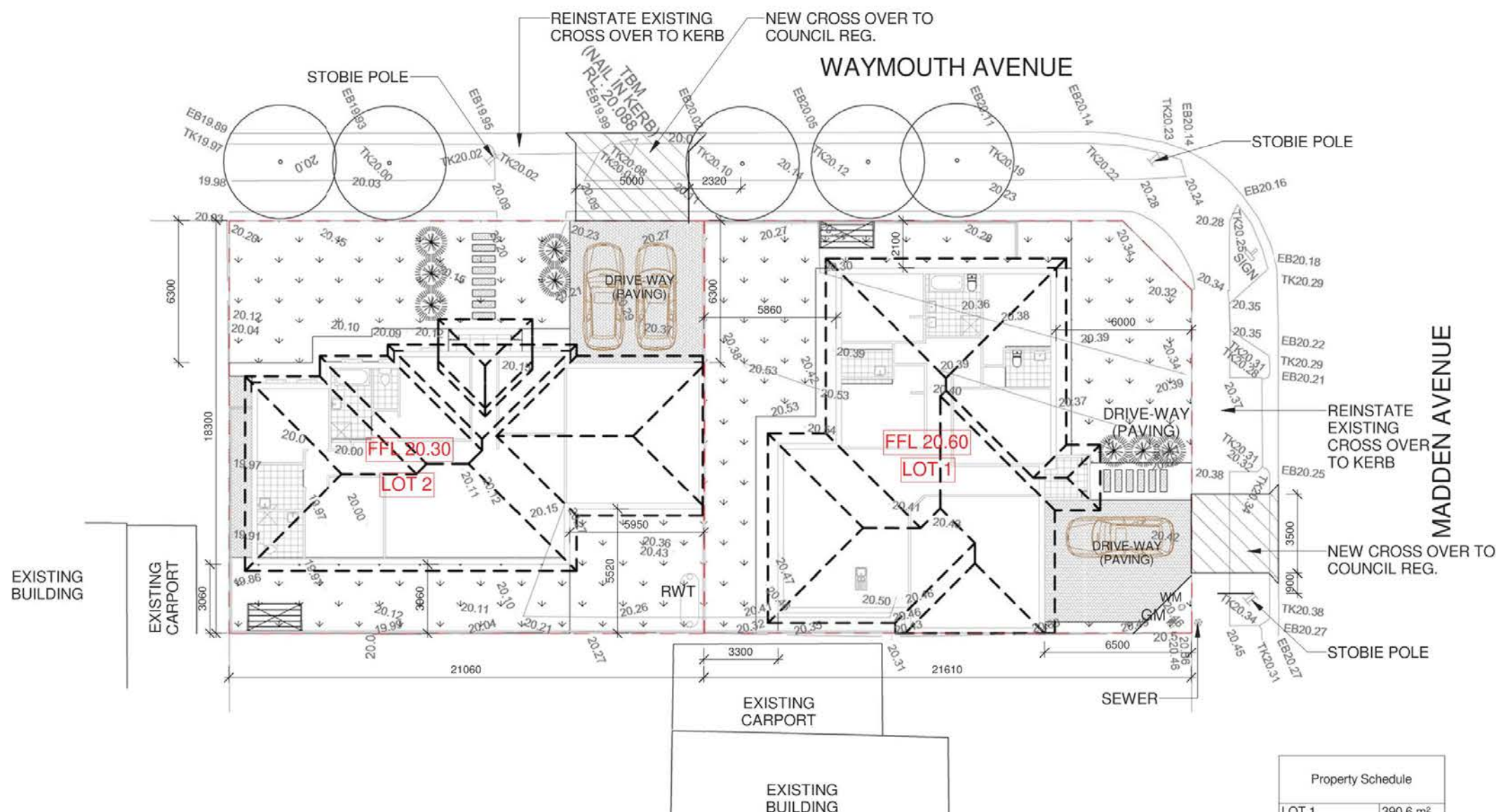
2 Madden Ave. Glandore

SITE PLAN

issue:

FOR APPROVAL

project no:	drawing	
170510	A001	
site area:	feet	
776m2	D	
date issued:	1 : 200 @ A3 scale	paper size
01/08/2017	A3	A3



Sheet Number	Sheet Name	Current Revision	Revision Date
001	SITE PLAN	D	01/08/2017
002	LOT 1 FLOOR PLAN	D	01/08/2017
003	LOT 1 ELEVATIONS	D	01/08/2017
004	LOT 2 FLOOR PLAN	D	01/08/2017
006	LOT 2 ELEVATIONS	D	01/08/2017
007	DEMOLITION PLAN	D	01/08/2017
008	LOCALITY PLAN & CONTEXT STUDY	D	01/08/2017

Area Schedule (LOT 1)

ALFRESCO	Not Placed
PORCH	4.0 m ²
GARAGE	35.7 m ²
LIVING	134.7 m ²
	174.4 m ²

Area Schedule (LOT 2)

ALFRESCO	Not Placed
GARAGE	39.1 m ²
GF	126.1 m ²
PORCH	3.3 m ²
	168.5 m ²

LOT 1 SITE COVERAGE:
174.4/390.6 = 48.3%
LOT 1 POS: 86.7/390.6 = 22.2%

LOT 2 SITE COVERAGE:
168.5/385.4 = 47.8%
LOT 2 POS: 79.1/385.4 = 20.5%

PLANNING DRAWING



1 LOT1 FLOOR PLAN
SCALE: 1 : 100

Area Schedule (LOT 1)

ALFRESCO	Not Placed
PORCH	4.0 m ²
GARAGE	35.7 m ²
LIVING	134.7 m ²
	174.4 m ²

building designer:



YOGO
design for us
YOGO DESIGN & CONSULTING PTY LTD
Suite 808, 147 Pirie Street, Adelaide
www.yogodesign.net
E: yogodesignconsulting@gmail.com
T: 08 7230 8410
M: 0433 162 598
ABN: 93 607 055 925

builder & contractor note:

Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council.

Builder and client to verify survey pegs on boundaries prior to any building work commencing.

Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing.

Wet area tiling to have 1:80 fall to floor traps. 1:60 fall to shower traps. Tiles to be laid on flexible adhesive with flexible grout.

Copyright ©
These drawings are Copyright © and remain the exclusive property of YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the whole or part of these drawings without written permission is prohibited.

rev.	date	description	drawn	chk.
A	22/05/2017	FOR CLIENT REVIEW	CW	YG
B	25/05/2017	FOR CLIENT REVIEW	YG	YG
C	02/06/2017	FOR COUNCIL APPROVAL	YG	YG
D	01/08/2017	FOR COUNCIL APPROVAL	YG	YG

project:

2 SINGLE STOREY DWELLINGS

2 Madden Ave, Glandore

LOT 1 FLOOR PLAN

issue:

FOR APPROVAL

170510

776m2

01/08/2017

project no:

site area:

date issued:

drawing no:

A002

1 : 100 @

A3

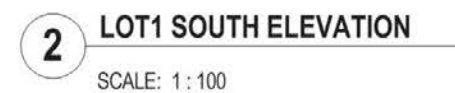
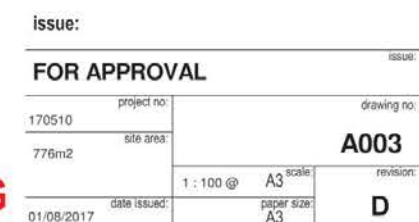
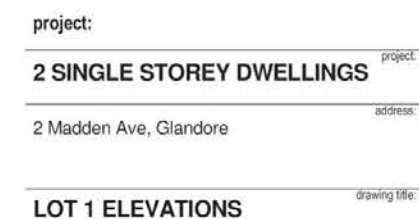
paper size:

A3

revision:

D

PLANNING DRAWING



DOORS/WINDOWS:
5. ENTRY DOOR: SOLID CORE TIMBER FRAMED DOOR, PAINTED FINISH
6. GARAGE DOOR: PANEL LIFT GARAGE DOOR, COLORBOND FINISH
7. ALUMINIUM FRAMED GLASS DOOR & WINDOWS, POWERCOATED FINISH 'night sky'
8. OBSCURE GLAZING

PLANNING DRAWING



1 LOT 2 FLOOR PLAN
SCALE: 1 : 100

Area Schedule (LOT 2)

ALFRESCO	Not Placed
GARAGE	39.1 m ²
GF	126.1 m ²
PORCH	3.3 m ²
	168.5 m ²

PLANNING DRAWING

building designer:



YOGO
design for us
YOGO DESIGN & CONSULTING PTY LTD
Suite 808, 147 Pirie Street, Adelaide
www.yogodesign.net
E: yogodesignconsulting@gmail.com
T: 08 7230 8410
M: 0433 162 598
ABN: 93 607 055 925

builder & contractor note:
Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council.
Builder and client to verify survey pegs on boundaries prior to any building work commencing.
Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing.
Wet area tiling to have 1:60 fall to floor traps. 1:60 fall to shower traps.
Tiles to be laid on flexible adhesive with flexible grout.

Copyright ©
These drawings are Copyright © and remain the exclusive property of YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the whole or part of these drawings without written permission is prohibited.

rev.	date	description	drawn	chk.
A	22/05/2017	FOR CLIENT REVIEW	CW	YG
B	25/05/2017	FOR CLIENT REVIEW	YG	YG
C	02/06/2017	FOR COUNCIL APPROVAL	YG	YG
D	01/08/2017	FOR COUNCIL APPROVAL	YG	YG

project:

2 SINGLE STOREY DWELLINGS

2 Madden Ave, Glandore

LOT 2 FLOOR PLAN

issue:

FOR APPROVAL

170510

776m2

01/08/2017

project no.

site area

date issued:

drawing no.

A004

1 : 100 @

A3

paper size:

A3

revision:

D

building designer:



YOGO
design for us
YOGO DESIGN & CONSULTING PTY LTD
Suite 808, 147 Pirie Street, Adelaide
www.yogodesign.net
E: yogodesignconsulting@gmail.com
T: 08 7230 8410
M: 0433 162 598
ABN: 93 607 055 925

builder & contractor note:

Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council.

Builder and client to verify survey pegs on boundaries prior to any building work commencing.

Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing.

Wet area tiling to have 180 fall to floor traps. 180 fall to shower traps. Tiles to be laid on flexible adhesive with flexible grout.

Copyright ©
These drawings are Copyright © and remain the exclusive property of YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the whole or part of these drawings without written permission is prohibited.

revision:				
rev.	date	description	drawn	chk.
A	22/05/2017	FOR CLIENT REVIEW	CW	YG
B	25/05/2017	FOR CLIENT REVIEW	YG	YG
C	02/06/2017	FOR COUNCIL APPROVAL	YG	YG
D	01/08/2017	FOR COUNCIL APPROVAL	YG	YG

project:

2 SINGLE STOREY DWELLINGS

address:

2 Madden Ave, Glandore

drawing title:

LOT 2 ELEVATIONS

issue:

FOR APPROVAL

issue:

170510

project no:

776m2

site area:

1 : 100 @

A3

scale:

01/08/2017

date issued:

A3

paper size:

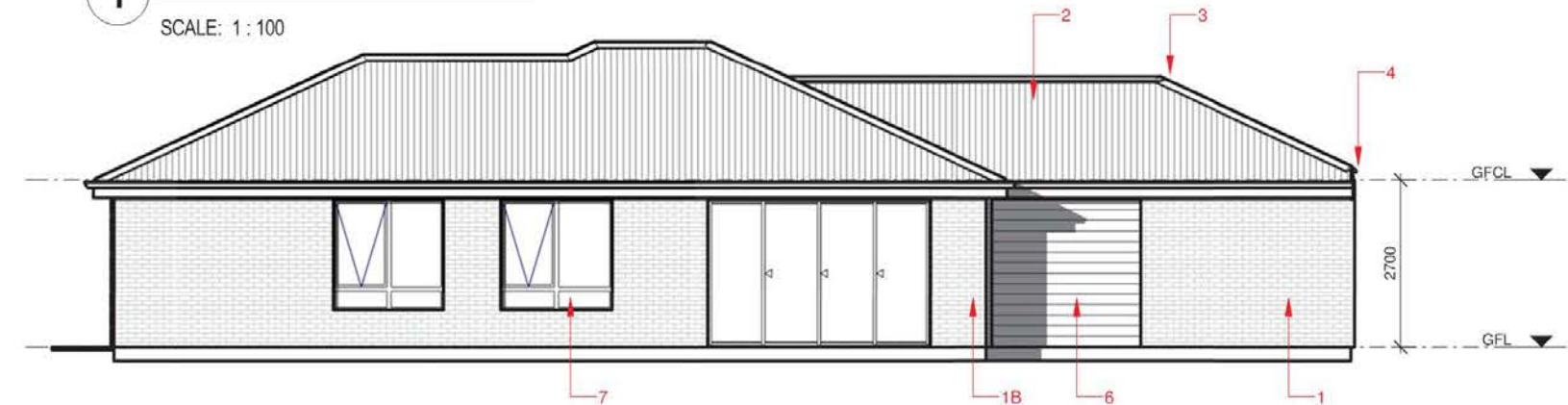
A006

revision:

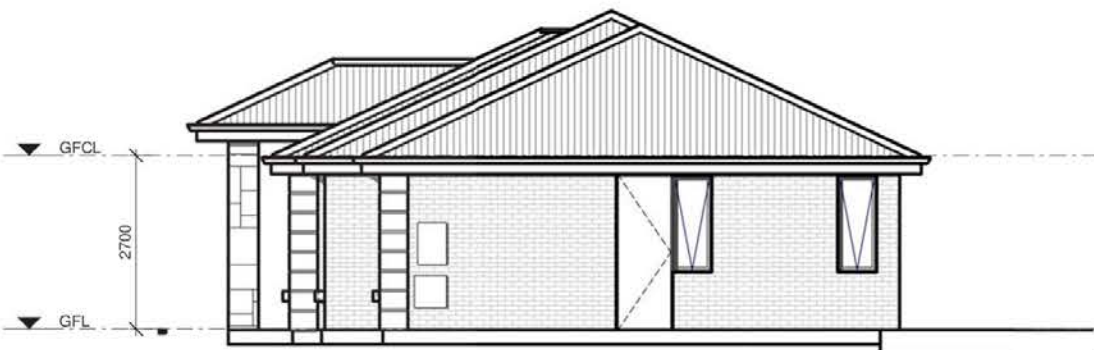
D



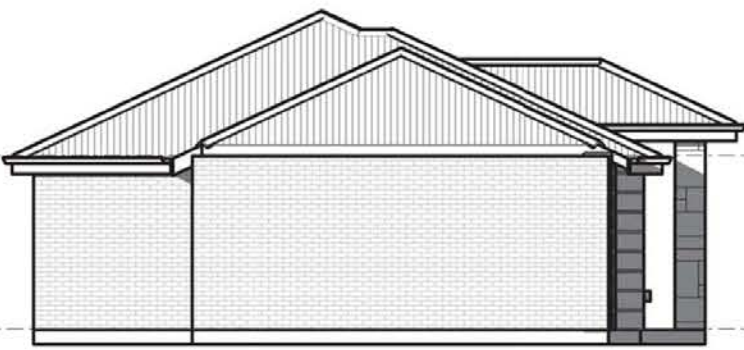
1 LOT 2 NORTH ELEVATION
SCALE: 1 : 100



2 LOT 2 SOUTH ELEVATION
SCALE: 1 : 100

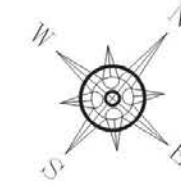


4 LOT 2 WEST ELEVATION
SCALE: 1 : 100



3 LOT 2 EAST ELEVATION
SCALE: 1 : 100

PLANNING DRAWING



designer:



design for us
YOGO DESIGN & CONSULTING PTY LTD
Suite 808, 147 Pirie Street, Adelaide
www.yogodesign.net
E: yogodesignconsulting@gmail.com
T: 08 7230 8410
M: 0433 162 598
ABN: 93 607 055 925

Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council.

Builder and client to verify survey pegs on boundaries prior to any building work commencing.

Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing.

We are tiling to have 1.80' laid to floor traps, 1.60' laid to shower traps.

Tiles to be laid on flexible adhesive with flexible grout.

Copyright ©
These drawings are Copyright © and remain the exclusive property of
YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the
whole or part of these drawings without written permission is prohibited.

[illegible]

2 SINGLE STOREY DWELLINGS

2 Madden Ave, Glandore

project no:	drawing no	
170510	A007	
site area:	revision	
776m2	D	
1 : 200 @	A3 scale:	
01/08/2017	paper size:	
	A3	

PLANNING DRAWING



A
A
A
A
A
A
A
B
B
C

B
A
A
B
B
B

POLICY 24
BOUNDARY

- A ESTABLISHED CORNER DEVELOPMENT
- B ESTABLISHED SIDE BY SIDE DEVELOPMENT
- C CORNER DEVELOPMENT APPPROVED IN 2017

PLANNING DRAWING

building designer:



YOGO

design for us

YOGO DESIGN & CONSULTING PTY LTD

Suite 808, 147 Pirie Street, Adelaide

www.yogodesign.net

E: yogodesignconsulting@gmail.com

T: 08 7230 8410

M: 0433 162 598

ABN: 93 607 055 925

builder & contractor note:

Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council. Builder and client to verify survey pegs on boundaries prior to any building work commencing. Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing. Wet area tiling to have 1:60 fall to floor traps, 1:60 fall to shower traps. Tiles to be laid on flexible adhesive with flexible grout.

Copyright ©
These drawings are Copyright © and remain the exclusive property of YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the whole or part of these drawings without written permission is prohibited.

revision:

rev.	date	description	drawn	chk.
D	01/08/2017	FOR COUNCIL APPROVAL	YG	YG

project:

2 SINGLE STOREY DWELLINGS

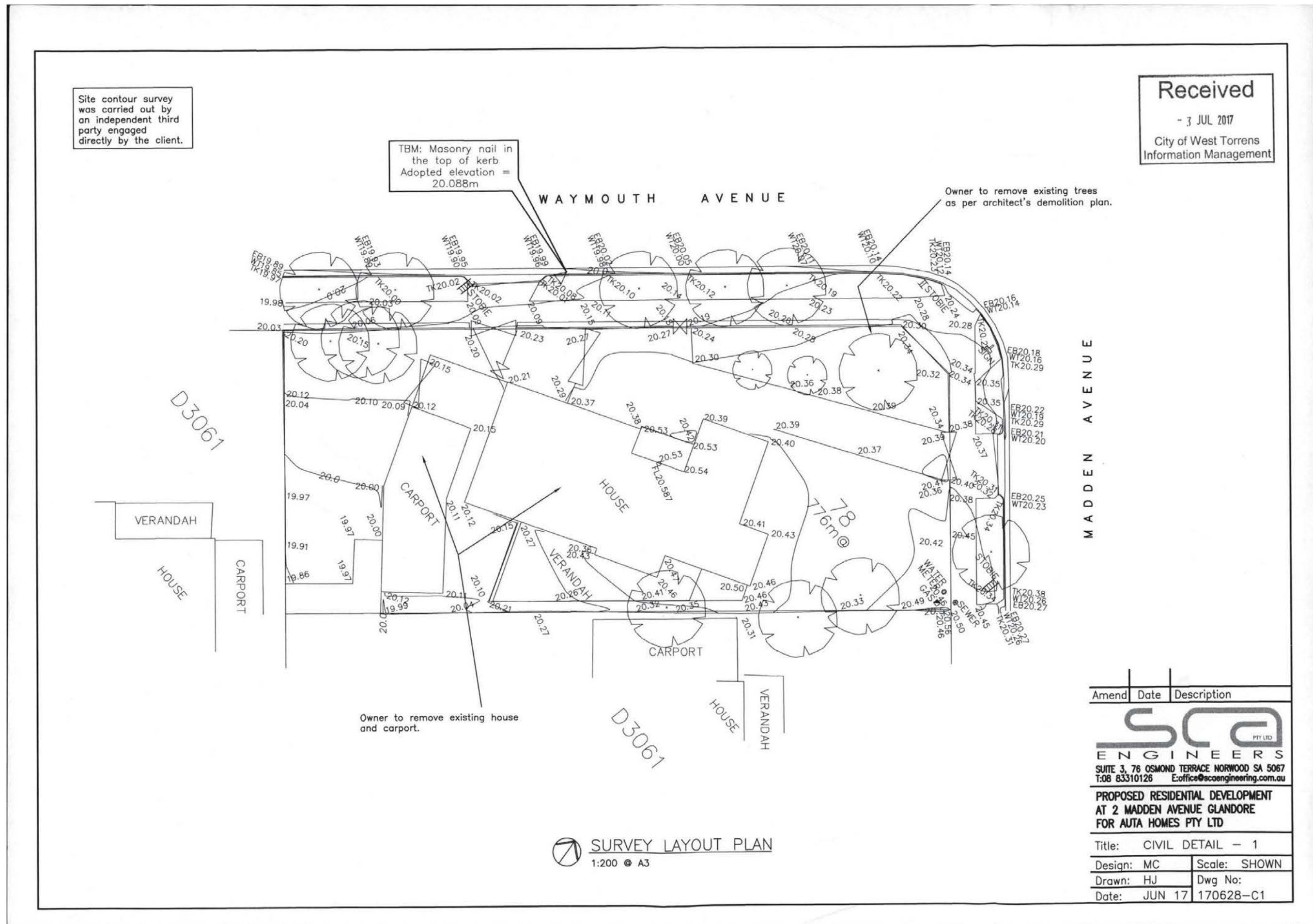
2 Madden Ave, Glandore

LOCALITY PLAN & CONTEXT STUDY

issue:

FOR APPROVAL

project no:	drawing no:
170510	A008
site area:	revision:
776m2	D
date issued:	paper size:
01/08/2017	A3



NOTES:

1. All downpipe connections are to be Ø90 uPVC and are to be provided with cleaning eyes.
2. All Stormwater pipes shall be Ø90 UNO.
3. All Stormwater pipes shall be laid as per AS 3500 to achieve minimum cover and grade U.N.O. If cover can not be achieved encase pipe in 100 thick concrete.
4. Sumps, gratings & MH's shall be 300sq (UNO) with walls & floors of 100 thick concrete, reinforced with SL72 fabric central + an approved cover/grate & frame.
5. Where sumps/grates or the like are cast into a concrete slab, provide 2-N12 crack control bars at the corners of such cast-in items. Bars are to be 1000 long and tied to the top layer of slab reinforcement.
6. Bedding and back-filling around stormwater pipes shall conform to AS 3725-1989.
7. Bedding sand for stormwater pipes shall be coarse, free flowing pit sand, with a plasticity index less than 5. The material shall be clean with 100% passing the 6.7mm sieve and not greater than 10% passing a 0.075mm sieve. It shall have a minimum compacted depth of 75mm.
8. Boundary Locations are based on fences/stakes only. It is recommended that an identification survey be done to establish true boundaries.
9. Provide 40mm thick lagging to all pipe penetrations through footing beams.
10. "tank" Denotes combination detention/retention tank in accordance with the amended requirements of the BCA ensure tank water is
 - i) Plumbed to at least a water closet or a water heater or all laundry cold water outlets.
 - ii) The inlet and overflow of the tank must be fitted with mosquito-proof, non degradable screens formed from Ø0.315mm material & have a min of 6x7 openings sqcm.

LEGEND

.....	uPVC SEWER PIPE
—SEA—	Ø100 uPVC STORMWATER SEALED SYSTEM
--- --	uPVC STORMWATER PIPE
+ 100.456	EXISTING SURFACE SPOT LEVEL
+ W199.46	EXISTING WATER TABLE LEVEL
+ TK99.61	EXISTING TOP OF KERB LEVEL
+ RW99.61	TOP OF RETAINING WALL LEVEL
+ PL99.61	NEW PAVEMENT LEVEL
+ L99.61	LAWN/LANDSCAPE LEVEL
⊙	STORMWATER INSPECTION POINT
⊙	STORMWATER Ø90 PVC GRATE
⊞	300 GRATED SUMP (U.N.O)
•dp	Ø90 DOWNPIPE
—E	SPREADER DRAIN
⊙	ETSA PIT/CABLE
⊙	TELSTRA SERVICES
	STOBIE POLE
⊞	GAS METER
⊗	WATER METER
⊗	EXISTING TREE
	"ACO" DRAIN K100s WITH GALVANISED GRATE (150KN)
	PAVING
	100 KERB AND GUTTER
	CONCRETE SPOON DRAIN
.....	RETAINING WALL

Amend	Date	Description
 SUITE 3, 76 OSMOND TERRACE NORWOOD SA 5067 T:08 83310126 E:office@acoengineering.com.au		
PROPOSED RESIDENTIAL DEVELOPMENT AT 2 MADDEN AVENUE GLANDORE FOR AUTA HOMES PTY LTD		
Title: CIVIL DETAIL - 2		
Design: MC	Scale: SHOWN	
Drawn: HJ	Dwg No:	
Date: JUN 17	170628-C2	

Site contour survey was carried out by an independent third party engaged directly by the client.

Site landscaping as shown for illustrative purpose only. Refer to landscape architect's design for details.

Roof stormwater from tank overflow to kerb & gutter via dedicated uPVC stormwater pipe. (TYPICAL)

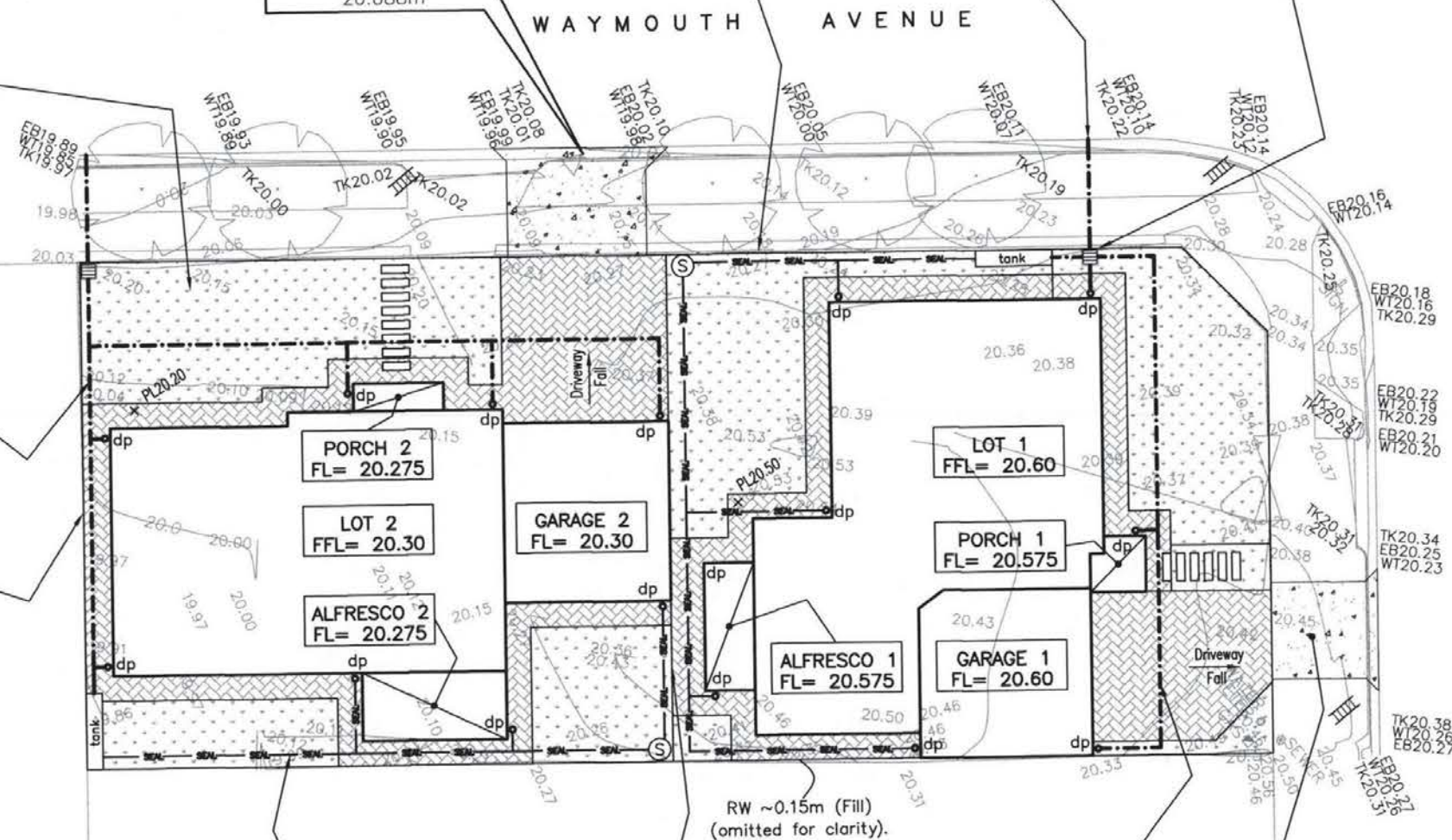
Landscape retaining wall less than 0.2m (omitted for clarity).

TBM: Masonry nail in the top of kerb
Adopted elevation = 20.088m

Landscape retaining wall less than 0.2m (omitted for clarity).

All stormwater outlet pipes discharging to kerb & gutter to be in accordance with council standard and specifications.

Builder/Plumber to ensure sump invert level is higher than street water table to enable water to discharge from the site via gravity.



Roof stormwater to detention/retention tank via stormwater sealed system as shown.

Landscape retaining wall less than 0.3m (omitted for clarity).

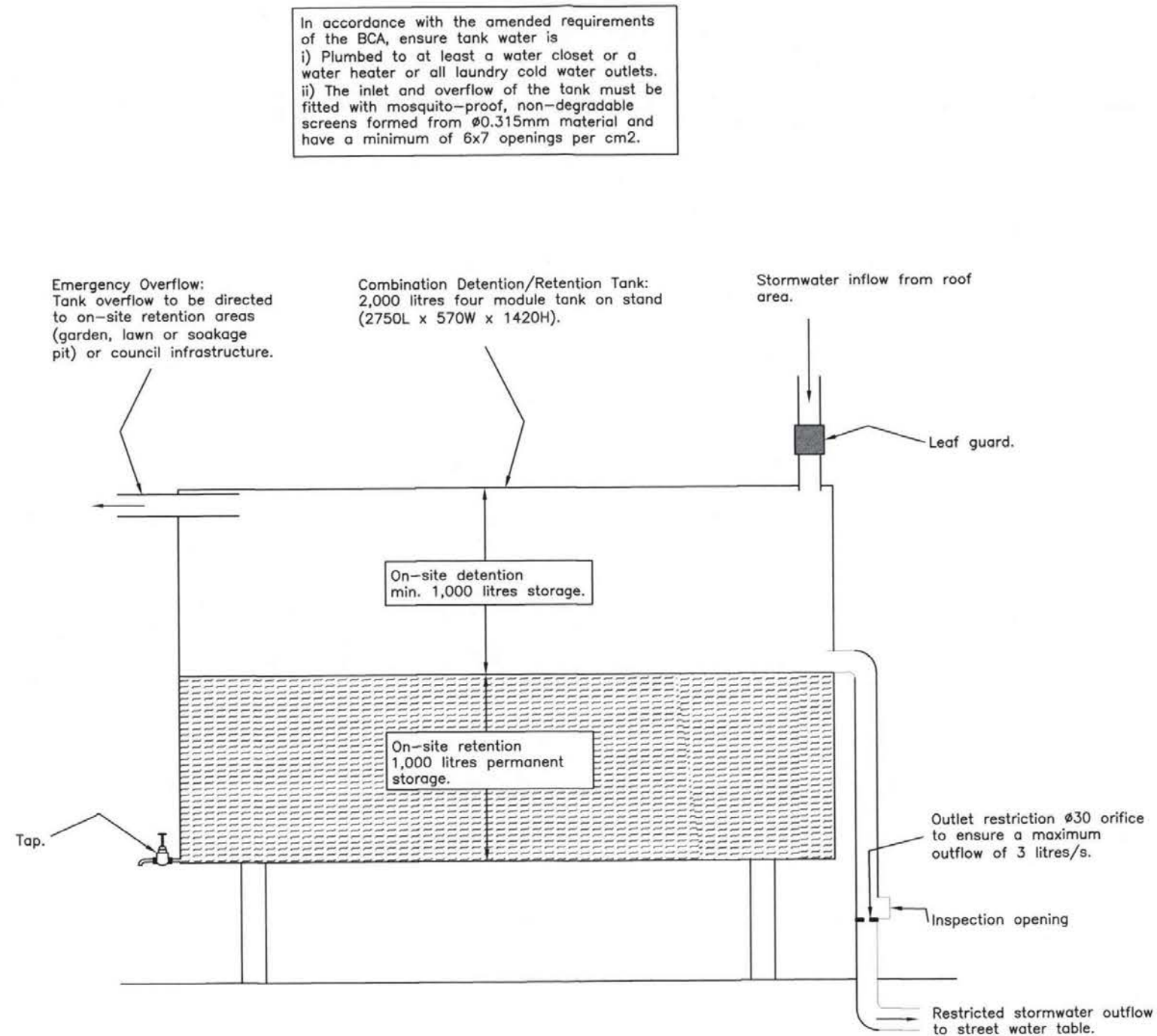
IMPORTANT NOTE:
All uPVC stormwater pipes subject to vehicular loads to have minimum cover as per AS2566.1. Otherwise, provide:
1. Additional PVC sleeve.
OR
2. Reinforced concrete slab over pipe trench.

Proposed crossover to council standard and specifications (Typical).



CIVIL LAYOUT PLAN
1:200 © A3

Amend	Date	Description
 SCA ENGINEERS SUITE 3, 76 OSMOND TERRACE NORWOOD SA 5067 T:08 83310126 E:office@scaengineering.com.au		
PROPOSED RESIDENTIAL DEVELOPMENT AT 2 MADDEN AVENUE GLANDORE FOR AUTA HOMES PTY LTD		
Title: CIVIL DETAIL - 3		
Design: MC	Scale: SHOWN	
Drawn: HJ	Dwg No:	
Date: JUN 17	170628-C3	



COMBINATION DETENTION/RETENTION WATER TANK DETAIL

NTS

Amend	Date	Description
 SUITE 3, 76 OSMOND TERRACE NORWOOD SA 5067 T:08 83310126 E:office@scaengineering.com.au		
PROPOSED RESIDENTIAL DEVELOPMENT AT 2 MADDEN AVENUE GLANDORE FOR AITA HOMES PTY LTD		
Title:	CIVIL DETAIL - 4	
Design:	MC	Scale: SHOWN
Drawn:	HJ	Dwg No:
Date:	JUN 17	170628-C4

Arboricultural Assessment of Street Trees

Development Application No: **211/674/2017**

REFERRAL DUE DATE: 3 July 2017

Assessing Officer: **Jordan Leverington**
Site Address: **2 Madden Avenue, GLANDORE SA 5037**
Certificate of Title: **CT-5376/513**
Description of Development **Construction of two single storey detached dwellings**

TO THE TECHNICAL OFFICER – CITY ASSETS

Please provide your comments in relation to:

- ☐ **The removal of or impact upon the Street Tree**
- ☐ **Species of Tree:**
- ☐ **Your advice is also sought on other aspects of the proposal as follows:**

PLANNING OFFICER - Jordan Leverington

DATE 19 June 2017

FROM THE TECHNICAL OFFICER

I have examined the plans as requested and provide comments as follow.

As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

Any proposed development that does not consider “AS4970 Protection of Trees on Development Sites”, is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

Verge interaction must consider all services that cross council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless existing or otherwise negotiated). All services must be indicated /documented on appropriate plans for Council assessment and approval.

A site investigation together with the information provided has revealed that the location of the proposed crossover for the dwelling of Lot 1 from Madden Avenue will impact on an existing *Acer species* street tree.

With reference to the City of West Torrens, Fees and Charges Document (Please note new fees and charges apply as of 1st July 2017) 2017-2018 "Tree removal for driveway construction", once Council has assessed all circumstances and considered it acceptable that a street tree can be removed, a fee is calculated based on Council's standard schedule of fees and charges.

The fee is used to offsets the loss of the asset (street tree) to the community, with funds received invested in Council's annual Greening Program.

As a result of the proposed crossover on Madden Avenue, City Works has considered the health, structure, form, useful life expectancy, and age of the street tree and will support the removal.

A fee of \$1100.00 will be required prior to the commencement of any work.

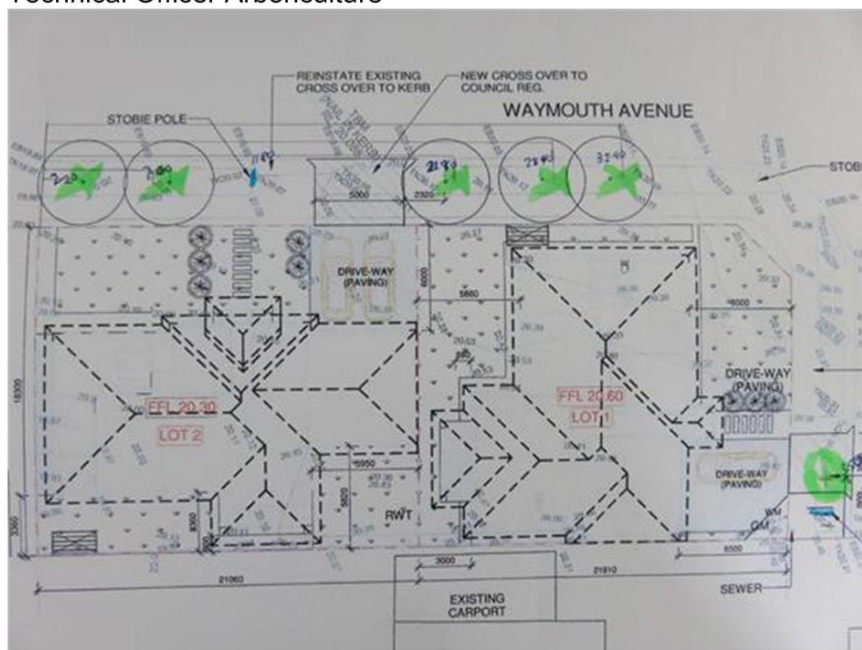
Please note, under no circumstances is any individuals other than council staff permitted to interfere with a street tree. If pruning etc. is required, council must be notified via the appropriate customer request, and council staff will perform all works associated with the community asset.

Final crossover locations will be confirmed once appropriate documentation has been received from the applicant and they have submitted "an application to construct a vehicle crossing place(s) across council land".



Enio Trombetta
Technical Officer Arboriculture

DATE: 03/07/2017

















Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/674/2017

Assessing Officer: Jordan Leverington
Site Address: 2 Madden Avenue, GLANDORE SA 5037
Certificate of Title: CT-5376/513
Description of Development: Construction of two single storey detached dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover
- ☐ Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Jordan Leverington **DATE** **3 July, 2017**



Memo

To Jordan Leverington
From Jane Teng
Date 3/07/2017
Subject 211/674/2017, 2 Madden Avenue, GLANDORE SA 5037

Jordan Leverington,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

In accordance with the provided 'Site Plan' (Yogo Design & Consulting Pty Ltd – Drawing Number A001 – Revision C), the FFLs of the proposed development (Lot 1:20.60 and Lot 2: 20.30 minimum) have been assessed as satisfying minimum requirements (Lot 1: 20.56 and Lot 2: 20.30) in consideration of street and/or flood level information.

2.0 Driveway Crossovers and Street Tree

City Assets supports the location of the driveway crossovers as depicted on the site layout shown in 'provided 'Site Plan' (Yogo Design & Consulting Pty Ltd – Drawing Number A001 – Revision C), however this will result in the removal of the existing street tree fronting Madden Ave at the cost of the applicant. It is recommended for the advice/assessment from the City Arborist to be sought in this regard. It is recommended for the proposed site plan to include details of the existing street tree is to be revealed at the expense of the applicant .

It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.

3.0 Stormwater Connections

It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements at least 1.0m away from new/existing driveway, existing stobie poles and 2.0m away from existing street trees.

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.



It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

4.0 Garage Dimensions and Setback

Lot 2:

Although not specified in the relevant Australian Standards (AS/NZS 2890.1:2004), the internal garage length proposed as 5.80m meets the minimum internal length of 5.80m as specified in the traffic engineering best practice guides of an enclosed garage or enclosed carport space.

The garage setback of 5.5m minimum length from the property boundary has also been maintained.

Lot 1:

Garage dimension to Lot 1 is required to be adjusted to 5.80m based on the commentary described in Lot 2.

5.0 Residential Parking Requirement

Each dwelling have provided with **two parking spaces**, both of which is covered.

6.0 Stormwater Detention and Quality Requirements

No stormwater detention and water quality provisions are required for the site as the proposed development does not falls under the development category requiring stormwater discharge restriction and water quality treatment.

Should you require further information, please contact Jane Teng on the following direct extension number 8416 6296.

Regards

Jane Teng
Civil Engineer

Contact Lands Titles Office
Telephone 7109 7016



08 July 2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D112/17 (ID 58536)
for Land Division by Mr James Guo

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 28 June 2017, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
On 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.
2. Payment of \$6676 into the Planning and Development Fund (1 allotment(s) @ \$6676/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au 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.
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.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

A handwritten signature in black ink, appearing to read "P. Hodgson", written over a horizontal line.

Phil Hodgson
Unit Manager
Lands Titles Office

as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



08 July 2017

Our Ref: H0060973

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D112/17 AT GLANDORE

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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

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

On 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.

Yours faithfully

Megan Lee
for **MANAGER LAND DEVELOPMENT & CONNECTIONS**

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Megan Lee
Telephone 7424 1119

6.4 20 Brooker Terrace, COWANDILLA

Application No 211/357/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Removal of a Regulated Tree
APPLICANT	Elizabeth Skate
APPLICATION NO	211/357/2017
LODGEMENT DATE	5 May 2017
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Consultant arborist
DEVELOPMENT PLAN VERSION	5 May 2016
MEETING DATE	12 December 2017

RECOMMENDATION

The Council 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. 211/357/2017 by Elizabeth Skate to remove a Regulated Tree - *Eucalyptus camaldulensis* (River red gum) at 20 Brooker Terrace, Cowandilla (CT 5494/305) for the following reasons:

1. The proposal will result in the removal of a Regulated Tree that provides an important aesthetic and environmental benefit in accordance with Objective 1 and Objective 2 (a), (b) and (d) of the General Section: Regulated Trees.
2. The proposed development is contrary to the General Section: Regulated Trees Principles of Development Control 2 (a), (b), (c), (d) and (e):
 - (a) The tree is not diseased or does not have a short life expectancy;
 - (b) The tree does not represent a material risk to public or private safety;
 - (c) The tree is not causing damage to a building;
 - (d) The tree is not restricting development that is reasonable and expected;
 - (e) Work is not required for the removal of dead wood, treatment of disease.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason/s:

- All applications where the assessing officer recommends refusal shall be assessed and determined by the CAP.
- With regard to sites where the Council Assessment Panel (CAP) has previously refused an application within the last five years, all similar applications on the site shall be assessed and determined by the Council Assessment Panel.

PREVIOUS OR RELATED APPLICATION(S)

DA 211/605/2012 20 Brooker Terrace, Cowandilla - *Removal of a regulated tree* - refused 31/1/2013.

DA 211/836/2009 1 Fenner Avenue, Cowandilla and 20 Brooker Terrace, Cowandilla - *Demolition of existing outbuildings and development of the site for three (3) dwellings comprising the retention of the existing dwelling, pruning of a (neighbouring) significant tree and construction of a two-storey residential flat building containing two (2) dwellings and associated carports to the rear of the site plus the construction of a carport associated with the existing dwelling, including associated driveways, fencing and landscaping* - Granted Provisional Development Plan Consent - this application has since lapsed.

DA 211/478/2016 1 Fenner Avenue, Cowandilla - *Construction of a two storey residential flat building containing two dwellings each with carports, retention of existing dwelling, construction of carport for existing dwelling, and pruning of a Significant Eucalyptus leucoxylon (SA Blue Gum)* - Granted Provisional Development Plan Consent - this application has since lapsed.

DA 211/743/2016 1 Fenner Avenue, Cowandilla - *Community Title Land Division - The creation of two additional allotments.*

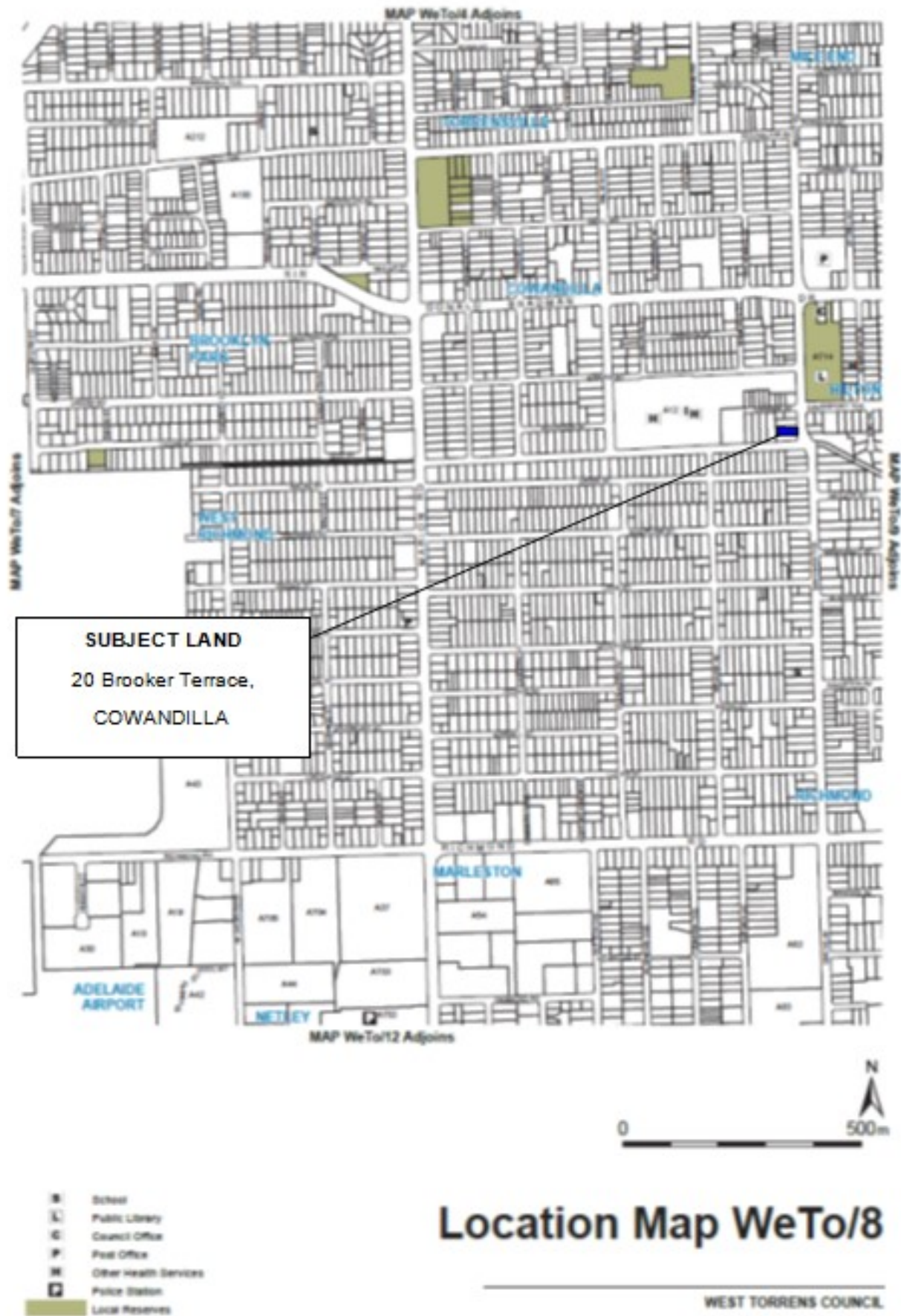
SITE AND LOCALITY

The subject site is 689m² with a frontage to Brooker Terrace of 15 metres. The site contains a single storey detached dwelling, verandah and outbuilding. The subject tree is located in the rear and southwestern corner and appears to abut the boundary to the allotment to the rear of 1 Fenner Avenue, Cowandilla.

The locality predominantly consists of single storey detached dwellings on low density allotments with some subdivisions into smaller allotments, particularly along Fenner Avenue. The site is in close proximity to the Cowandilla Primary School, the City of West Torrens Civic Centre and the Hilton shopping centre.

There are a number of well-established trees in the locality, including trees on public and private land.





PROPOSAL

The development is for the removal of a Regulated Tree - *Eucalyptus camaldulensis* (River red gum). Plans from the applicant and information are provided in **Attachment 1**.



View of subject tree - over 20 Brooker Terrace



View of subject tree between 20 Brooker and 22 Brooker Terrace



View of subject tree - over 1 Fenner Avenue



View of subject tree - adjacent shed at 20 Brooker from 1 Fenner Avenue

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 of the *Development Act 1993* and Schedule 9 of the *Development Regulations 2008*, Part 1 (13) and the procedural matters of the Residential Zone.

REFERRALS

Internal

- **Council's Consultant Arborist**
Jarrad Allen (Calypso Tree Co.)

A full copy of the relevant report is attached, refer to **Attachment 2**.

There has been ongoing correspondence between the applicant and Council staff in relation to this subject, however, little evidence has been provided to satisfy Principle of Development Control 2 (a-e) in particular. Council's arborist recommends retention of the tree and medium to long term management of the tree, including pruning.

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Low Density Policy Area 20 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Regulated Trees	Objectives	1, 2
	Principles of Development Control	1, 2

In assessing the merits or otherwise of the application, the proposed development satisfies all relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Regulated Trees

General Section, Regulated Trees, Objectives 1 and 2 state:

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*
 - b) *indigenous to the locality*
 - c) *a rare or endangered species*
 - d) *an important habitat for native fauna.*

The tree is a *Eucalyptus camaldulensis* (River red gum) with a trunk circumference of 2.83m measured at 1.0m above ground level.

The subject tree provides an important aesthetic benefit to the locality. The tree is easily visible from adjoining properties and when viewed from the street at 1 Fenner Avenue. The top of the canopy of the tree is visible over the dwelling at 20 Brooker Terrace and highly visible between dwellings in the locality.

The tree is indigenous to the locality and provides an important habitat for native fauna and therefore it is deemed to have environmental benefit also.

General Section, Regulated Trees, Principle of Development Control 1 states:

1. *Development should have minimum adverse effects on regulated trees.*

There is no other development proposal being considered concurrently which would clearly have a detrimental effect on the health of the tree.

Built form developments (DA 211/836/2009 and DA 211/478/2016 - both now lapsed) and land division (remains current) adjacent the tree on the adjoining allotment at 1 Fenner Avenue have previously been considered and determined that built form can be built adjacent the tree with sufficient protection measures to enable the tree to remain. Pruning of the tree was also recommended. There is little evidence that pruning has been undertaken.

General Section, Regulated Trees, Principle of Development Control 2 states:

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.*

Is the tree diseased and its life expectancy is short?	No
Does the tree represent a material risk of safety?	No
Is the tree causing damage to a building?	No
Would development that is reasonable and expected not otherwise be possible?	No
Is the work required to remove dead wood, treatment of disease or in the general interests of the tree?	No

The tree is a mature specimen that has excellent health and structure and a long safe life expectancy. There is no evidence of disease within the tree. Given that the tree has excellent health and structure, there is no evidence that the tree will cause a material risk to safety. To enable the owner to manage any risk, some minor pruning has been recommended twice, firstly in October 2010 and secondly by Jarrad Allen in the most recent arborist report dated 1 May 2017.

There is no evidence that the tree is causing damage to a building. There is an outbuilding at the rear western corner of 20 Brooker Terrace that is approximately 9 metres in length. From a site inspection on 3 November 2017, the state of the western wall and the gutters appear to be in good condition.

SUMMARY

On balance there is insufficient justification for the removal of the Regulated Tree. The tree provides a high visual contribution to the locality from a variety of vistas along Brooker Terrace and Fenner Avenue and contributes positively to the environment in terms of adding biodiversity and opportunities for wildlife habitation. There is insufficient evidence to suggest that the tree meets any of the Principles of Development Control 2 of the General Section: Regulated Trees, as discussed above.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development does not accord with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 May 2016 and does not warrant Development Plan Consent.

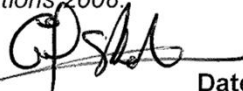
Attachments

- 1. Proposal Plans and supporting information**
- 2. Council's arborist report**

Development Application Development Act 1993

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel (08) 8416 6333
Fax (08) 8443 5709
Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Development number: 211/ /		Previous development number:	
1. Application type (please tick one box only)			
Planning consent only <input type="checkbox"/>		Building rules consent only <input type="checkbox"/>	
		Full Development Approval <input checked="" type="checkbox"/>	
2. Location of proposed development:			
Unit No:	House no: 20	Street: BROOKER TERRACE	
Volume:	Folio:	Suburb: COWANDILLA	P/code: 5033
3. Details of parties			
Applicant: ELIZABETH SKATE			
Address: 27 HEADLAND DRIVE BIRTINYA QLD		P/code: 4575	
Phone:	Mobile:	Email:	
Owner: ELIZABETH SKATE			
Address: 27 HEADLAND DRIVE BIRTINYA QLD		P/code: 4575	
Phone:	Mobile:	Email:	
Builder:			
Address:		P/Code:	
Phone:	Mobile:	Email:	
Principal contact: YILMAZ KADIR			
4. Description of proposed development			
Description of proposed development – (eg: dwelling, shop, industry, significant tree): Total removal of tree @ rear of 20 Brooker Tce & 1 Fenner Avenue - Cowandilla.			
Development costs: (does not include any fit out costs):\$		Floor area: (m ²)	
Note: Council may require written justification to verify costs.			
5. Declarations			
a. Building rules: -		Classification sought: <input type="checkbox"/>	
		Present Class: <input type="checkbox"/>	
b. If class 5,6,7,8 or 9 is sought state the proposed number of employees:		Male <input type="checkbox"/>	Female <input type="checkbox"/>
c. If class 9a classification is sought, state the number of persons for whom accommodation is provided:		<input type="text"/>	
d. If class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:		<input type="text"/>	
e. Does either Schedule 21 or 22 of the <i>Development Regulations 2008</i> apply?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
f. Has the 'Construction Industry Training Fund Act levy been paid?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
6. Acknowledgment / Authorisation			
I acknowledge that copies of this application and support documentation may be provided to interested persons in accordance with the <i>Development Act 1993 and Regulations 2008</i> .			
Name: ELIZABETH SKATE		Signature: 	
Owner / Applicant / Builder (Delete whichever does not apply)		Date: 25/3/17	

Regulated and Significant tree proposal

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel (08) 8416 6333
Fax (08) 8443 5709
Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Property No:		Lot No: 20		Street: BROOKER TERRACE	
Title:	Given name: ELIZABETH		Family name: BRADMAN SKATE		
Company name:					
Address: 27 HEADLAND DRIVE BIRTINYA QLD P/Code: 4575					
Telephone	Mobile	Fax	Email address		
1. Details of tree					
Girth/circumference of trunk 1m above natural ground level:					
Height of tree: approx 2 m					
Spread of tree:					
Type or species of tree: Gum					
2. Site plan					
Please attach site plan scale not less than 1:200.					
3. Photograph					
TAKEN MAY 2012. Yes <input checked="" type="checkbox"/> If yes provide details No <input type="checkbox"/>					
4. Details of the proposed activity you want to undertake affecting the regulated/significant tree					
5. Is the tree, or does the tree appear to be diseased?					
Yes <input type="checkbox"/> If yes provide details No <input checked="" type="checkbox"/>					

6. Does the tree represent an unacceptable risk to public or private safety?

Yes ☒ If yes provide details No ☐

7. If you answer yes to - do 6, 7 or 8, have all other remedial steps been determined ineffective by a suitably qualified professional?

8. Is the tree causing or threatening to cause substantial damage to a building or structure of value?

Yes ☒ If yes provide details No ☐

9. Has specialist advice been obtained (from a qualified arboriculturalist, botanist or horticulturalist)?

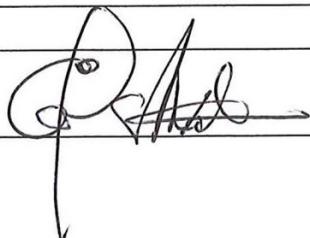
Yes ☐ No ☒

If yes please attach the information.

10. If your application involves the division of land, is it likely that the application will result in substantial 'tree-damaging' activity to a regulated/significant tree(s).

Yes ☐ If yes provide details No ☐

Signed:



Date:

25/3/17



Arboricultural Assessment of Regulated Trees

Development Application No: **211/357/2017**

Referral Due Date: **1 May 2017**

Assessing Officer: **Phil Harnett**

Site Address: **20 BROOKER TERRACE, COWANDILLA SA 5033**

Certificate of Title: **CT-5494/305**

Description of Development **Removal of a regulated tree**

To be completed by: **CONSULTANT ARBORIST**

SPECIES & COMMON NAME: ***Eucalyptus camaldulensis* (River Red Gum)**

TOTAL CIRCUMFERENCE: **2830mm**

MULTI-TRUNK: **No**

The following comments are provided with regards to the relevant Objectives and Principles of Development Control of the General Section, Regulated Tree Section of the West Torrens Council Development Plan:

OBJECTIVE 1:

The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

OBJECTIVE 2:

Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

- | | |
|---|------------|
| (a) <i>Significantly contributes to the character or visual amenity of the locality</i> | Yes |
| (b) <i>Indigenous to the locality</i> | Yes |
| (c) <i>A rare or endangered species</i> | No |
| (d) <i>An important habitat for native fauna</i> | Yes |

PDC 1: *Development should not have minimum adverse effects on regulated trees.*

PDC 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) <i>The tree is diseased and its life expectancy is short</i> | No |
| (b) <i>The tree represents a material risk to public or private safety</i> | No |
| (c) <i>The tree is causing damage to a building</i> | No |
| (d) <i>Development that is reasonable and expected would not otherwise be possible</i> | No |

(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* **No**

PDC 3:

Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

ADDITIONAL COMMENTS:

As requested, a site inspection was carried out on 15th April 2017 to assess one regulated *Eucalyptus camaldulensis* located in the rear yard of 20 Brooker Terrace, Cowandilla.

This tree is an excellent representative of its species due to its visual amenity, excellent overall health/ structure and long safe life expectancy. Mature indigenous species such as this are especially important for biological reasons as they provide conditions suitable for a wide range of animals, plants and invertebrates, many of which require the unique environment provided by an older tree.

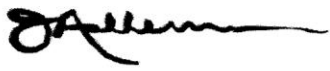
The subject tree shows little evidence of pruning work and a moderate amount of deadwood is located within the canopy. All major branch junctions throughout the tree appear sound and well structured.

Due to the robust, broad-spreading canopy, the *Eucalyptus camaldulensis* contains some slightly over extended limbs where foliage is located mostly at branch extremities, particularly over the neighbouring property to the west. However, no evidence of limb failure was noted. This is a typical characteristic of a healthy, vigorous *E. camaldulensis* and pruning in accordance with AS 4373- 07 '*Pruning of Amenity Trees*' can rectify this problem. This has already been addressed by Mr. Annells during a tree report conducted in October 2010 although the pruning recommendations are yet to be undertaken.

There were no visible signs of fungal fruiting bodies and/ or active pests and diseases noted. Foliage colour is good and foliage density is typical of this species. If site conditions remain conducive to tree health, its useful life expectancy is estimated to be in excess of 50 years. The risk posed by this tree is considered broadly acceptable.

Having given consideration to the plans provided, and observations made of the trees, I conclude that the desired outcome of 'tree removal' is unjustified, as the applicant has not provided sufficient evidence that can be considered as satisfying the criteria required. I believe medium to long- term management is sustainable and therefore, retention is warranted and recommended.

RECOMMENDATION: RETAIN



Jarrad Allen (Calypso Tree Co)

DATE: 17/04/17

PHOTO's ATTACHED:



Figure 1 (above): Subject tree when viewed from the neighbouring property to the west

6.5 1 Burton Street, RICHMOND

Application No 211/1126/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D151/17 (Unique ID 59281); Create one (1) additional allotment
APPLICANT	Format Homes
APPLICATION NO	211/1126/2017
LODGEMENT DATE	20 September 2017
ZONE	Residential Zone
POLICY AREA	Medium Density Policy Area 19
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Nil External <ul style="list-style-type: none"> ▪ State Commission Assessment Panel ▪ SA Water
DEVELOPMENT PLAN VERSION	30 May 2017
MEETING DATE	12 December 2017

RECOMMENDATION

The Council 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. 211/1126/2017 by Format Homes to undertake Land division - Torrens Title; SCAP No. 211/D151/17 (Unique ID 59281); Create one (1) additional allotment at 1 Burton Street, Richmond (CT5787/413) 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 Fyfe Pty Ltd relating to Development Application No. 211/1126/2017 (DAC 211/D151/17).

State Commission Assessment Panel

Nil

LAND DIVISION CONSENT**Council Conditions**

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from the proposed allotments.

State Commission Assessment Panel

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 \$6,830 into the Planning and Development Fund (1 Allotment(s) @ \$6,830/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 State Commission Assessment Panel 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 State Commission Assessment Panel for Land Division Certificate purposes.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

PREVIOUS OR RELATED APPLICATION(S)

DA 211/1499/2003 - Construction of a verandah - Approved.

DA 211/525/2017 - Construction of two (2) detached dwellings including a single garage, porch and alfresco under the main roof - Under assessment.

SITE AND LOCALITY

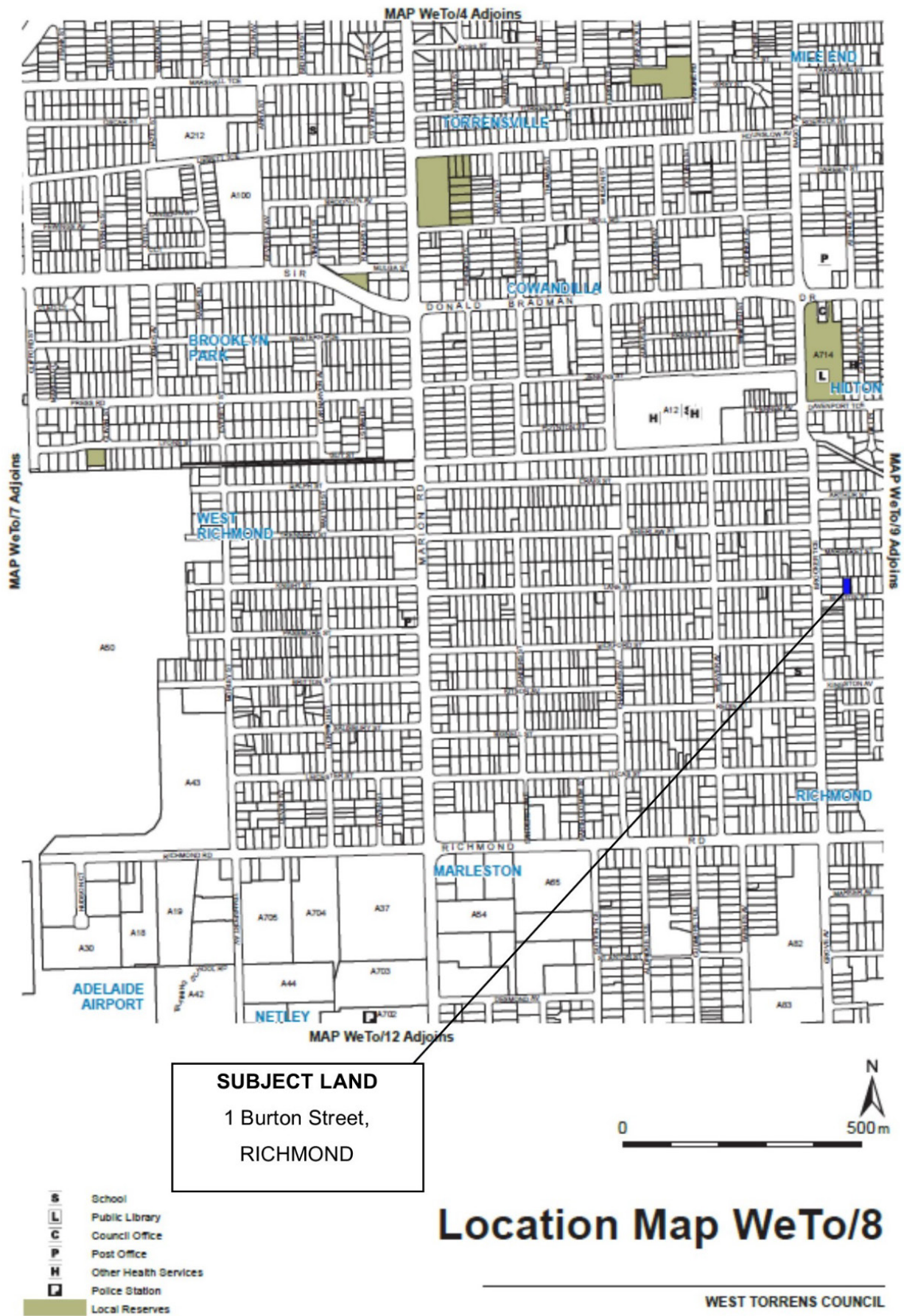
The subject site is formally described as Allotment 1 Deposited Plan 2117 in the area named Richmond Hundred of Adelaide. It is more commonly known as 1 Burton Street, Richmond.

The subject site is rectangular in shape with a 16.15m frontage to Burton Street and a depth of 35.99m, resulting in an overall site area of 581.2m². The subject site is generally flat and contains a single storey detached dwelling with an attached carport and verandah. There are two street trees located within the Council verge in front of the subject site.

The locality is residential in nature, with allotments varying in size and shape. There is a variety of dwelling types including, but not limited to, detached, row and group dwellings located within the immediate vicinity of the subject site. The allotment pattern within the locality is predominantly rectangular in shape with direct street frontages to Burton and Margaret Street. However, south and west of the subject site the allotment patterns have been altered to allow for a denser allotment pattern. Group dwellings and residential flat buildings are increasing the density of the allotments resulting in a varying allotment pattern.

The subject site and locality are shown on the following maps:





PROPOSAL

The proposal is for a Torrens Title land division to create one additional allotment. A copy of the plans and details are contained in **Attachment 1**.

As per the proposed plan, Lot 10 will have a frontage to Burton Street of 8.08 metres, depth of 35.99 metres and a site area of 291m². Lot 11 will have an 8.07m frontage to Burton Street, a depth of 35.99 metres and a site area of 290m².

REFERRALS

Internal

- Nil

External

Pursuant to Section 38 and Schedule 8 of the *Development Act 1993* and *Development Regulations 2008*, the application was referred to:

SA Water

- SA Water has raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been recommended.

A full copy of the relevant report is attached, refer to **Attachment 2**.

SCAP

- SCAP has raised no concerns with the proposal. Standard conditions of consent have been recommended.

A full copy of the relevant report is attached, refer to **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone, and more particularly Medium Density Policy Area 19 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Hazards</i>	<i>Objectives</i>	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7 & 8

Zone: Residential Zone	
Desired Character Statement:	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	3 & 4
Principles of Development Control	5

Policy Area: Medium Density Policy Area 19	
Desired Character Statement:	
<p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	2 & 4

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA Medium Density Policy Area 19 PDC 4	270m ²	Lot 10: 291m ² Lot 11: 290m ² Satisfies
SITE FRONTAGE Medium Density Policy Area 19 PDC 4	9m	Lot 10: 8.08m Lot 11: 8.07m Does Not Satisfy by 9% for each allotment

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Site frontage

Principle of Development Control 4 of the Medium Density Policy Area 19 seeks each allotment to have a minimum frontage of 9 metres. Lots 10 and 11 have site frontages of 8.08m and 8.07m, which falls 920 millimetres and 930 millimetres or 9% short of the quantitative requirement.

The Policy Area Desired Character Statement suggests that a variety of dwelling types be accommodated for in the policy area including smaller allotments containing detached dwellings. Additionally the subject site is located within 400 metres of a Centre Zone. A denser allotment pattern is encouraged within this area to allow a greater number of residents access to facilities within a walkable distance. The proposed division will achieve the requirements of the Desired Character Statement as well as providing a denser allotment pattern specifically encouraged within 400 metres of Centre Zones.

The division's net density will create allotments that are considered to be Medium Density. A built form application has been submitted separately to Council for the construction of two single storey detached dwellings. The proposed division will result in allotments which have an area and appropriate frontage widths to support the envisaged dwelling types and density.

Within the immediate and wider locality there are numerous examples of allotments with frontage widths the same or similar to those proposed in this application. Directly opposite the subject site at 1/2 and 2/2 Burton Road, each allotment has a street frontage of 7 metres. 100 metres North-west of the subject site along Brooker Terrace are four examples where allotments have frontage widths of approximately 8 metres. It is considered that the deficiency of less than one metre will not have a negative impact on the allotment pattern as it will not be easily recognised in the streetscape. It should be noted that higher density development is encouraged in the Policy Area which will eventuate in a greater number of allotments with smaller street frontages along Burton Street. Further, the proposed allotments will not conflict with the existing allotment patterns which are rectangular in shape and have direct street frontage. Therefore it is considered that the shortfall in site frontage is relatively minor and not fatal to the application.

It is noted, an application where the land division and built form have been lodged separately compared to those that are combined, the frontage requirements of the Policy Area would not be reduced (unlike the site area).

Street Tree

There are two street trees located in front of the subject site. As per the application for the built form (DA211/525/2017), Council's Amenity Officer considered the removal of one of the trees to allow for a new crossover for Lot 10 to be installed to be acceptable.

SUMMARY

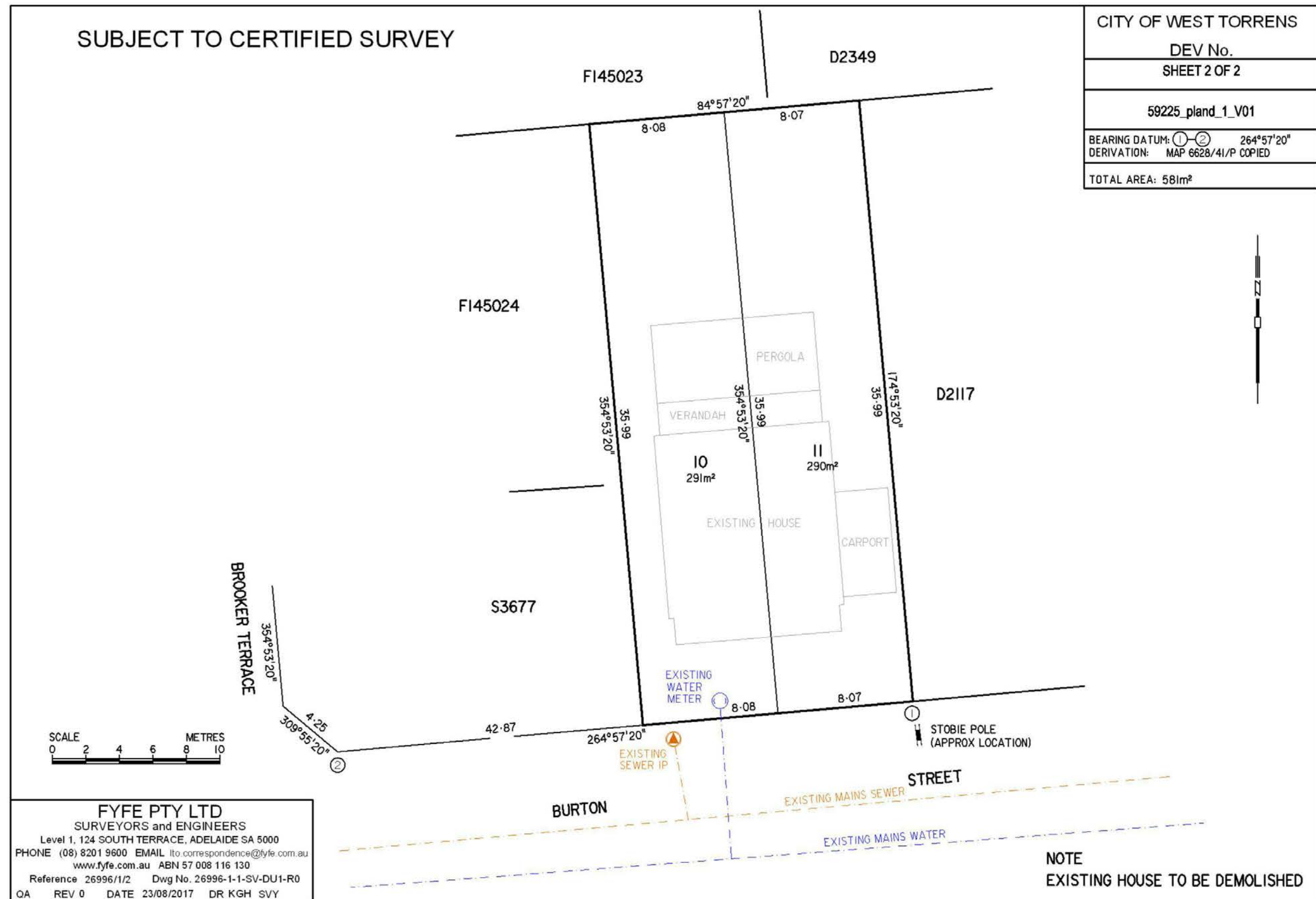
When considering the locality of the subject site and the requirements of the Desired Character Statement for Medium Density Policy Area 19, the proposed division is considered to be an appropriate form of development.

Within the immediate and wider locality, there are a number of examples where the site frontage of allotments are similar. The Policy Area encourages a denser allotment pattern, specifically within 400 metres of Centre Zones. It is therefore considered that a minor shortfall is not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 30 May 2017 and warrants Development Plan Consent.

Attachments

1. **Land Division Plan**
2. **SA Water Referral Report**
3. **SCAP Referral Report**



Contact Lands Titles Office
Telephone 7109 7016



13 September 2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D151/17 (ID 59281)
for Land Division by Format Homes

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 04 September 2017, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. 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.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/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.
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.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

A handwritten signature in black ink, appearing to read "P. Hodgson", with a long, sweeping underline.

Phil Hodgson
Unit Manager
Lands Titles Office

as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



13 September 2017

Our Ref: H0063613

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries JOSIE BONNET
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/D151/17 AT RICHMOND

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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.

Yours faithfully

JOSIE BONNET

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.6 13 Passmore Street, WEST RICHMOND

Application No 211/1124/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Combined Application: Land division - Torrens Title; SCAP No. 211/D150/17 (Unique ID 59043), Create one (1) additional allotment; and construction of two (2) single-storey detached dwellings
APPLICANT	LS Design Construct
APPLICATION NO	211/1124/2017
LODGEMENT DATE	23 August 2017
ZONE	Residential
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets External <ul style="list-style-type: none"> ▪ SCAP SA Water
DEVELOPMENT PLAN VERSION	30 May 2017
MEETING DATE	12 December 2017

RECOMMENDATION

The Council 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 Land Division Consent and Development Plan Consent for Application No. 211/1124 /2017 by AJ Gouras for a Combined Application: Land division - Torrens Title; SCAP No. 211/D150/17 (Unique ID 59043), Create one (1) additional allotment; and construction of two (2) single-storey detached dwellings at 13 Passmore Street, West Torrens (CT5726/902) subject to the following conditions of consent:

Council Conditions

1. The development is to take place in accordance with the plans prepared by Western Surveying Services and plans Numbered DA00, DA01, DA02 and DA03 Project: 13 Passmore Street, West Richmond relating to Development Application 211/1124/2017 (SCAP 211/D150/17).
2. That prior to the issue of clearance to the division approved herein, the existing dwelling and outbuildings shall be removed from proposed Allotment(s) 50 and 51.
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 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.
- 5 The buildings approved herein shall be constructed in accordance with the acoustic design report prepared by Resonate Acoustics, dated 15 August 2017 Reference: A17274RP1, Revision 0 with that report being included in the building documentation submitted for Building Rules Consent.

State Commission Assessment Panel Conditions

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

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

On 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.

2. Payment of \$6,830 into the Planning and Development Fund (1 allotment(s) @ \$6,830/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 State Commission Assessment Panel 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 State Commission Assessment Panel for Land Division Certificate purposes.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason/s:

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

PREVIOUS OR RELATED APPLICATION(S)

Nil in recent years.

SITE AND LOCALITY

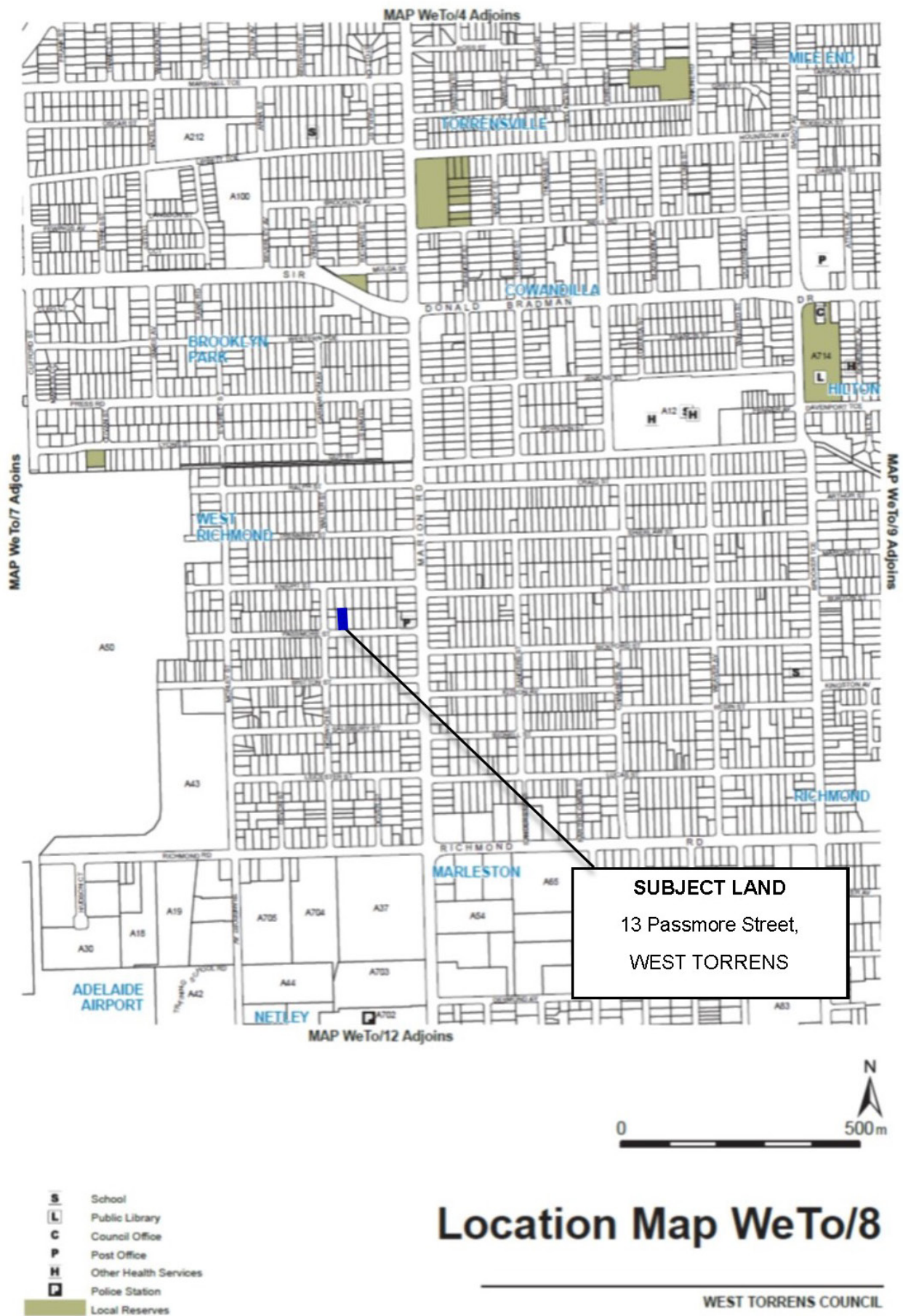
The site is rectangular shaped with a frontage of 17.98m onto the northern side of Passmore Street and a depth of 42.67m and an area of 767.7m². It contains a single storey detached dwelling, a carport and a number of small outbuildings.

The allotment is relatively flat, with a north-south orientation and has no easements or other constraints registered on the Certificate of Title.

There is a shallow flood plain mapping indicated along Passmore Street but the flow path only touches the front of the subject land.

The locality comprises predominantly early single storey detached dwellings on allotments of similar size and configuration to the subject land. There is an example of a recent land division and single storey detached dwellings of very similar proportions on the opposite side of Passmore Street, on 9m wide allotments that were developed in 2013.





PROPOSAL

The proposal comprises the division of the subject allotment by dividing it along its centre line to create two allotments with a depth of 42.672m, a width of 8.992m and an area of 384m².

The proposed built form comprises two single storey detached dwellings each containing 3 bedrooms, study, meals/lounge area, amenities, rear alfresco, front porch and single garage, all of which will be demolished.

The proposed plans are enclosed in **Attachment 1**.

REFERRALS

Internal

- City Assets

Concerns were raised regarding the following matters;

- Driveway widths too narrow.
- Lack of on-street parking in front of the subject land.
- A minimum of 5.4m of kerb length to be provided between the driveways of Residence 1 and 2.

These concerns have been satisfactorily addressed.

External

Pursuant to Section 38 and Regulation 29 of the Development Act and Regulations, the application was referred to

- SCAP
No objection with only standard requirements applied.

A full copy of the relevant report is attached, refer to **Attachment 2**.

- SA Water
No objections with only standard requirements applied.

A full copy of the relevant report is attached, refer to **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone Low Density Policy Area 20 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Building near Airfields</i>	<i>Objectives</i>	<i>1</i>
	<i>Principles of Development Control</i>	<i>1, 2, 3, 4, 6 & 7</i>
<i>Crime Prevention</i>	<i>Objectives</i>	<i>1</i>
	<i>Principles of Development Control</i>	<i>1, 2, 3, 6, 7, 8, 9 & 10</i>
<i>Design and Appearance</i>	<i>Objectives</i>	<i>1</i>
	<i>Principles of Development Control</i>	<i>1, 2, 3, 4, 13, 14, 15, 16, 19 & 20</i>

Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2, & 3
Hazards	Objectives	4, & 8
	Principles of Development Control	1, 2, 3, 4, 5, 6, & 7
Infrastructure	Objectives	1, & 3
	Principles of Development Control	1, 5, 6 & 8
Interface between Land Uses	Objectives	1 & 2
	Principles of Development Control	1, 2, 4, & 5
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 5, 6, & 8
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, & 6
Natural Resources	Objectives	1, 2, 3, 4, 5, 6, 7, 8, 9, & 10
	Principles of Development Control	1, 2, 4, 5, 10, 11, 12, 13, 14, 38, 39 & 40
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 5, 6, & 8
Residential Development	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29 & 31
Transportation and Access	Objectives	2, 3 & 4
	Principles of Development Control	1, 8, 10, 11, 12, 23, 24, 34, & 44

Zone: Residential	
<p><i>Desired Character Statement:</i> This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</p> <p>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</p> <p>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</p> <p>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</p>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 6, 7, 10, 12 & 14

Policy Area: Medium Density Policy Area 20	
<p><i>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objectives	1
Principles of Development Control	1,2, 3, 4 & 5

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA Low Density Policy Area 20 PDC 3	340m ² minimum	384m ² (average) Satisfies
ALLOTMENT AREA Low Density Policy Area 20 PDC 5	340m ² minimum	384m ² (average) Satisfies
SITE FRONTAGE Low Density Policy Area 20 PDC 3	10m minimum	17.98m (existing) 8.99m each lot (proposed) Does Not Satisfy
STREET SETBACK Residential Zone : PDC 8	+/- 2m of adjacent dwellings Adjacent setbacks approximately 7.7m and 9.1m	8.0m Satisfies

SIDE/REAR SETBACKS Residential Zone: PDC 11	Side 1m	0.9m setback Does Not Satisfy
	Rear 3m	7.732m setback Satisfies
PRIVATE OPEN SPACE Residential Development PDC 19	60m ²	105m ² each dwelling Satisfies
LANDSCAPING Module: Landscaping, Fences & Walls PDC: 4	10%	18% Satisfies
CARPARKING SPACES Transportation and Access PDC 34	2 car-parking spaces required per Dwelling	2 per dwelling provided Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Site Area and Frontage

The Residential Zone and Low Density Policy Area 20 in particular, seeks a minimum site area of 340m², and a minimum allotment frontage of 10m. The proposed land division will, as described above, create two allotments that are 1.01m narrower than the minimum allotment width as established by Low Density Policy Area 20 Principle of Development Control 3 for allotments greater than 400m from a Centre Zone. The proposal falls approximately 10% short of meeting the minimum allotment frontage for allotments greater than 400m from a Centre Zone.

The proposal is at the margins of tolerance for such a shortfall, however, it is a combined application for land division and the dwellings, and does have the following positive attributes:

- The site/allotment area for each allotment is 48m² (14.1%) in excess of the minimum allotment area.
- The design, footprint and scale of the proposed dwellings allows for generous front and rear setbacks with sufficient spaces for effective landscaping and a physical break in the built form along the street scape. This will sufficiently retain the low density desired character for the Policy Area.
- The design, height, scale of the dwellings and curtilages around the dwellings assist with achieving compatibility with the desired low density character.

Setbacks

Each dwelling has a garage wall 6.4m long on the western side boundary of each of the two proposed allotments. The balance of the side walls of each of the dwellings are setback 0.9m and 0.92m. The front and rear setbacks are generous at 8m at the front and 7.72m between the rear fence and the alfresco area.

There is a 10% shortfall in the side setback distances. This is not considered a significant shortfall in terms of achieving the desired character as the rhythm of space between the sides of buildings along the streetscape will be retained.

The low scale single storey form of the building does not create issues of overshadowing or loss of privacy.

SUMMARY

The proposed development does not satisfy the relevant provisions of the Development in two respects. These are:

- A minor shortfall in side setback of 100mm being 0.9m rather than 1m. This is considered minor and satisfies the Building Code of Australia for walls containing windows.
- The failure to satisfy the 10m allotment width requirement produces a result similar to developments within 400m of a Centre Zone but is more generous in terms of site areas and setbacks both in front of and behind the proposed dwellings.

The rhythm and pattern of detached dwellings with unbuilt space on at least one side will be retained with suitable opportunities for landscaping in front of and behind each of the proposed dwellings.



As discussed above, the combined land division and built form nature of the application achieves an outcome that is considered at the margins of acceptability, nonetheless compatible with the Desired Character.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 30 May 2017 and warrants Development Plan Consent.

Attachments

1. **Proposal Plans and Documents**
2. **SCAP Referral Report**
3. **SA Water Referral report**

[Search](#) | [Configure Notification Email](#) | [Log Out](#)

Application Form Details - DA. 211/D150/17 (Unique Id. 59043)

[Cancel](#)

*NB ** represents a mandatory field.

Application Type :	D - Conventional Land Division *
What Consents do you wish to apply for? :	<input type="radio"/> Provisional Development Plan Consent Only <input checked="" type="radio"/> Provisional Development Plan Consent with Land Division Consent
Certificate of Approval Fee:	<input checked="" type="radio"/> Pay Now <input type="radio"/> Pay Later
Is this a combined Land Division/Land Use application? :	<input checked="" type="radio"/> Yes <input type="radio"/> No
Council :	City of West Torrens (211) *
Submitting Agents OrganisationId :	595
Submitting Agents Name :	Western Surveying
Submitted By UserId :	846
Submitted By Details :	Lou Ballestrin, Western Surveying
Agents Reference :	

APPLICANT DETAILS :

Applicant Salutation :	Mr *
Applicant First Name :	ANTHONY *
Applicant Last Name :	GOUROS *
Applicant Organisation Name :	*(Mandatory if Salutation, First, and Last Name have not been completed)
Postal Address Line 1 :	c/- 19 CHATSWOOD CRES *
Postal Address Line 2 :	KIDMAN PARK SA 5025 *
Postal Address Line 3 :	
State :	South Australia
Country :	AUSTRALIA *

OWNER DETAILS :

Owner Salutation :	Mr *
Owner First Name :	ANTHONY *
Owner Last Name :	GOUROS *
Owner Organisation Name :	*(Mandatory if Salutation, First, and Last Name have not been completed)
Postal Address Line 1 :	10/17A WESTERN PARADE *
Postal Address Line 2 :	BROOKLYN PARK SA 5032 *
Postal Address Line 3 :	
State :	South Australia
Country :	AUSTRALIA *

[https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=59043\[20/09/2017 2:58:26 PM\]](https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=59043[20/09/2017 2:58:26 PM])

CONTACT DETAILS :	
Contact Salutation :	Mr *
Contact First Name :	Lou *
Contact Last Name :	Ballestrin *
Postal Address Line 1 :	19 Chatswood Cres
Postal Address Line 2 :	KIDMAN PARK SA 5025
Postal Address Line 3 :	
State :	South Australia
Country :	AUSTRALIA
Telephone 1 :	8356 5040 *
Telephone 2 :	
Fax 1 :	
Fax 2 :	
Email :	bally@esc.net.au
Mobile :	

Existing Use :	RESIDENTIAL *
Description of Proposed Development :	LAND DIVISION *

SUBJECT PROPERTY DETAILS :	
House Number :	13
Lot Number :	A97
Street :	PASSMORE STREET *
Suburb/Town :	WEST RICHMOND *
Hundred :	ADELAIDE *
Reference Section :	

TITLE DESCRIPTION DETAILS :	
Title Reference Type :	CT - Certificate of Title *
Volume :	5726 *
Folio :	902 *

PLAN PARCEL DETAILS :	
Plan Type :	D - Deposited Plan *
Deposited Plan Number :	3425 *
Parcel Number :	A97 *

Does either schedule 21 or 22 of the Development Regulations 1993 apply? :	<input type="radio"/> Yes <input checked="" type="radio"/> No
Notes :	

https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=59043[20/09/2017 2:58:26 PM]

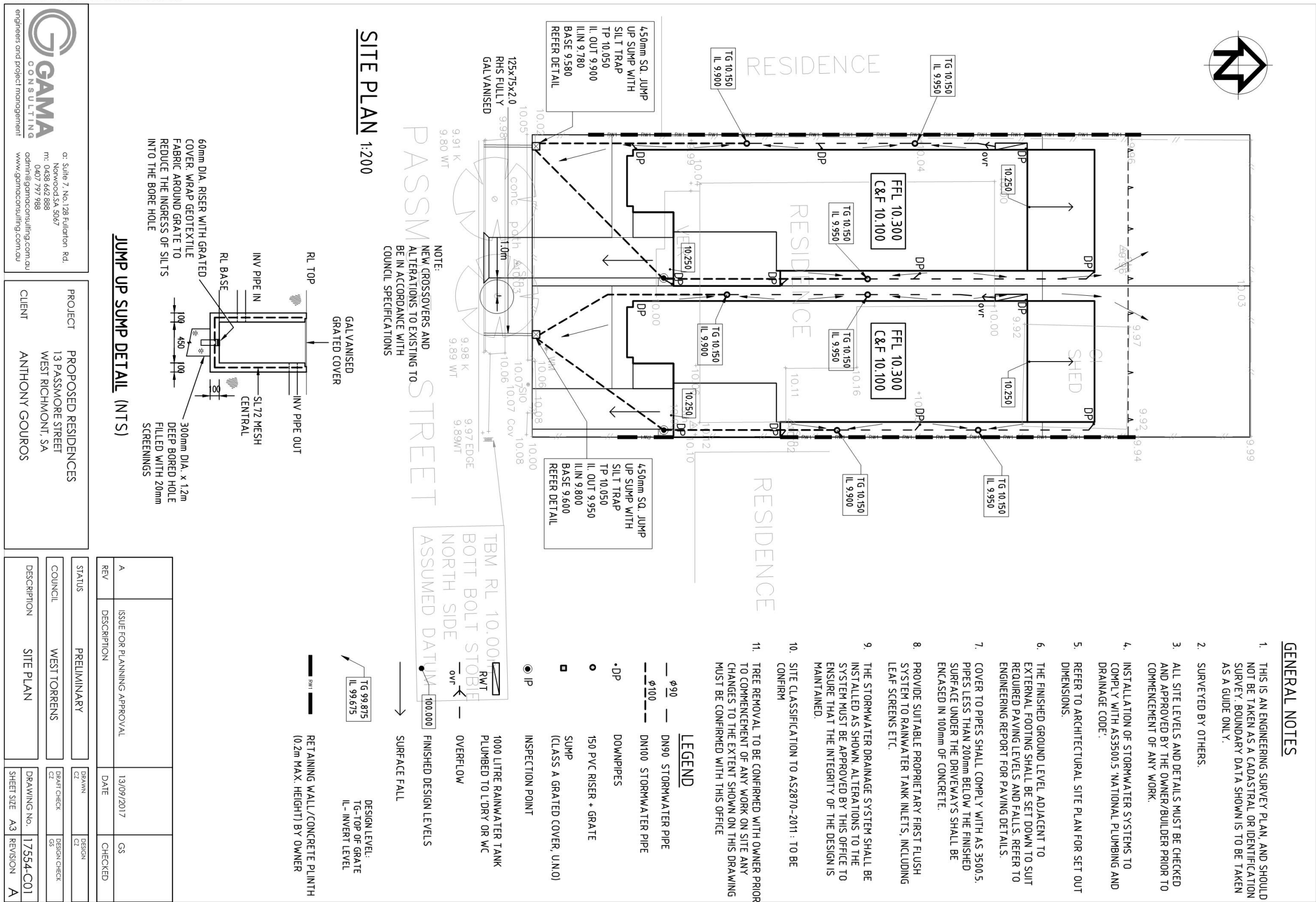
Lodgement Date :	23 Aug 2017					
Acknowledgement :	I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993					
	<input checked="" type="radio"/> Yes <input type="radio"/> No					
CONVENTIONAL LAND DIVISION :						
Total Area of Land to be Divided :	767	Square metres *				
Reserve Area :	0	Square metres *				
Number of existing allotments :	1	*				
Number of proposed allotments :	2	*				
Number of additional allotments :	1					
COMBINED LAND DIVISION / LAND USE :						
Do you wish to provide builder information? :	<input type="radio"/> Now <input checked="" type="radio"/> Later					
Building Rules Classification sought? :	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Present Classification :						
If class 5,6,7,8,9 is sought, state the proposed number of employees :						
Male :	0					
Female :	0					
If class 9a is sought, state the proposed number of persons for whom accommodation is provided :	0					
Is classification 9b sought? :	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Has the Construction Industry Training Fund Act 1993 levy been paid? :	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Development Cost - \$ (do not include fit-out cost) :	300000.0000	*				
APPLICATION DOCUMENTS						
Document Title	Document Type	Version #	State	File Size (Kb)	Date Uploaded	Notes
CT	Certificate of Title/Lease	1	Uploaded	58.7200000	03 Aug 2017	Show
PROPOSED PLAN OF DIVISION	Proposed Plan of Division	1	Uploaded	23.5200000	03 Aug 2017	Show
BUILDING PLANS	Miscellaneous	1	Uploaded	456.0000000	03 Aug 2017	Show
Lodgement Fee Receipt	Miscellaneous	1	Uploaded	29.3400000	23 Aug 2017	Show
Accoustic Report	Miscellaneous	1	Uploaded	935.4500000	24 Aug 2017	Show
Location Plan Enlargement New	Miscellaneous	1	Uploaded	156.2800000	28 Aug 2017	Show
Location Plan New	Miscellaneous	1	Uploaded	396.5200000	28 Aug 2017	Show
Government Admin Interests New	Miscellaneous	1	Uploaded	28.0000000	29 Aug 2017	Show
DAC Regulation 29 Letter New	Miscellaneous	1	Uploaded	2.1100000	31 Aug 2017	Show

[https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=59043\[20/09/2017 2:58:26 PM\]](https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=59043[20/09/2017 2:58:26 PM])

Stormwater Plan New	Miscellaneous	1	Uploaded	152.2100000	14 Sep 2017 Show
----------------------------	---------------	---	----------	-------------	----------------------------------

[Cancel](#)

https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=59043[20/09/2017 2:58:26 PM]



This page is intentionally left blank.

This product was generated by PLB Pro

Date created: August 28, 2017



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report.
The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

PLB Pro - developed by DPTI GIS Office

DPTI.GISOffice@sa.gov.au

Government of South Australia
Department of Planning,
Transport and Infrastructure

**Government of South Australia**

Department of Planning,
Transport and Infrastructure

Tax Invoice / Receipt

ABN: 92 366 288 135
Agency: Department of Planning, Transport and Infrastructure
Address: PO Box 1815, Adelaide SA 5001
Phone: 7109 7018

Fee Description	GST excl.	GST	GST incl.
Lodgement Fee (additional allotment)	\$209.50	\$0.00	\$209.50
Land Division Fee (additional allotment)	\$158.00	\$0.00	\$158.00
Land Division Fee (per Additional Allotment)	\$14.90	\$0.00	\$14.90
Statement of Requirements Fee (additional allotment)	\$417.00	\$0.00	\$417.00
Certificate of Approval Fee (additional allotments)	\$347.00	\$0.00	\$347.00
DAC Consultation Report Fee (additional allotments)	\$208.00	\$0.00	\$208.00
Total	\$1354.40	\$0.00	\$1354.40

APPLICATION DETAILS

Unique Id: 59043
Development Number: 211/D150/17
Agents Reference:
Applicant: Mr ANTHONY GOUROS
Owner: Mr ANTHONY GOUROS
Type: CreditCard
Agent: Western Surveying
Address: 19 Chatswood Cres KIDMAN PARK SA 5025
South Australia

TRANSACTION DETAILS

Received: Wednesday, 23 Aug 2017
Receipt Ref. No: 76324203876
Process Id: DEV5904320170823150046630
Amount Paid: \$1354.40
Payment Method: Credit Card



Product	Register Search
Date/Time	06/02/2017 09:02AM
Customer Reference	lwb1p
Order ID	20170206000819
Cost	\$27.75

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Registrar-General

Certificate of Title - Volume 5726 Folio 902

Parent Title(s)	CT 1730/7
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	20/01/2000
Edition	3
Edition Issued	02/12/2013



Estate Type

FEE SIMPLE

Registered Proprietor

ANTHONY JAMES GOUROS
OF 13 PASSMORE STREET WEST RICHMOND SA 5033

Description of Land

ALLOTMENT 97 DEPOSITED PLAN 3425
IN THE AREA NAMED WEST RICHMOND
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12038209	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search
Date/Time	06/02/2017 09:02AM
Customer Reference	lwb1p
Order ID	20170206000819
Cost	\$27.75

Notations on Plan

NIL

Registrar-General's Notes

NIL

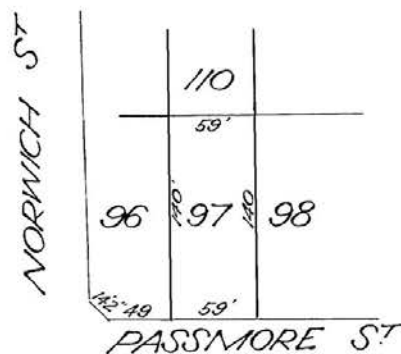
Administrative Interests

NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search
Date/Time	06/02/2017 09:02AM
Customer Reference	lwb1p
Order ID	20170206000819
Cost	\$27.75



100 50 0 100 F.T.

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

Contact Lands Titles Office
Telephone 7109 7016



*Development
Assessment Commission*

31-August-2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D150/17 (ID 59043)
 for Land Division by Mr ANTHONY GOUROS

I refer to the above application received at this office and advise that the Development Assessment Commission will, within the prescribed time, forward to Council its report in accordance with Regulation 29 of the Development Regulations 2008 and (if applicable) any requirements under Section 33 (1)(d) of the Development Act 1993.

Yours faithfully

Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION

GOVERNMENT ADMINISTRATIVE INTERESTS

- Land Division application
211/D034/17 - withdrawn
- No Environmental Protection Act interests
- No State Heritage interests
- No Aboriginal Heritage interests

Record on the Property Interests System for this property at the date of lodgement of the application

Other Government Departments may have administrative interests recorded but this has not been searched by the Planning Services Branch of the Department of Planning, Transport and Infrastructure

NOTE: The Certificate of Title should be checked for registered interests e.g. Land Management Agreements



**13 Passmore Street - Aircraft Noise
Assessment
Acoustic Design Report**

Report Date: Tuesday, 15 August 2017
Reference: A17274RP1, Revision 0

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

Document Information

Project	13 Passmore Street - Aircraft Noise Assessment	
Client	Town Planning Advisors	
Report title	Acoustic Design Report	
Project Number	A17274	
Author	Carl Jungfer Acoustic Consultant p+61 8 8155 5888 m+61 416 338 397 carl.jungfer@resonateacoustics.com	
Reviewed by	Deb James	

Revision Table

Report revision	Date	Comments
0	15 August 2017	First Issue

Adelaide • Melbourne • Sydney • Brisbane • Perth • Dublin

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

Glossary

ANEF	Australian Noise Exposure Forecast as defined in Australian Standard AS 2021 – <i>Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> . A single number index for predicting the cumulative exposure to aircraft noise in communities near aerodromes during a specified time period (normally one year).
ANR	Aircraft Noise Reduction as defined in Australian Standard AS 2021 – <i>Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> . For design purposes, the arithmetic difference between the aircraft noise level at a site and the indoor design level.
A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of that sound level.
dB(A)	Units of the A-weighted sound level.
L _{Smax}	The maximum instantaneous noise level with a slow time weighting.

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

Table of Contents

1	Introduction.....	1
2	Development Plan	2
3	Noise Criteria.....	3
3.1	Aircraft noise impact	3
3.2	AS 2021—Internal noise levels.....	4
4	Aircraft types and noise levels.....	5
5	Facade requirements	6
6	Conclusion.....	8

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

1 Introduction

This report outlines indicative design advice for new single storey residential premises (R1 and R2) at 13 Passmore Street, West Torrens, to control aircraft noise intrusion within the requirements of the Australian Standard AS 2021 – *Acoustics – Aircraft Noise Intrusion – Building Siting and Construction* (AS 2021). The proposed site is located in the area affected by aircraft noise in accordance with West Torrens Council Development Plan, for which an aircraft noise assessment in accordance with AS 2021 is required.

Potential aircraft noise intrusion into the development has been assessed in accordance with AS 2021 for a single storey residential premises. Indicative requirements to achieve compliance with the provisions of AS 2021 and requirement of the Development Plan relating to aircraft noise are provided.

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

2 Development Plan

The proposed development is located within the West Torrens Council area, and it must have regard to the West Torrens Council Development Plan.

The site is located in a Residential Zone, Policy Area 20 (Low Density Policy Area). There are no Principles of Development Control (PDC) in this zone or policy area relating to aircraft noise. However, there are some Council Wide objectives relating to buildings near airfields that are applicable, and these are outlined below.

For Buildings near Airfields:

- PDC 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0

Resonate
acoustics

www.resonateacoustics.com

3 Noise Criteria

3.1 Aircraft noise impact

Assessment of the impact of aircraft noise on building sites is undertaken under Australian Standard (AS) 2021–2015.¹ Under AS 2021, the acceptability of building sites is dependent on the ANEF (Australian Noise Exposure Forecast) zone that it is located in. The relevant zones for different building types are shown in Table 1.

Table 1 Extract from AS 2021 - Building site acceptability based on ANEF zones

Building type	ANEF zone of site		
	Acceptable	Conditionally acceptable	Unacceptable
House, home unit, flat, caravan park	< 20 ANEF	20 – 25 ANEF	>25 ANEF
Hotel, motel, hostel	< 25 ANEF	25 – 30 ANEF	>30 ANEF
School, university	< 20 ANEF	20 – 25 ANEF	>25 ANEF
Hospital, nursing home	< 20 ANEF	20 – 25 ANEF	>25 ANEF
Public building	< 20 ANEF	20 – 30 ANEF	>30 ANEF
Commercial building	< 25 ANEF	25 – 35 ANEF	>35 ANEF
Light industrial	< 30 ANEF	30 – 40 ANEF	>40 ANEF
Other industrial	Acceptable in all ANEF zones		

It is proposed that the site will be used for a new single storey residential premise and therefore would be classified as a house or home unit building. The building site is located within the ANEF 25 – 30 contour for Adelaide Airport (ANEF 2034). The location of the site in relation to the ANEF is shown in Figure 1.

Based on the requirements of AS 2021 and Table 1, the site is conditionally acceptable for houses. This requires appropriate acoustic treatments to the facade to control aircraft noise ingress.

¹ Australian Standard 2021–2000 *Acoustics—Aircraft noise intrusion—Building siting and construction*.

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0

Resonate
acoustics

www.resonateacoustics.com

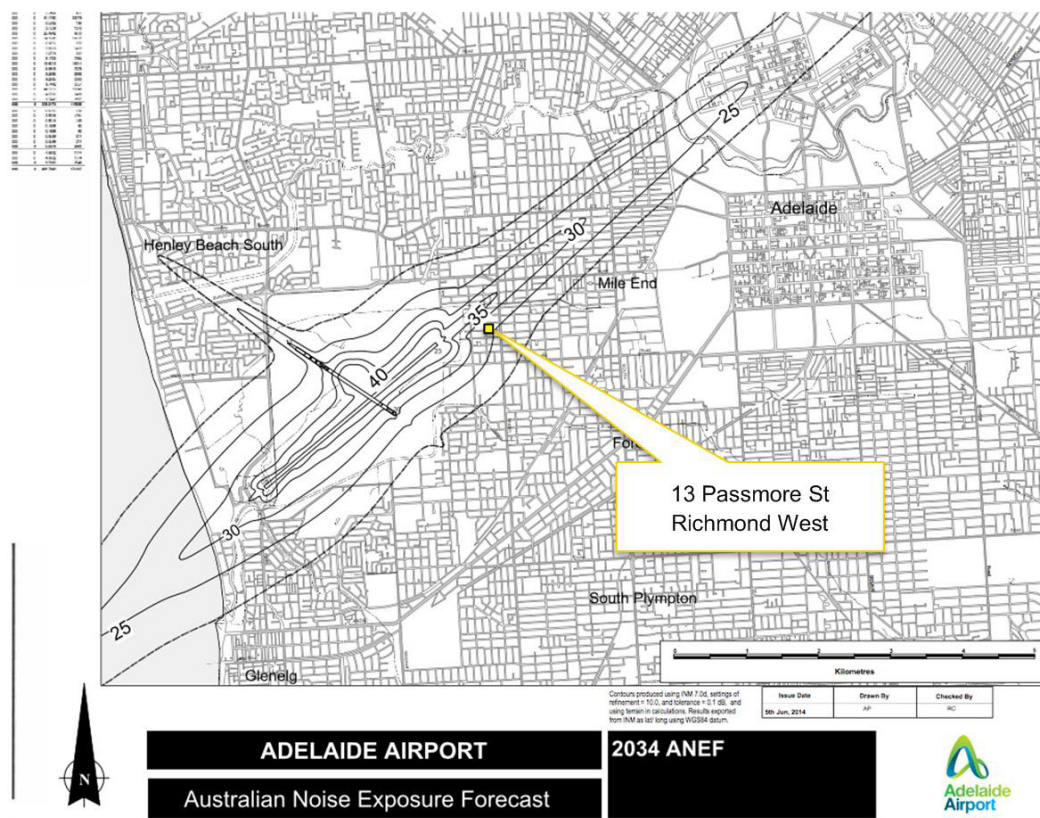


Figure 1 Adelaide Airport 2034 ANEF (excerpt from Adelaide Airport Master Plan 2014)

3.2 AS 2021—Internal noise levels

AS 2021 provides indoor design sound levels for the determination of the required aircraft noise reduction. Appropriate design internal noise criteria are outlined in Table 2.

Table 2 AS 2021 indoor design sound levels

Room types	Indoor design sound level, L_{Smax} dB(A)
Sleeping areas, dedicated lounges	50
Other habitable spaces	55
Bathrooms, toilets, laundries	60

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

4 Aircraft types and noise levels

The aircraft types and noise levels at the site have been determined based on proposed fleet mix for 2034 of Adelaide Airport Master Plan 2014 and in accordance with AS 2021, and they are presented in Table 3.

Table 3 Aircraft noise levels

Aircraft category	Aircraft type	Aircraft noise level, dB(A)		Percentage of movements ⁽¹⁾
		Departures	Arrivals	
A380	A380 – 800	84	76	0.3
Large Wide Bodied (LWB)	B777 – 300 ER A350 – 900	90	78	2
Medium Wide Bodied (MWB)	A330 – 300 A330 – 200	89	76	1.4
Medium Wide Bodied (MWB)	Boeing B787 – 900, Boeing B787 – 800	83	73	6.3
Large Narrow Bodied (LNB) and Other Categories	B737-800 A320 and other aircraft types	87	76	90

Note: (1) The percentage of movements is based on information provided in the Adelaide Airport Master Plan 2014, proposed fleet mix for 2034.

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

5 Facade requirements

The required Aircraft Noise Reduction (ANR) levels for different living spaces are outlined in Table 4.

Table 4: Required ANR

Room types	ANR, dB(A)
Sleeping areas, dedicated lounges	40
Other habitable spaces	35
Bathrooms, toilets, laundries	30

The proposed kitchen/living area has been designated as 'other habitable spaces' for the noise assessment.

The indicative facade constructions for a typical single storey residential premises to achieve compliance with AS2021 during 100% of flight activity are outlined in Table 5.

Table 5 Indicative facade constructions and acoustic rating to achieve compliance with 100% flight activity

Facade element	R _w	Appropriate form of construction
External Windows – Ensuite, Bathroom, Toilet, Laundry & Entrance	30	<ul style="list-style-type: none"> 6.38 mm glass fixed, awning or sliding window with high quality rubber seals around the perimeter¹
External Windows – Bed 1, Bed 2 & Bed 3	40	<ul style="list-style-type: none"> 12.5mm VLam Hush Glass awning window with high quality rubber seals around the perimeter and operable element¹ OR Proprietary openable double glazed window with minimum R_w 40
External Windows – Kitchen/Living	32	<ul style="list-style-type: none"> 10.38 mm laminated glass sliding window with high quality rubber seals around the perimeter
Glazed sliding door	32	<ul style="list-style-type: none"> 10.38 mm laminated glazed sliding doors. Airtight seal created using pile weather stripping with a flexible fin such as Raven 'Glidefin' or Schlegel 'Finseal T-slot, installed on: <ul style="list-style-type: none"> head and floor jamb leading edge door jamb trailing edge of the sliding door
External Door – Entrance & Laundry	30	<ul style="list-style-type: none"> 40 mm solid core door. High quality rubber contact seals for the head and the jambs acoustically equivalent to Kilargo IS7080si or Raven RP10 Dropdown seal at the bottom acoustically equivalent to Raven Kilargo IS8010si or RP8si

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0



www.resonateacoustics.com

Facade element	R _w	Appropriate form of construction
External Walls	54	<ul style="list-style-type: none"> • Brick veneer wall • Studs with gap to the masonry • 1x10 mm plasterboard to the inside • Minimum 50 mm, 32 kg/m³ insulation • Junctions all sealed and no wall ventilation.
Roof & Ceiling – Bed 1, Bed 2, Bed	52	<ul style="list-style-type: none"> • Metal deck roofing • Pitched roof • 2x13 mm plasterboard ceiling on resilient mounts to underside of roof trusses • Minimum 50 mm, 32 kg/m³ insulation over the ceiling.
Roof & Ceiling – Bathroom, Ensuite, Kitchen/Living, Entrance/Corridor	48	<ul style="list-style-type: none"> • Metal deck roofing • Pitched roof • 1x13 mm plasterboard ceiling on resilient mounts to underside of roof trusses • Minimum 50 mm, 32 kg/m³ insulation over the ceiling.
Roof & Ceiling – Laundry, Bathroom	40	<ul style="list-style-type: none"> • Metal deck roofing • Pitched roof • 1x10 mm plasterboard ceiling on underside of roof trusses • Minimum 50 mm, 32 kg/m³ insulation over the ceiling.

(1) A suitable manufacturer would be Capral Aluminium Limited.

13 Passmore Street - Aircraft Noise Assessment
Acoustic Design Report
A17274RP1 Revision 0

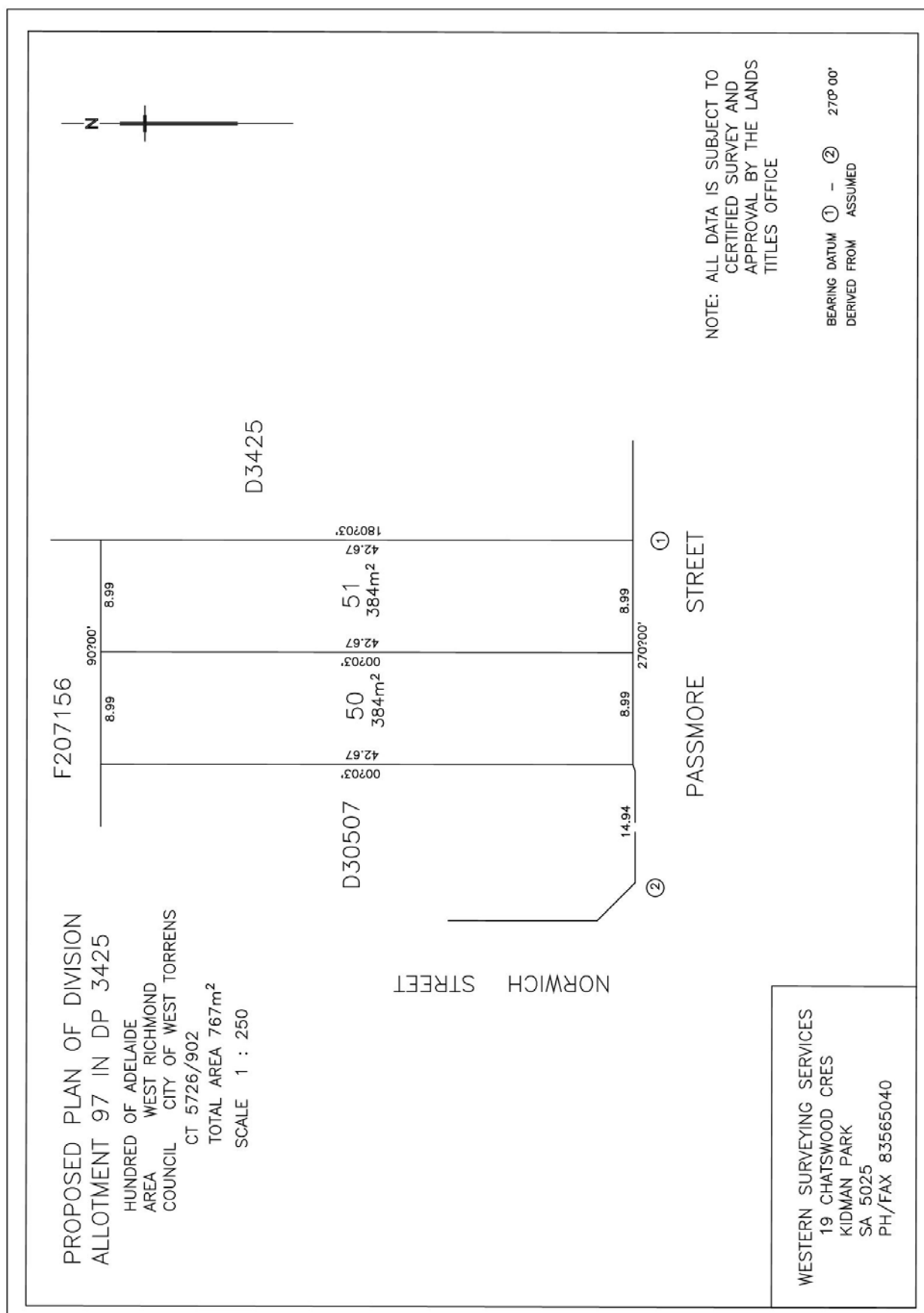


www.resonateacoustics.com

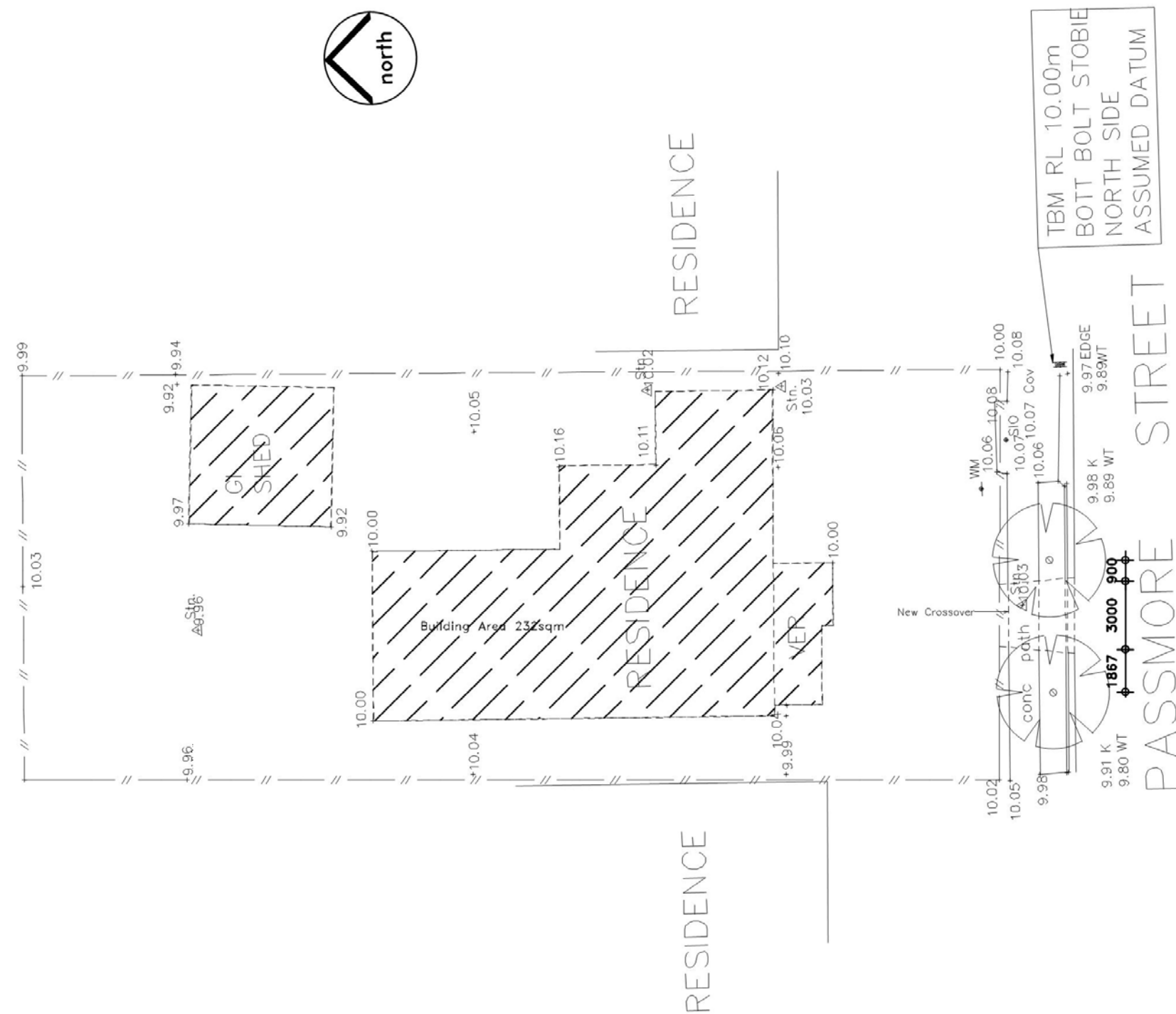
6 Conclusion

This report outlines indicative constructions to control aircraft noise intrusion for the proposed single storey residential premises at 13 Passmore St, West Richmond.

In summary, by adopting the facade constructions (or acoustically equivalent) outlined in this report, compliance with the requirements of Australian Standard AS2021 – *Acoustics – Aircraft Noise Intrusion – Building Siting and Construction* will be satisfied.



30/07/2017
Issued for Review



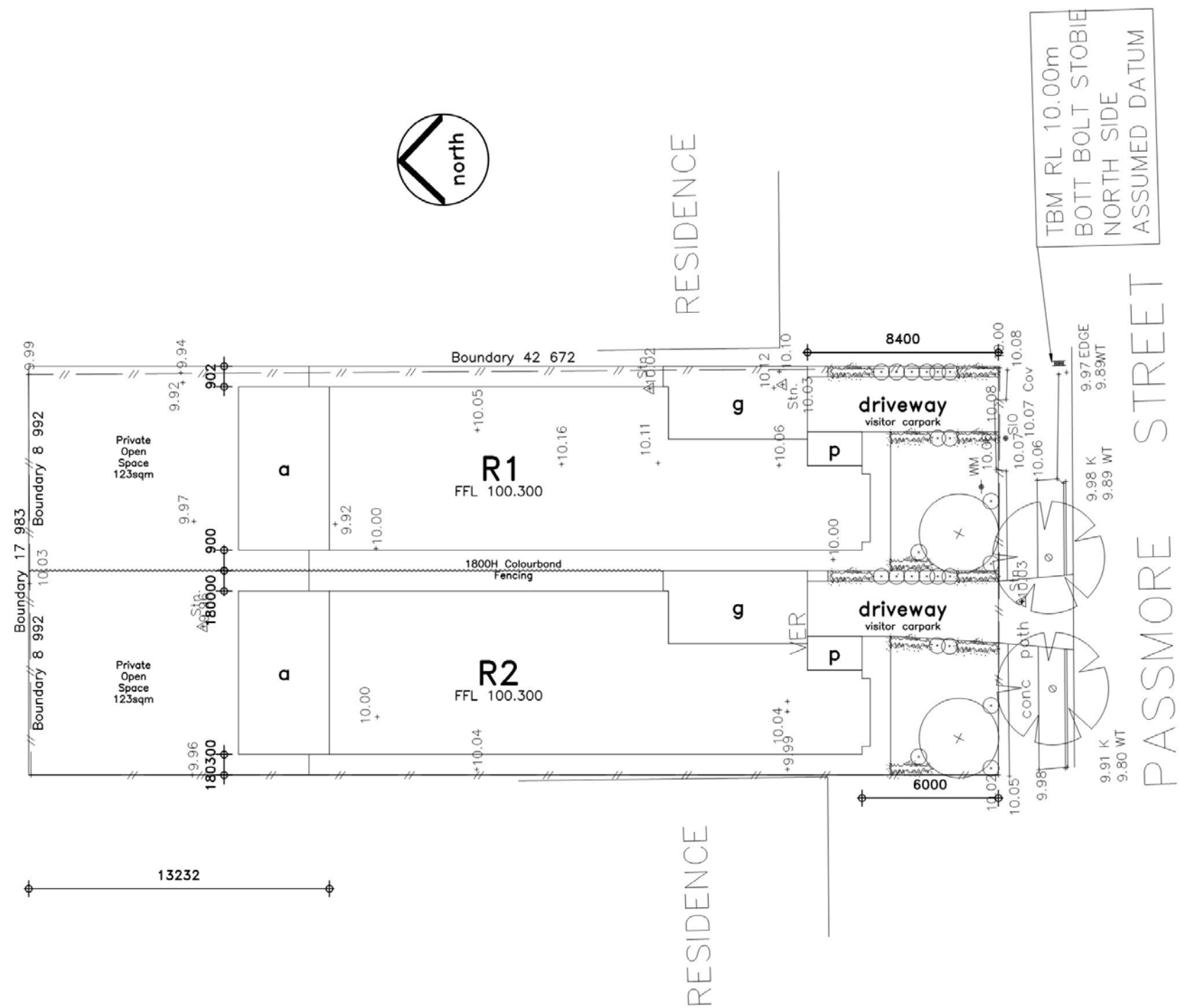
Demolition Plan

Scale 1:200

Dwg:
DA00
Client:
Anthony Gouros
Sheet Title:
Site Plan

Project:
13
Passmore Street
West Richmond

30/07/2017
Issued for Review



LANDSCAPING SCHEDULE

SHRUBS
Kangaroo Thorn *Acacia paradoxa*
Coastal Wattle *Acacia longifolia* var. *sophorae*
Clasping Goodenia *Goodenia amplexans*
Twiggy Daisy Bush *Olearia ramulosa*

GROUND COVER
Running Postman *Kennedia prostrata*
Muntries *Kunzea pomifera*
Pale Fanflower *Scaevola albida*
Ruby Saltbush *Enchylaena tomentosa*

GRASSES
Kangaroo Grass *Themeda triandra*
Black-anther Flax-lily *Dianella revoluta*
Round-leaf Pigface *Disphyma crassifolium*
Coast Tussock Grass *Poa poiformis*

Site Plan
Scale 1:200

confirm all boundary dimensions and angles on site prior to building setout
finished floor level and storm water drainage as per engineers

Dwg:
DA01
Client:
Anthony Gouros
Sheet Title:
Site Plan
Project:
13
Passmore Street
West Richmond

30/07/2017
Issued for Review

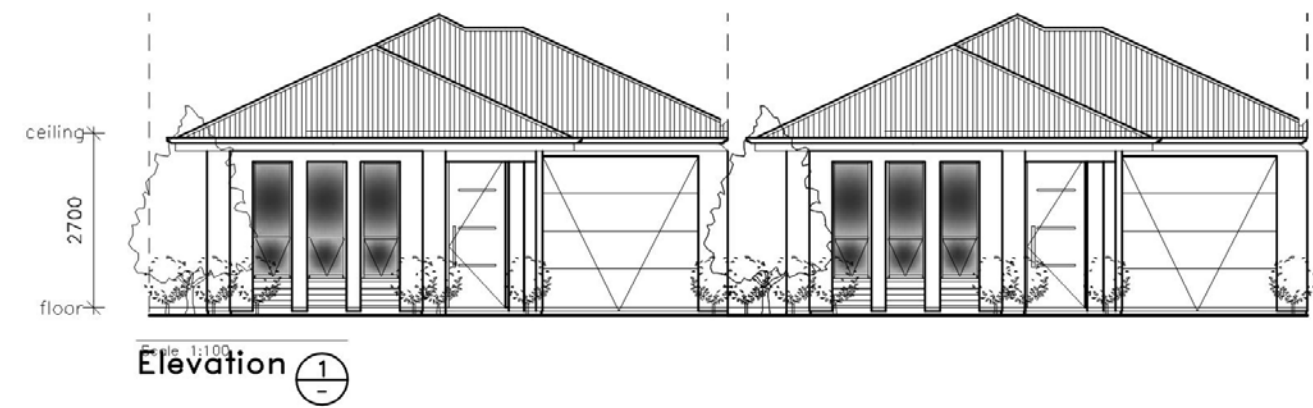


Floor Plan – R1+R2
Scale 1:100

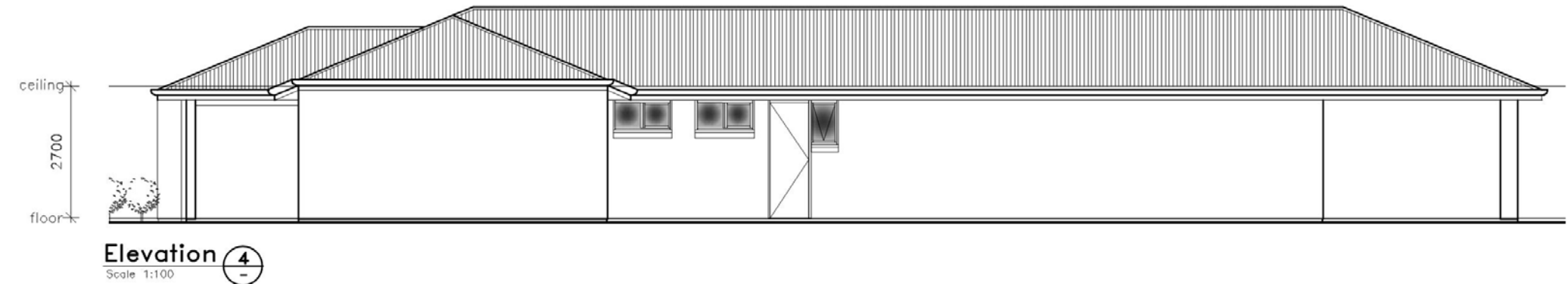
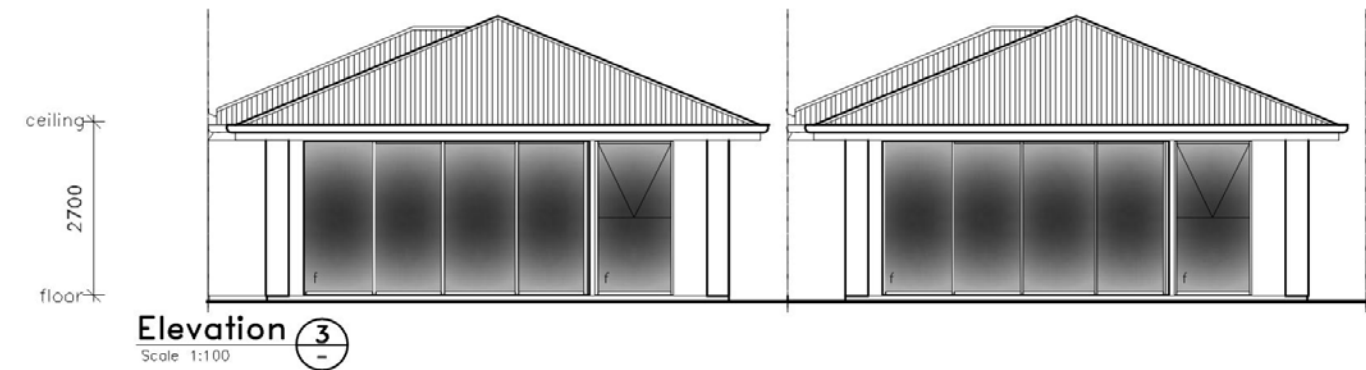
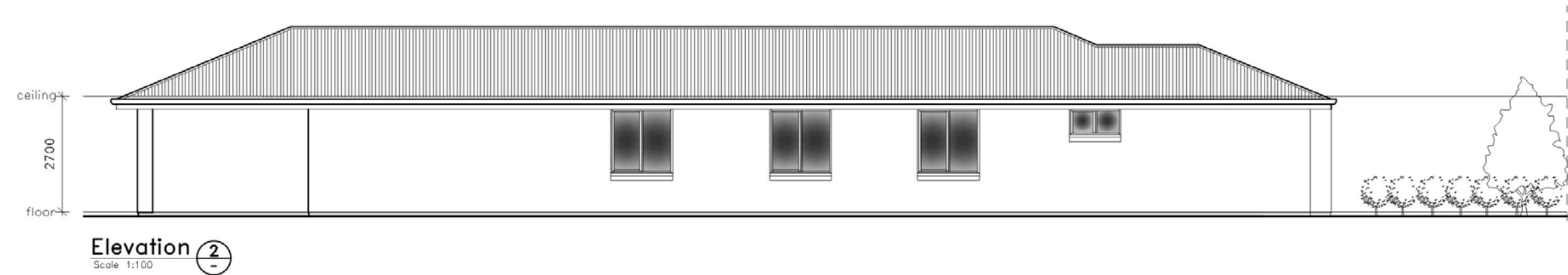
AREAS	
living	148.00
porch	4.00
alfresco	29.00
garage	20.00
TOTAL	201.00

Dwg:
DA02
Client:
Anthony Gouros
Sheet Title:
Floor Plan
Project:
13 Passmore Street West Richmond

30/07/2017
Issued for Review



- Materials**
- ROOF
Corrugated Metal Sheet – Monument
 - GUTTER
Metal – Monument
 - EAVES
CFC – Cream
 - WALL
Masonry Brickwork – Pewter
 - WINDOWS
Aluminum Windows – Surf Mist



Dwg:
DA03
Client:
Anthony Gouros
Sheet Title:
Elevations

Project:
13
Passmore Street
West Richmond

Contact Lands Titles Office
Telephone 7109 7016



12 September 2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/D150/17 (ID 59043)
for Land Division by Mr ANTHONY GOUROS**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 31 August 2017, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
On 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.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/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.
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.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

A handwritten signature in black ink, appearing to read "P. Hodgson", with a long, sweeping horizontal line extending to the right.

Phil Hodgson
Unit Manager
Lands Titles Office

as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



13 September 2017

Our Ref: H0063613

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D151/17 AT RICHMOND

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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.

Yours faithfully

JOSIE BONNET

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries JOSIE BONNET
Telephone 7424 1119

6.7 37 Talbot Avenue, NORTH PLYMPTON

Application No 211/786/2017, 211/818/2017 & 211/822/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of one (1) two storey detached dwelling and one (1) two storey residential flat building containing two dwellings	Land division - Torrens Title; DAC No. 211/D123/17; Create one (1) additional allotment	Land division - Community Title; DAC No. 211/C124/17; Create one (1) additional allotment
APPLICANT	Michael Wang	Michael Wang	Michael Wang
APPLICATION NO	211/786/2017	211/818/2017	211/822/2017
LODGEMENT DATE	4 July 2017	10 July 2017	10 July 2017
ZONE	Residential Zone	Residential Zone	Residential Zone
POLICY AREA	Medium Density PA19	Medium Density PA19	Medium Density PA19
APPLICATION TYPE	Merit	Merit	Merit
PUBLIC NOTIFICATION	Category 2	Category1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> SA Water DAC 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> SA Water DAC
DEVELOPMENT PLAN VERSION	5 May 2016	5 May 2016	5 May 2016
MEETING DATE	12 December 2017	12 December 2017	12 December 2017

RECOMMENDATION 1

The Council 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. 211/786/2017 by Michael Wang to undertake the construction of one (1) two storey detached dwelling and one (1) two storey residential flat building containing two dwellings at 37 Talbot Avenue, North Plympton (CT5686/10) subject to the following conditions of consent:

Planning Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all stormwater design and construction 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 landscaping will be planted in accordance with the approved plan (Landscape Plan prepared by In Property Design, Sheet 3 of 10, Revision C) within three (3) months of 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 plants which may become diseased or die.
6. That all front, side and rear upper level windows of Dwelling 2 and 3 within the residential flat building approved herein shall be fitted with fixed obscure glass or raised sills 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.
7. Council requires one business day's notice of the following stages of building work:
- Commencement of building work on site
 - Commencement of placement of any structural concrete
 - Completion of wall and roof framing prior to the installation of linings
 - Completion of building work

Note:

When a building-owner gives notice for the commencement of building work, they shall advise Council of the relevant person, (name, address and telephone number) who will provide the Statement of Compliance required under regulation 83AB.

The relevant person must be:

- The licensed building contractor who performed the work, or
- A registered building work supervisor, private certifier or registered architect.

RECOMMENDATION 2

The Council 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. 211/818/2017 by Michael Wang to undertake a land division - Torrens Title; DAC No. 211/D123/17; Create one (1) additional allotment at 37 Talbot Avenue, North Plympton (CT5686/10) 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 prior to the issue of Section 51 to this division approved herein, all existing buildings shall be removed from proposed Lots 100 and 101.

Land Division Consent Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0061310).

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

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

4. Payment of \$6,676 into the Planning and Development fund (1 allotment @ \$6,676/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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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 State Commission Assessment Panel for Land Division Certificate purposes.

RECOMMENDATION 3

The Council 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. 211/822/2017 by Michael Wang to undertake a land division - Community Title; DAC No. 211/C124/17; Create one (1) additional allotment at 37 Talbot Avenue, North Plympton (CT5686/10) 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 prior to the issue of Section 51 to this division approved herein, all existing buildings shall be removed from proposed Lots 102 and 103.

Land Division Consent Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0061302).

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

4. Payment of \$6,676 into the Planning and Development fund (1 allotment @ \$6,676/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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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 State Commission Assessment Panel for Land Division Certificate purposes.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

PREVIOUS OR RELATED APPLICATION(S)

DA 211/787/2017 - Demolition of existing dwelling and all structures - approved 5 July 2017.

SITE AND LOCALITY

The subject land is an existing residential allotment situated at 37 Talbot Avenue, North Plympton. The land is located on the southern side of the road and is approximately 100 metres west of the intersection with Birdwood Terrace.

The land is formally described in Certificate of Title Volume 5686 Folio 10, comprising Allotment 44 in Filed Plan 7183 in the area named North Plympton. There are no easements, encumbrances or Land Management Agreements affecting the land.

The allotment is rectangular in shape with a 21.34 metre wide frontage to Talbot Avenue and a total allotment size of 1040.75m². The land is naturally flat with only a slight depression toward the rear of the property. A modest single storey dwelling and several outbuildings currently occupy the site. There are no regulated trees on the subject land or within adjoining properties.

The locality is predominantly residential in land use and character. The built form character of the locality is currently in transition, as conventional detached dwellings are being replaced with single and two storey group dwellings and residential flat buildings at medium densities. This has resulted in a diverse allotment pattern, particularly near public reserves.

A public reserve (Rex Jones Reserve) is situated immediately opposite the subject land to the north. To the east between the subject land and Birdwood Terrace is a mix of allotment sizes and dwelling types, to the south are single and two storey residential flat buildings and mostly detached dwellings are to the west.

The amenity of the locality is relatively high due to the vegetation and open space within the adjacent reserve and the well-kept appearance of front yards and verges.





- S School
- P Post Office
- Railways
- Local Reserves
- Development Plan Boundary

Location Map WeTo/12

WEST TORRENS COUNCIL
Consolidated - 30 May 2017

PROPOSAL

The proposed development is summarised as follows:

Application 1 (211/786/2017)

The construction of one (1) two storey detached dwelling and one (1) two storey residential flat building containing two dwellings with common driveway access.

The proposed detached dwelling (Dwelling 1) is sited at the front of the allotment and is designed to address the road frontage. The main front wall of the dwelling is setback 3 metres from the road boundary. The dwellings within the proposed residential flat building (Dwellings 2 and 3) are located toward the rear of the allotment in a battleaxe arrangement and are designed and orientated to front onto a new common driveway.

The proposed dwellings are designed with a common architectural style and form. The dwellings are modern, with articulated facades that comprise upper storey projections and recesses, front porticos and balconies, feature cladding and pitched roof forms. External materials and finishes include rendered hebel cladding, aluminium frame windows and doors, glass balustrades and colorbond roof sheeting.

Application 2 (211/818/2017)

A Torrens Title land division to create one additional allotment. Lot 100 on the plan of division has a 15.24 metre wide frontage to Talbot Avenue and is 343m² in area. This allotment is being created for a detached dwelling (Dwelling 1 in 'Application 1'). Lot 101 is a hammerhead shape allotment with an area of 698m². The allotment 'handle' will provide access from Talbot Avenue.

Application 3 (211/822/2017)

A Community Title land division to create one additional allotment. This proposal is seeking to divide Lot 101 in 'Application 2' into two allotments with common driveway access from Talbot Avenue. These allotments are being created for a residential flat building comprising two dwellings (Dwelling 2 and 3 in 'Application 1'). The proposed allotments are 288m² and 268m² in area respectively.

PUBLIC NOTIFICATION

Development Application 211/786/2017 is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Regulations 2008.

Properties notified:	7 properties were notified during the public notification process.
Representations:	No representations were received.

REFERRALS

Internal

- City Assets

Concerns were raised regarding the following matters:

- The width of the common driveway and the offset from the electricity board and letterbox.

The applicant has addressed the above concerns.

A full copy of the relevant report is attached, refer **Attachment 4**.

External

The application was referred to the following external agencies:

- SA Water

SA Water has raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerages services. Standard conditions of consent have been recommended.

- State Commission Assessment Panel (SCAP)

SCAP has raised no concerns with the proposal. Standard conditions of consent have been recommended.

A full copy of the relevant reports is attached, refer **Attachment 5**.

ASSESSMENT

The subject land is located within Medium Density Policy Area 19 of the Residential Zone, as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 5, 6, 7, 8
Design and Appearance	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 20 & 21
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2, & 3
Infrastructure	Objectives	1, 2, & 3
	Principles of Development Control	1, 3, 4, 5, 6, 8, 9, 10, 14 & 16
Interface between Land Uses	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, & 4
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 4, 5, 6, 7, 8, 12, & 16
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4 & 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 5, 6, 7 & 8
Residential Development	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 20, 21, 24, 27, 28, 29, 30 & 31
Siting and Visibility	Objectives	1
	Principles of Development Control	1, 2, 4, 5, 7 & 8
Transportation and Access	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 8, 9, 10, 11, 13, 14, 18, 20, 21, 22, 23, 24, 25, 30, 32, 33, 34, 35, 36, 37, 39, 40, 41, 43, 44 & 45

Zone: Residential Zone	
Desired Character Statement:	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 2, 5, 6, 7, 9, 10, 11, 12, 13 & 14

Policy Area: Medium Density Policy Area 19	
Desired Character Statement:	
<p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 4 & 7

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	270m ² minimum - Detached Dwelling 270m ² average - Residential Flat Building	343m ² (Dwelling 1) Satisfies 268m ² (Dwelling 2) 288m ² (Dwelling 3) 278m ² Average (Dwelling 2 & 3) Satisfies
SITE FRONTAGE <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	9m minimum - Detached Dwelling 15m - Residential Flat Building	15.24m (Dwelling 1) Satisfies 6.1m (Dwelling 2 and 3) Does Not Satisfy (Refer to assessment below)
SITE COVERAGE <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	60% maximum	45% (Dwelling 1) 52% (Dwelling 2) 49% (Dwelling 3) Satisfies
STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m minimum	3m (Dwelling 1) N/A (Dwelling 2 and 3) Satisfies
SIDE/REAR SETBACKS <i>Residential Zone</i> <i>PDC 11</i> <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	Side 0m - garage on boundary 1m minimum - vertical side wall is 3 metres or less 2m minimum - vertical side wall is between 3 and 6 metres Rear 6m minimum	Dwelling 1 (6.1m max. wall height) - 1m ground level - 2.5m upper level Dwelling 2 and 3 (5.6m max. wall height) - 1m ground level - 2.1m upper level Satisfies 6m setback Satisfies

OVERSHADOWING <i>Residential Development</i> PDC 10, 11, 12, 13	Protect winter sunlight to adjacent dwellings' north facing windows, private open space and solar panels - min. 2 hours of sunlight between 9.00am and 3.00pm on 21 June	<p>- North-south orientation of site</p> <p>- Rear yards and north facing windows of adjoining properties would receive in excess of two hours of direct sunlight.</p> <p>Satisfies</p>
OVERLOOKING <i>Residential Development</i> PDC 27	Upper level, windows, balconies, terraces & decks that overlook habitable room windows or private open space require sill height or permanent screen minimum of 1.7m above floor level	<p>Dwelling 1 - all side/rear upper windows have sill heights of 1.8m or more.</p> <p>Dwelling 2 and 3 - all upper level windows treated to a height of at least 1.7m.</p> <p>Condition of consent included in recommendation.</p> <p>Satisfies</p>
PRIVATE OPEN SPACE <i>Residential Development Module</i> PDC 19	<p>300-500m² - 60m² (min.) - Minimum dimension 4m. - 16m² (min.) at the rear of side of dwelling, directly accessible from a habitable room.</p> <p>>300m² - 24m²</p>	<p>85m² (Dwelling 1) 64m² (Dwelling 2) 64m² (Dwelling 3)</p> <p>Satisfies</p>
DRIVEWAY ACCESS <i>Land Division Module</i> PDC 7	5.5m wide for first 5m then reduce to 4m	<p>5.5m wide for first 5m then reduces to 3m</p> <p>Does Not Satisfy (Refer to assessment below)</p>
CARPARKING SPACES <i>Transportation and Access Module</i> PDC 34	2 spaces (one covered) - Detached Dwelling and Residential Flat Building, plus additional 0.25 space per dwelling in residential flat building	<p>2 covered spaces and one visitor space (Dwelling 1)</p> <p>Satisfies</p> <p>2 covered spaces (Dwelling 2 and 3)</p> <p>Does Not Satisfy (Refer to assessment below)</p>

LANDSCAPING <i>Landscaping, Fences and Walls</i> <i>Module</i> <i>PDC 4</i>	Minimum 10% of development site	17% of development site to be landscaped Satisfies
DOMESTIC STORAGE <i>Site Facilities and Storage</i> <i>Module</i> <i>PDC 4</i>	Minimum storage area of 8m ³	8m ³ + (storage room near stairs, garage and robes) Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Dwelling Density and Frontage

Principle of Development Control 4 of the Medium Density Policy Area prescribes a minimum 'average' site area of 270m² for a residential flat building and the same site area for a detached dwelling. The Community Title land division indicates that proposed Lot 103 (Dwelling 2) would have a site area that is marginally less than 270m² (2m² shortfall), however, when proposed Lots 102 and 103 are averaged together, both allotments would exceed the minimum standard. The site area for the proposed detached dwelling on Lot 100 is 343m², which is well in excess of the minimum standard.

The road frontage for the proposed residential flat building is in the form of a common driveway that is contained within its own common property allotment. Whilst the frontage of 6.1 metres for this allotment is considerably less than the recommended frontage of 15 metres, the shortfall would not have any notable planning impacts or consequences given that the front dwelling (Dwelling 1) addresses the road frontage in an appropriate manner and the overall design of the development would facilitate safe and convenient vehicle access and on-site landscaping to visually soften the built form and driveways.

It is also observed that significant infill development has occurred within the locality, with several instances of two storey group dwellings and residential flat buildings on relatively small battleaxe shape allotments. The dwelling density and allotment layout of the proposal is compatible with the established pattern and built form characteristics of the locality.

Access and Car Parking

The proposed residential flat building would be accessed from a new common driveway. For battleaxe shape allotments, Principle of Development Control 7 of the General Section (Land Division) recommends that the driveway access be designed with a 5.5m x 5m wide passing area adjacent to the road frontage and a 4 metre wide carriageway for the remainder of the driveway. Whilst the width of the main carriageway would be 3 metres, Council's City Assets Department is satisfied the driveway is designed to comply with Australian Standard 2890 and therefore would provide safe and convenient vehicular access.

In terms of car parking, *Table WeTo/2 – Off Street Vehicle Parking Requirements* prescribes a minimum car parking rate of two spaces per dwelling with an additional requirement of 0.25 spaces per dwelling for a residential flat building, presumably for visitors. As there would be two dwellings within the residential flat building, there is a Development Plan requirement for one additional car park (0.5 space rounded up). It is considered that this one space shortfall would not adversely affect the existing flow and safety of vehicular traffic on the surrounding road network as there is sufficient area immediately in front of the site for at least one on-street car park for visitors.

There is considered to be sufficient on-site car parking to meet the anticipated demand generated by the proposed development. Accordingly, the proposal satisfies the intent of Principle of Development Control 34 of the General Section (Transportation and Access).

SUMMARY

When balanced against the existing site and locality characteristics and the Desired Character for Medium Density Policy Area 19, the proposed division of land and associated dwellings are considered to be desirable, orderly and appropriate forms of development.

The dwelling density and allotment layout of the proposal accords with the Desired Character and is compatible with the established pattern and built form characteristics of the locality.

The built form has sufficient regard for adjoining residential development and the streetscape in terms of the overall scale and massing, architectural detailing and siting of the development. It has also been demonstrated that the proposal would not adversely impact upon traffic safety on the adjacent road network.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 May 2016 and warrants Development Plan Consent and Land Division Consent.

Attachments

- 1. Built Form Proposal Plans (Application 1)**
- 2. Plan of Division (Application 2)**
- 3. Plan of Division (Application 3)**
- 4. City Assets Referral Response**
- 5. SA Water and SCAP Referral Responses**

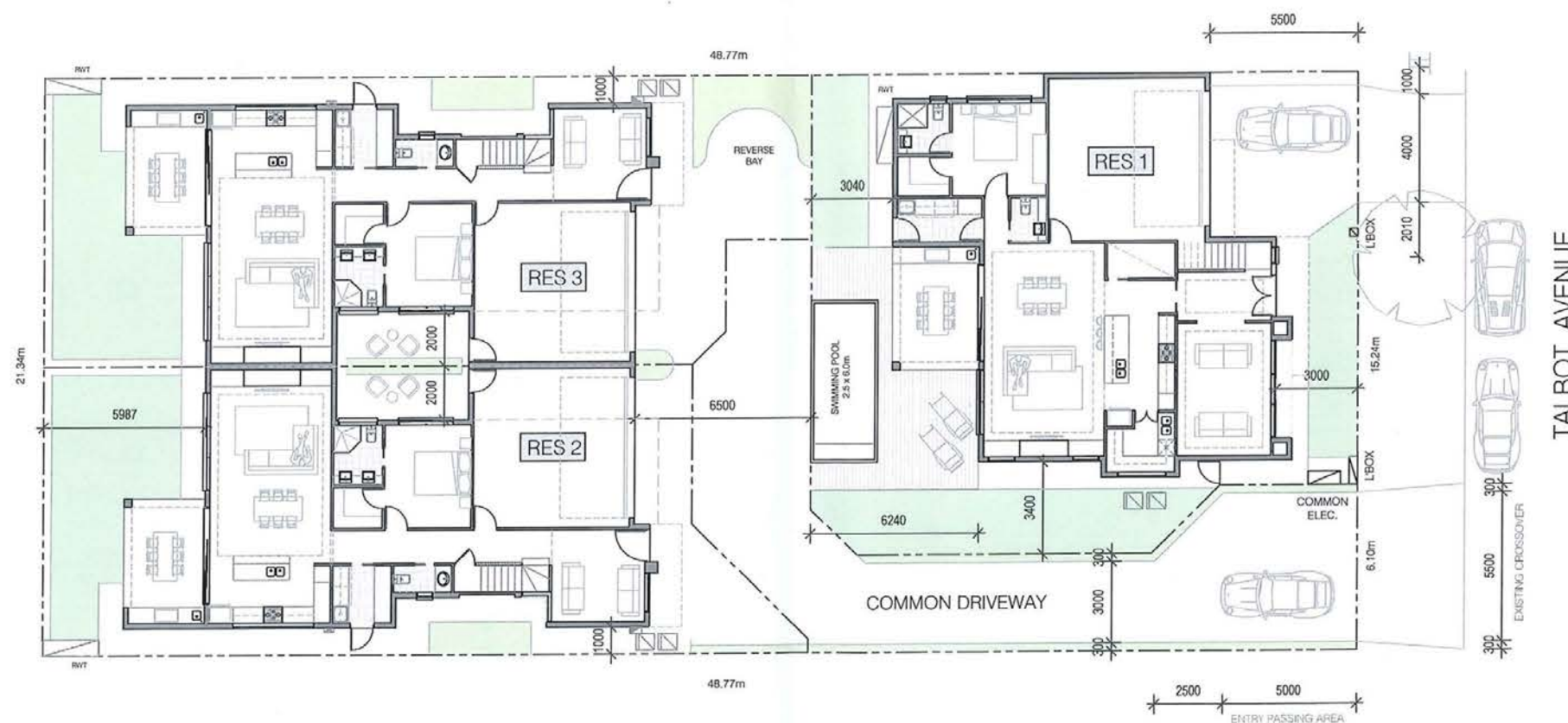
WRITTEN DIMENSION TAKES PREFERENCE TO SCALE

REFER TO ENGINEERS DESIGN, DOCUMENTATION,
CALCULATION AND SPECIFICATION FOR STRUCTURAL,
ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE
TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK
IS COMMENCED

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)

RES 3
SITE AREA: 287m²
POS: (READY YARD) 64m² (22%)
SITE COVERAGE: 141m² (49%)



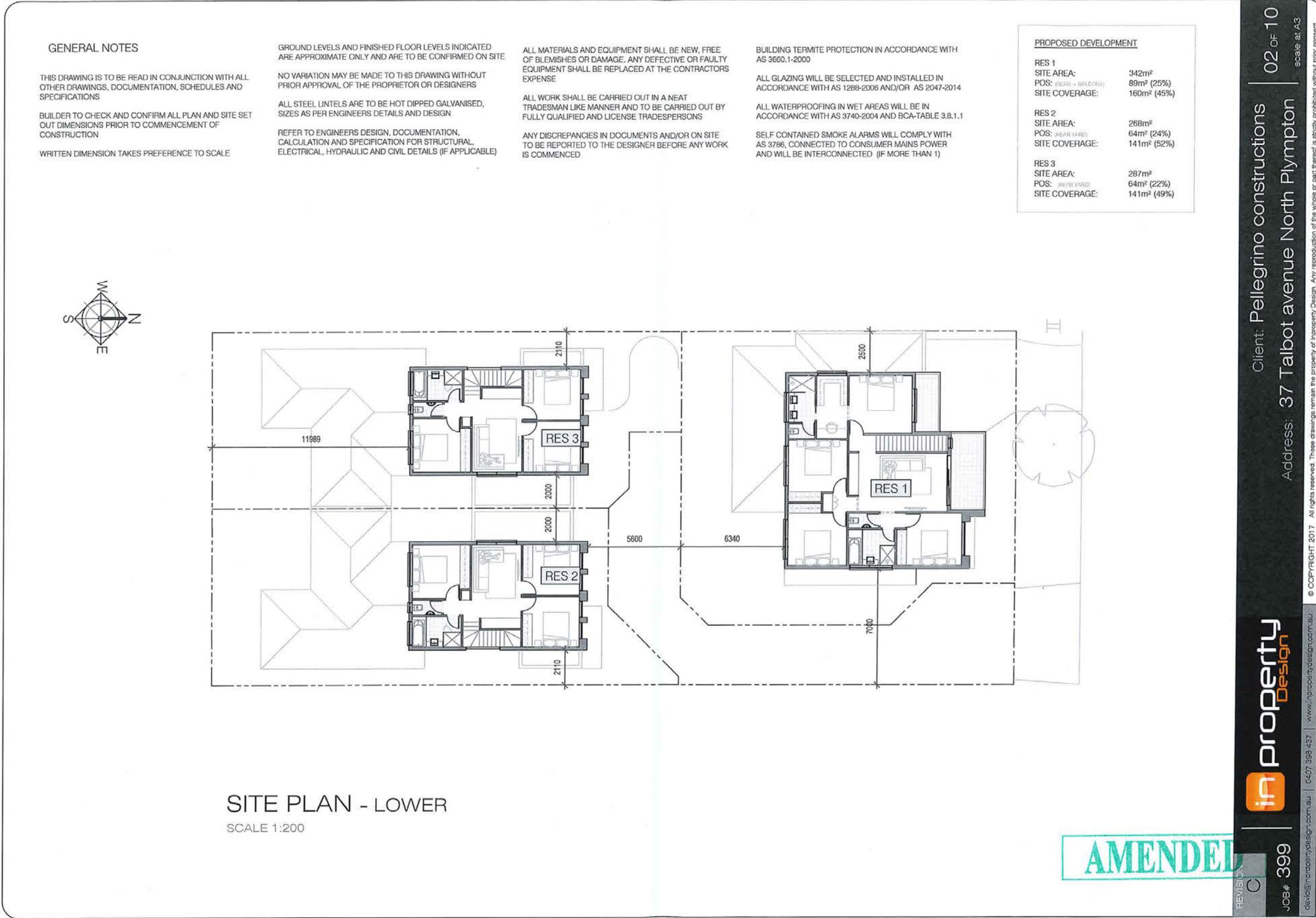
SCALE 1:200

AMENDE



JOB# 399

© COPYRIGHT 2017 All rights reserved. These drawings remain the property of Intoproperty Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.





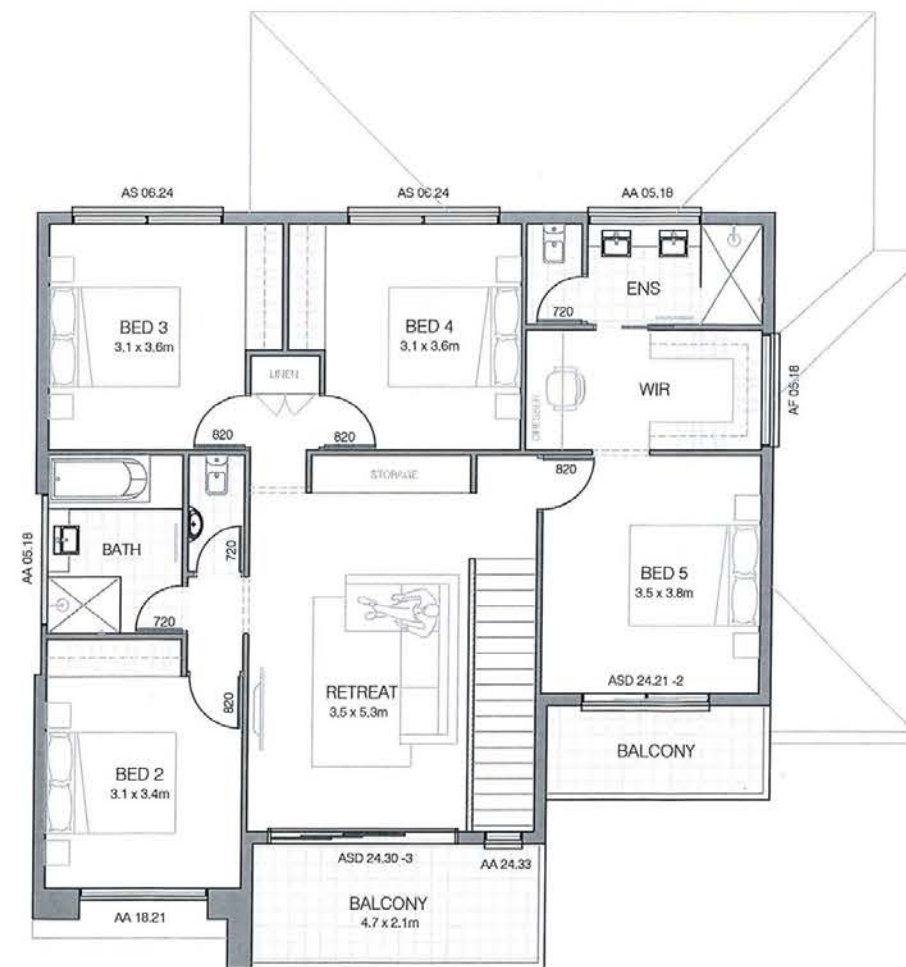
WRITTEN DIMENSION TAKES PREFERENCE TO SCALE

REFER TO ENGINEERS DESIGN, DOCUMENTATION,
CALCULATION AND SPECIFICATION FOR STRUCTURAL,
ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE
TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK
IS COMMENCED

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)

TOTAL:	304.50m ²
--------	----------------------



SCALE 1:100

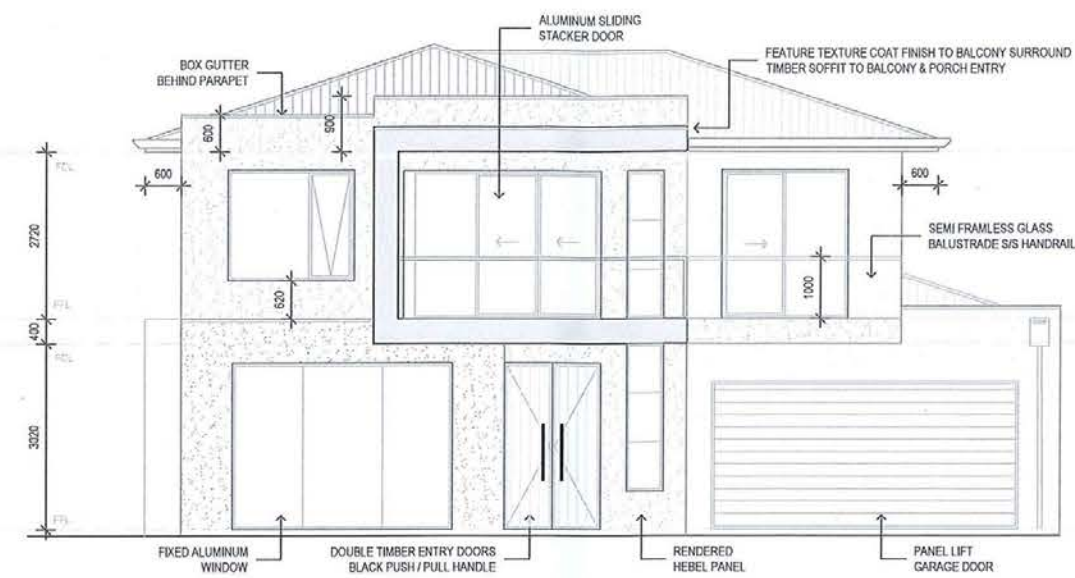
REVISION

JOB# 399

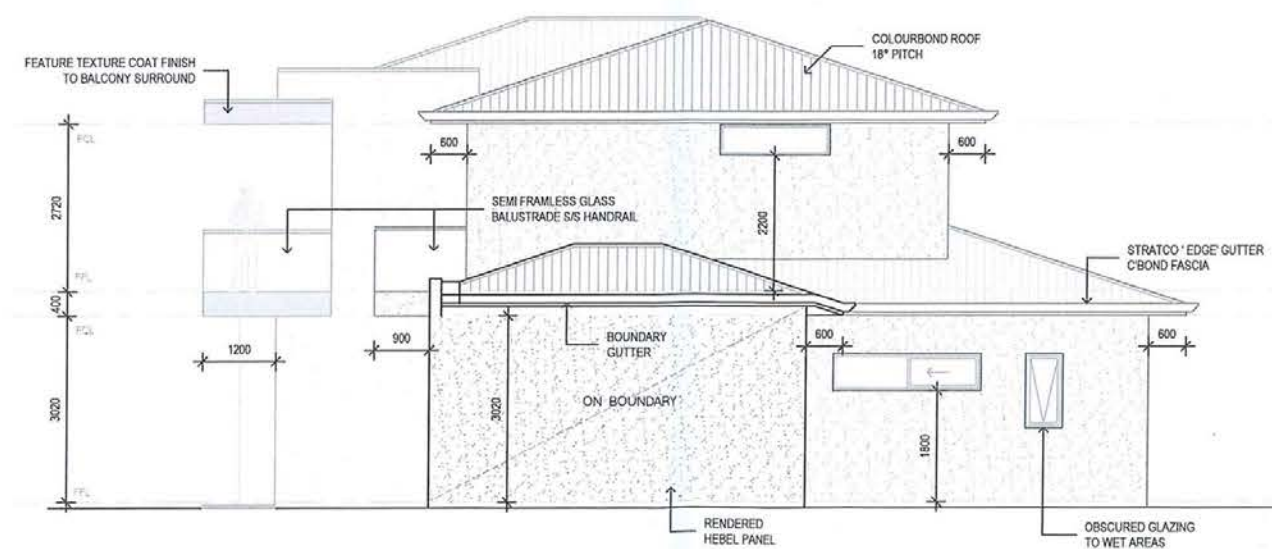
04 of 10

scale at A3
ut prior consent.

© COPYRIGHT 2017 All rights reserved. These drawings remain the property of Inscriptio Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent. scale at A3



FRONT ELEVATION
SCALE 1:100



WESTERN ELEVATION
SCALE 1:100

05 OF 10
scale at A3

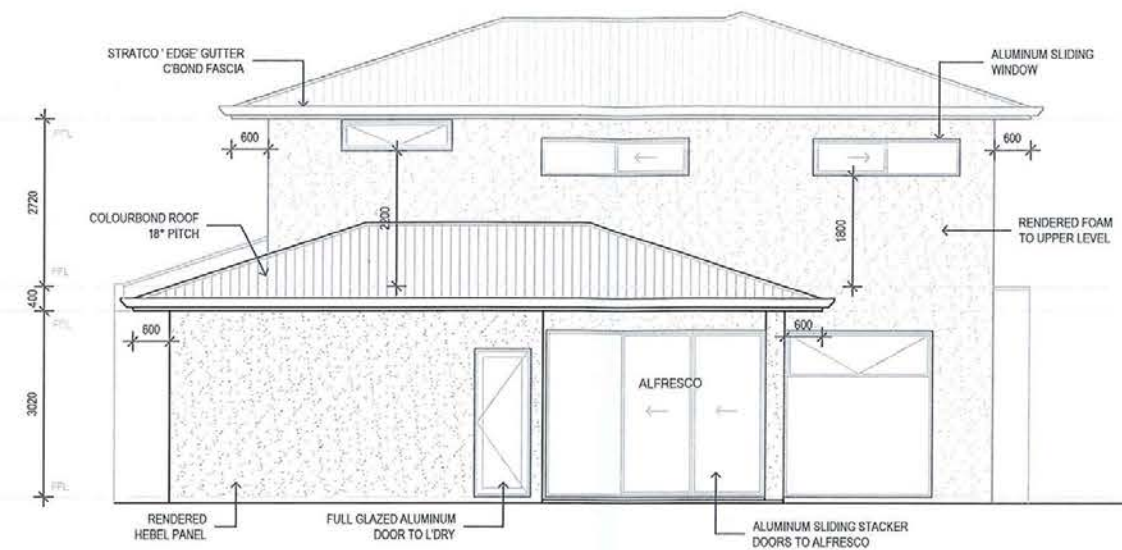
Client: Pellegrino constructions
Address: 37 Talbot avenue North Plympton

© COPYRIGHT 2017 All rights reserved. These drawings remain the property of Inproperty Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

in property
Design

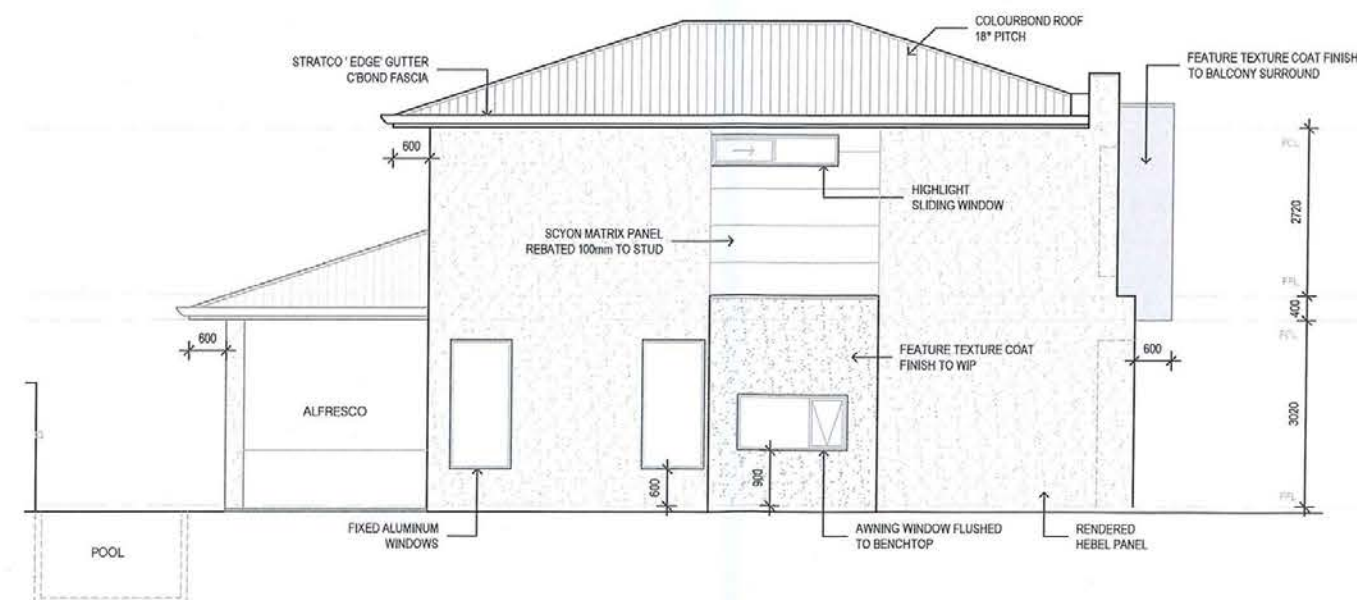
JOB# 399
david@inpropertydesign.com.au | 0407 398 437 | www.inpropertydesign.com.au

AMENDED



REAR ELEVATION

SCALE 1:100



EASTERN ELEVATION

SCALE 1:100

Client: Pellegrino constructions
Address: 37 Talbot avenue North Plympton

06 OF 10
Scale at A3

© COPYRIGHT 2017 All rights reserved. These drawings remain the property of Inproperty Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

in property
Design

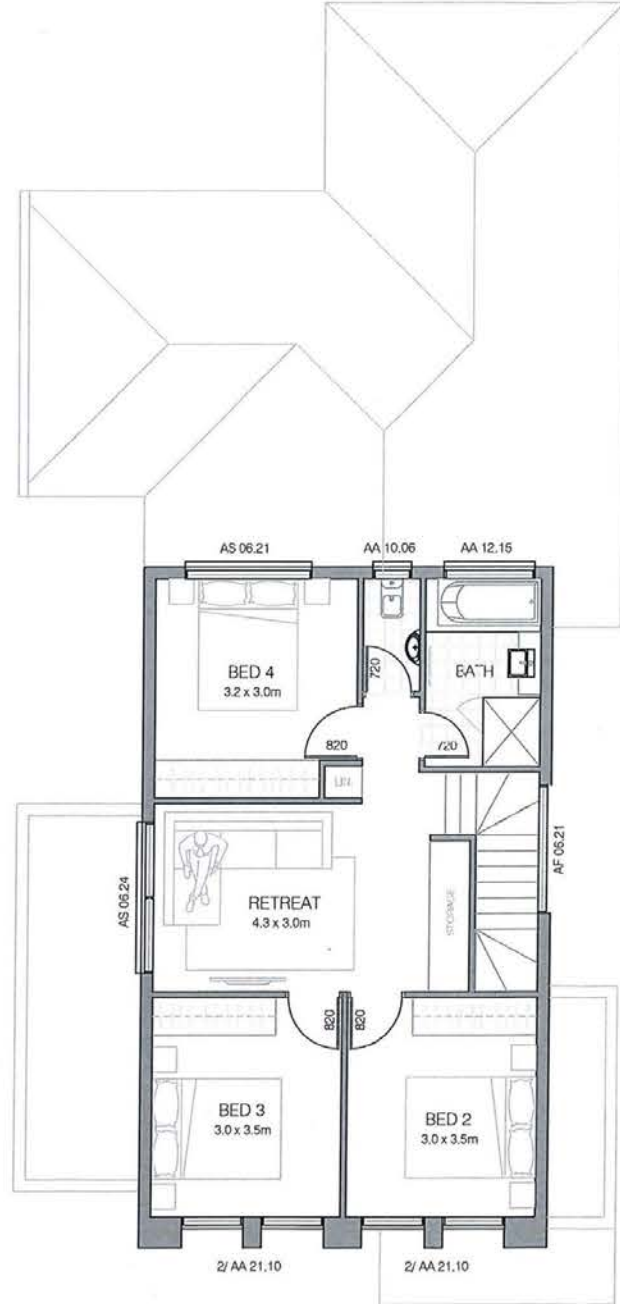
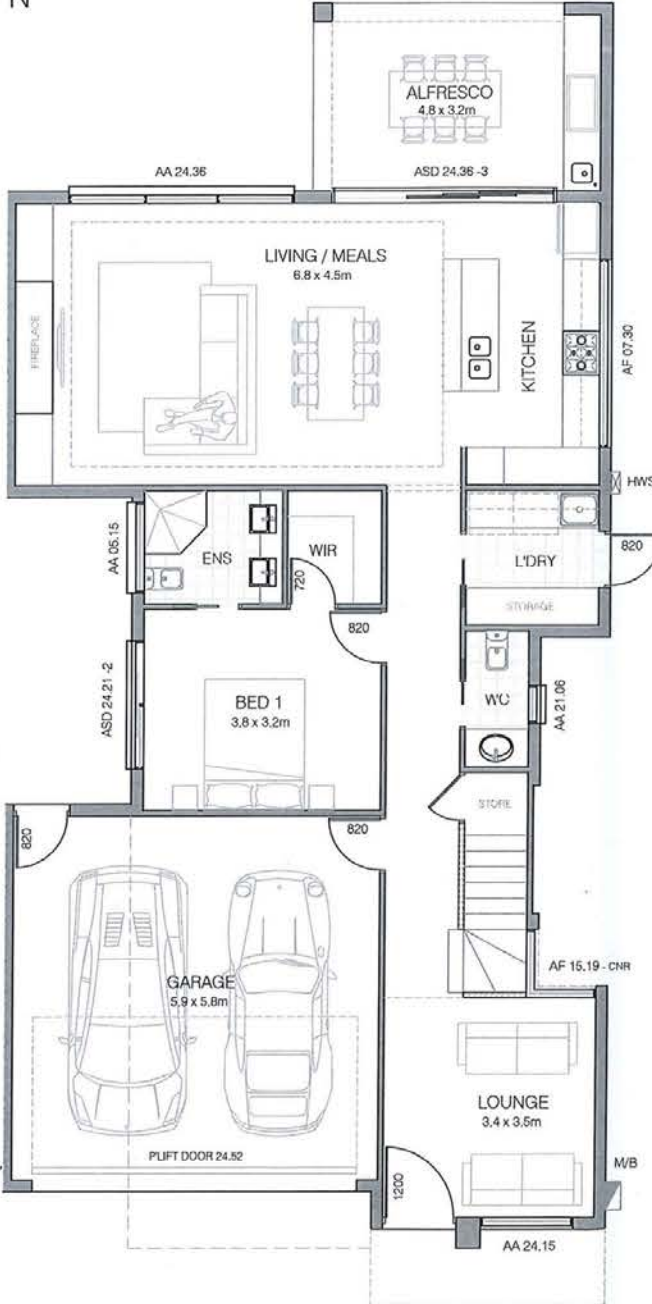
JOB# 399

david@inpropertydesign.com.au | 0407 335 437 | www.inpropertydesign.com.au

AMENDMENT

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS
- BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE
- GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE
- NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS
- ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN
- REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE, ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE
- ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS
- ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED
- BUILDING TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1-2000
- ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288-2006 AND/OR AS 2047-2014
- ALL WATERPROOFING IN WET AREAS WILL BE IN ACCORDANCE WITH AS 3740-2004 AND BCA-TABLE 3.8.1.1
- SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)



PROPOSED RESIDENCE	
LWR LIVING:	104.38m ²
GARAGE:	36.24m ²
ALFRESCO:	14.36m ²
UPR LIVING:	69.27m ²
TOTAL:	224.25m ²

FLOOR PLAN - RES 2-3
SCALE 1:100

Client: Pellegrino constructions

Address: 37 Talbot avenue North Plympton

07 OF 10
Scale at A3

in property design

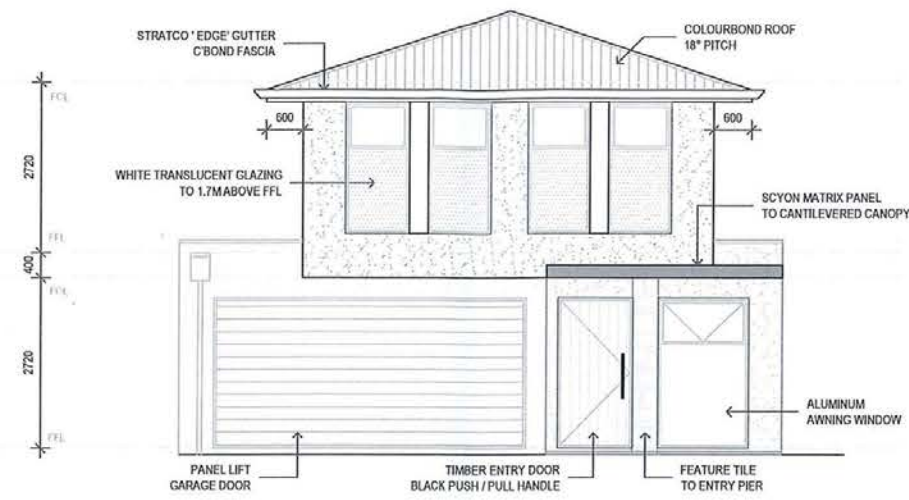
REVISION C

JOB# 399

© COPYRIGHT 2017 All rights reserved. These drawings remain the property of inproperty design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

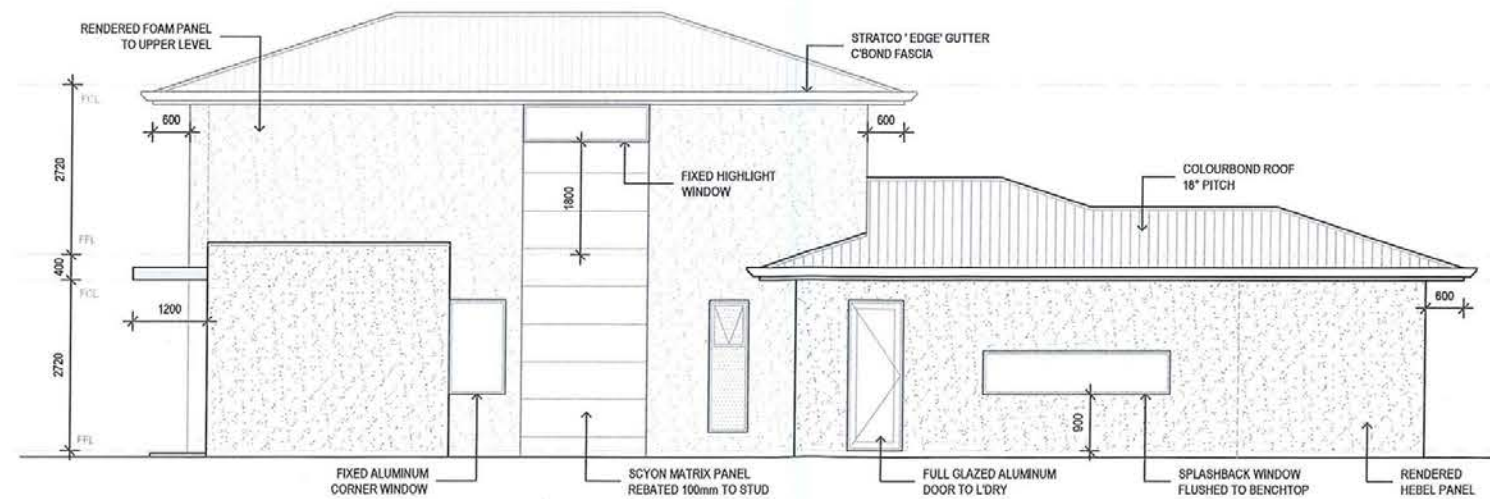
0407 358 437 | www.inpropertydesign.com.au

AMENDED



FRONT ELEVATION

SCALE 1:100



SIDE ELEVATION

SCALE 1:100

Client: Pellegrino constructions
Address: 37 Talbot avenue North Plympton

08 OF 10
scale at A3

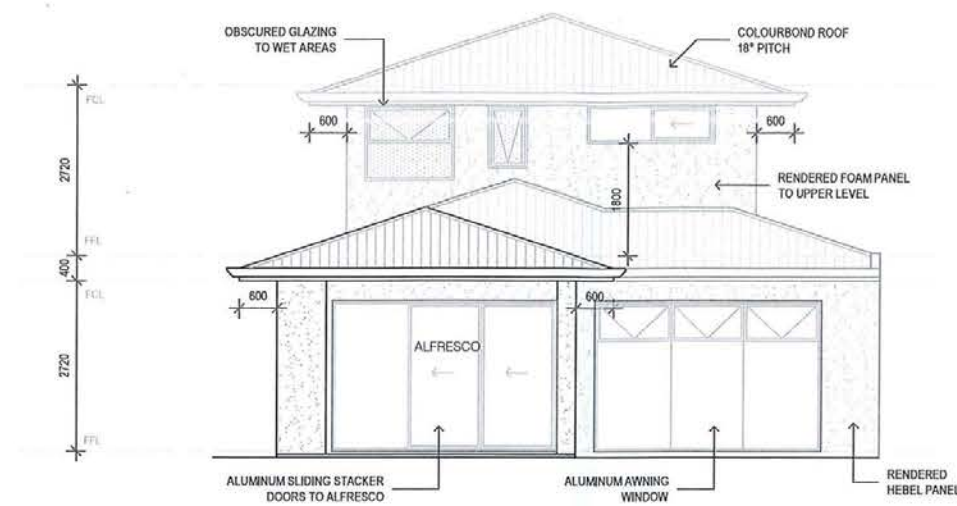
© COPYRIGHT 2017 All rights reserved. These drawings remain the property of Property Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

in property
Design

JOB# 399

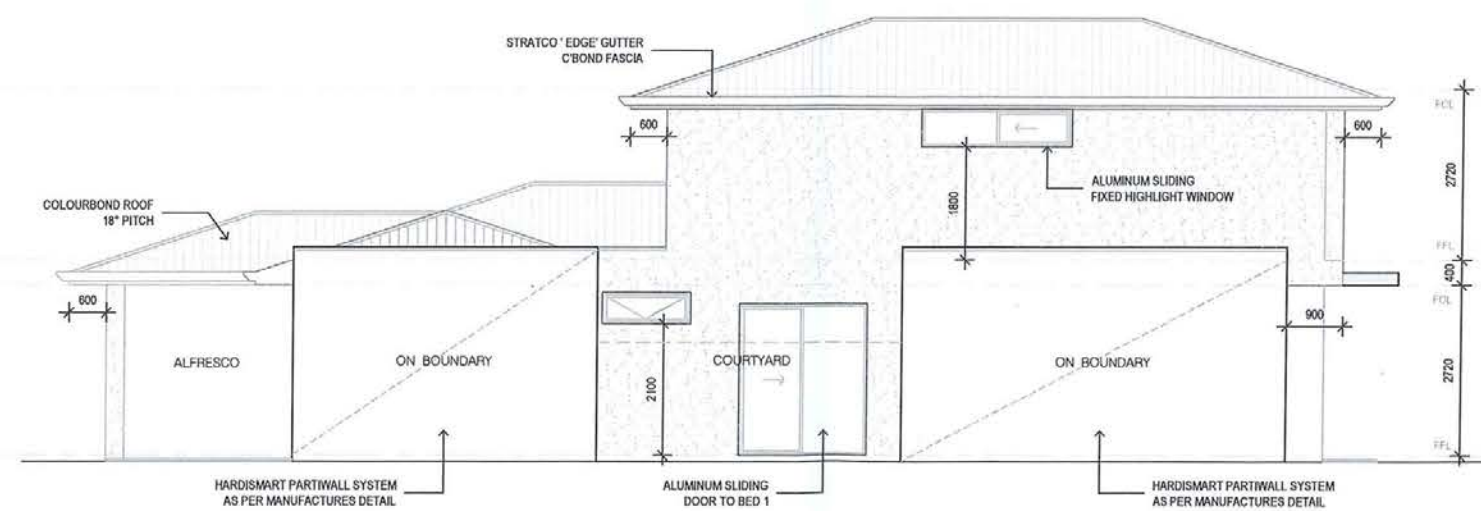
06/46@propertydesign.com.au | 0407 395 437 | www.inpropertydesign.com.au

AMENDED



REAR ELEVATION

SCALE 1:100



SIDE ELEVATION

SCALE 1:100

Client: Pellegrino constructions
Address: 37 Talbot avenue North Plympton

09 OF 10
scale at A3

in property
Design

JOB# 399

© COPYRIGHT 2017 All rights reserved. These drawings remain the property of inproperty design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

AMENDED



STREETSCAPE - TALBOT AVENUE

SCALE 1:100



STREETSCAPE - COMMON DRIVEWAY

SCALE 1:100

Client: Pellegrino constructions
Address: 37 Talbot avenue North Plympton

10 OF 10
scale at A3

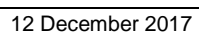
© COPYRIGHT 2017 All rights reserved. These drawings remain the property of Inproperty Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

in property
Design

JOB# 399

david@inpropertydesign.com.au | 0407 398 437 | www.inpropertydesign.com.au

AMENDED



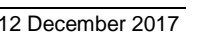
NOTES:

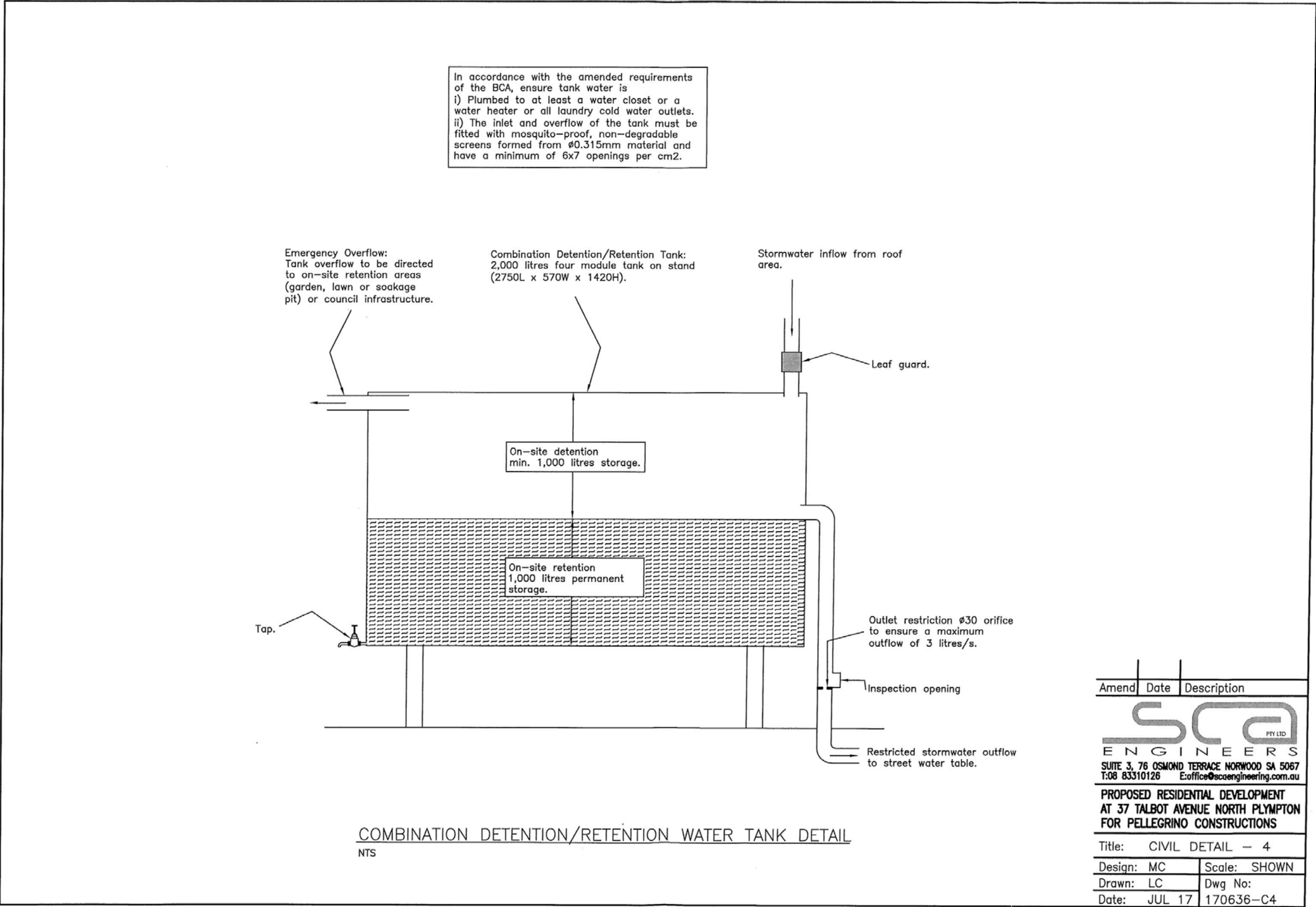
1. All downpipe connections are to be Ø90 uPVC and are to be provided with cleaning eyes.
2. All Stormwater pipes shall be Ø90 UNO.
3. All Stormwater pipes shall be laid as per AS 3500 to achieve minimum cover and grade U.N.O. If cover can not be achieved encase pipe in 100 thick concrete.
4. Sumps, gratings & MH's shall be 300sq (UNO) with walls & floors of 100 thick concrete, reinforced with SL72 fabric central + an approved cover/grate & frame.
5. Where sumps/grates or the like are cast into a concrete slab, provide 2-N12 crack control bars at the corners of such cast-in items. Bars are to be 1000 long and tied to the top layer of slab reinforcement.
6. Bedding and back-filling around stormwater pipes shall conform to AS 3725-1989.
7. Bedding sand for stormwater pipes shall be coarse, free flowing pit sand, with a plasticity index less than 5. The material shall be clean with 100% passing the 6.7mm sieve and not greater than 10% passing a 0.075mm sieve. It shall have a minimum compacted depth of 75mm.
8. Boundary Locations are based on fences/stakes only. It is recommended that an identification survey be done to establish true boundaries.
9. Provide 40mm thick lagging to all pipe penetrations through footing beams.
10. "tank" Denotes combination detention/retention tank in accordance with the amended requirements of the BCA ensure tank water is
 - i) Plumbed to at least a water closet or a water heater or all laundry cold water outlets.
 - ii) The inlet and overflow of the tank must be fitted with mosquito-proof, non degradable screens formed from Ø0.315mm material & have a min of 6x7 openings sqcm.

LEGEND

.....	uPVC SEWER PIPE
—●—	Ø100 uPVC STORMWATER SEALED SYSTEM
—●—	uPVC STORMWATER PIPE
+100.456	EXISTING SURFACE SPOT LEVEL
+W199.46	EXISTING WATER TABLE LEVEL
+TK99.61	EXISTING TOP OF KERB LEVEL
+RW99.61	TOP OF RETAINING WALL LEVEL
+PL99.61	NEW PAVEMENT LEVEL
+L99.61	LAWN/LANDSCAPE LEVEL
⊙	STORMWATER INSPECTION POINT
⊙	STORMWATER Ø90 PVC GRATE
⊞	450sq GRATED SUMP (U.N.O)
•dp	Ø90 DOWNPIPE
—E	SPREADER DRAIN
⊙	ETSA PIT/CABLE
⊙	TELSTRA SERVICES
	STOBIE POLE
⊞	GAS METER
⊗	WATER METER
⊗	EXISTING TREE
	"ACO" DRAIN K100s WITH GALVANISED GRATE (150kN)
	PAVING
	100 KERB AND GUTTER
	CONCRETE SPOON DRAIN
.....	RETAINING WALL

Amend	Date	Description
 SUITE 3, 76 OSMOND TERRACE NORWOOD SA 5067 T:08 83310126 E:office@scaengineering.com.au		
PROPOSED RESIDENTIAL DEVELOPMENT AT 37 TALBOT AVENUE NORTH PLYMPTON FOR PELLEGRINO CONSTRUCTIONS		
Title: CIVIL DETAIL — 2		
Design: MC	Scale: SHOWN	
Drawn: LC	Dwg No:	
Date: JUL 17	170636—C2	





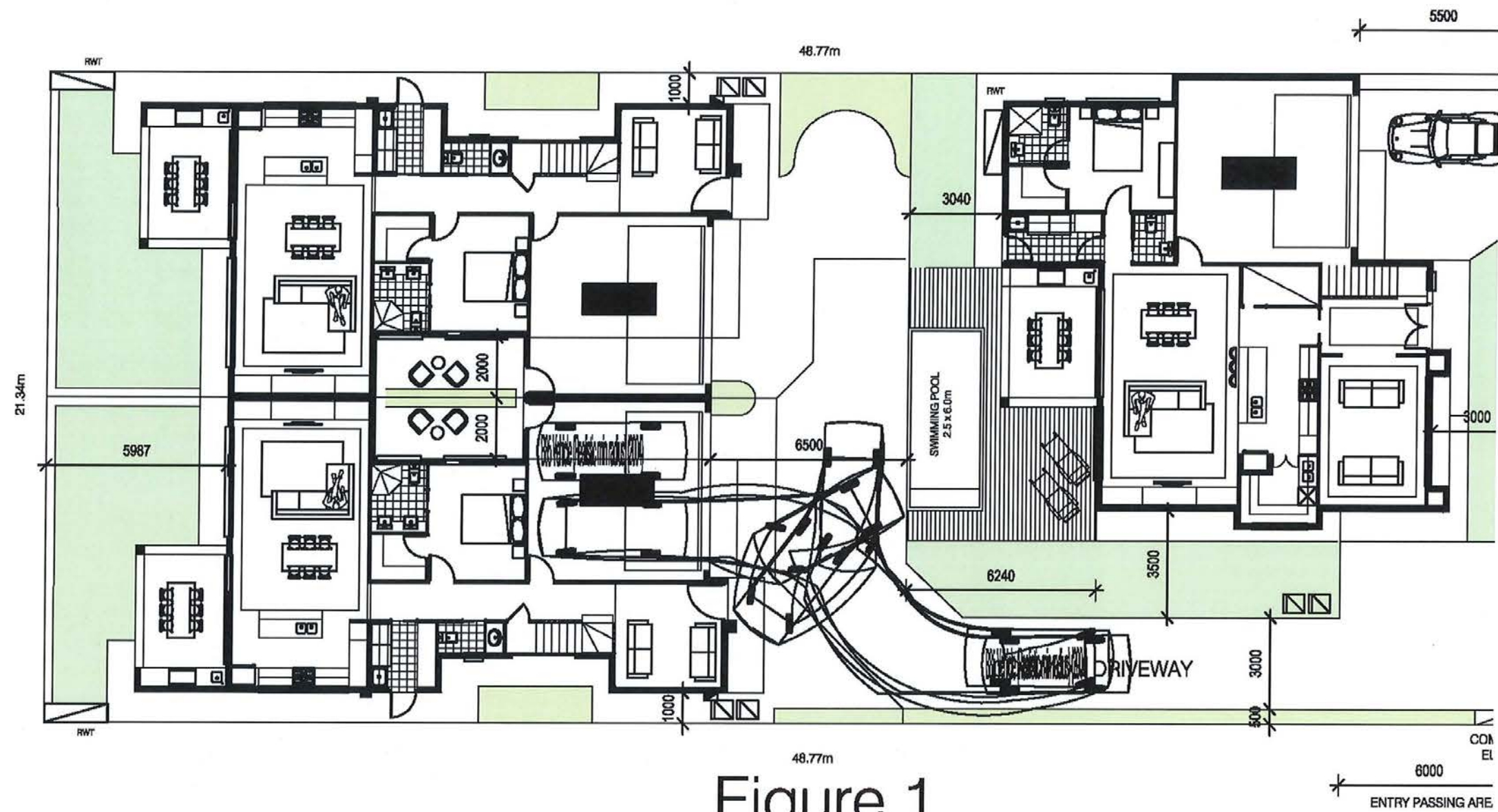


Figure 1

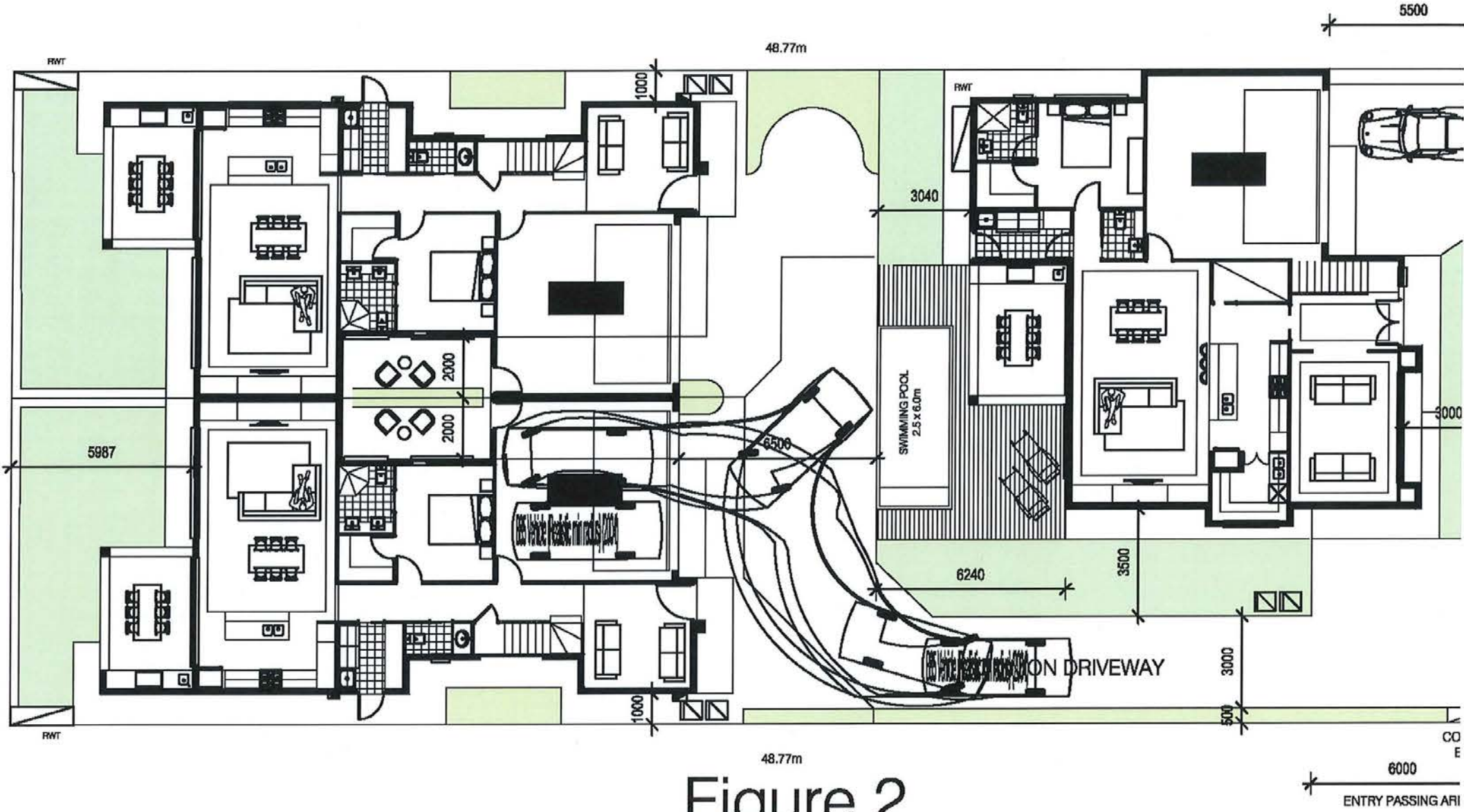


Figure 2

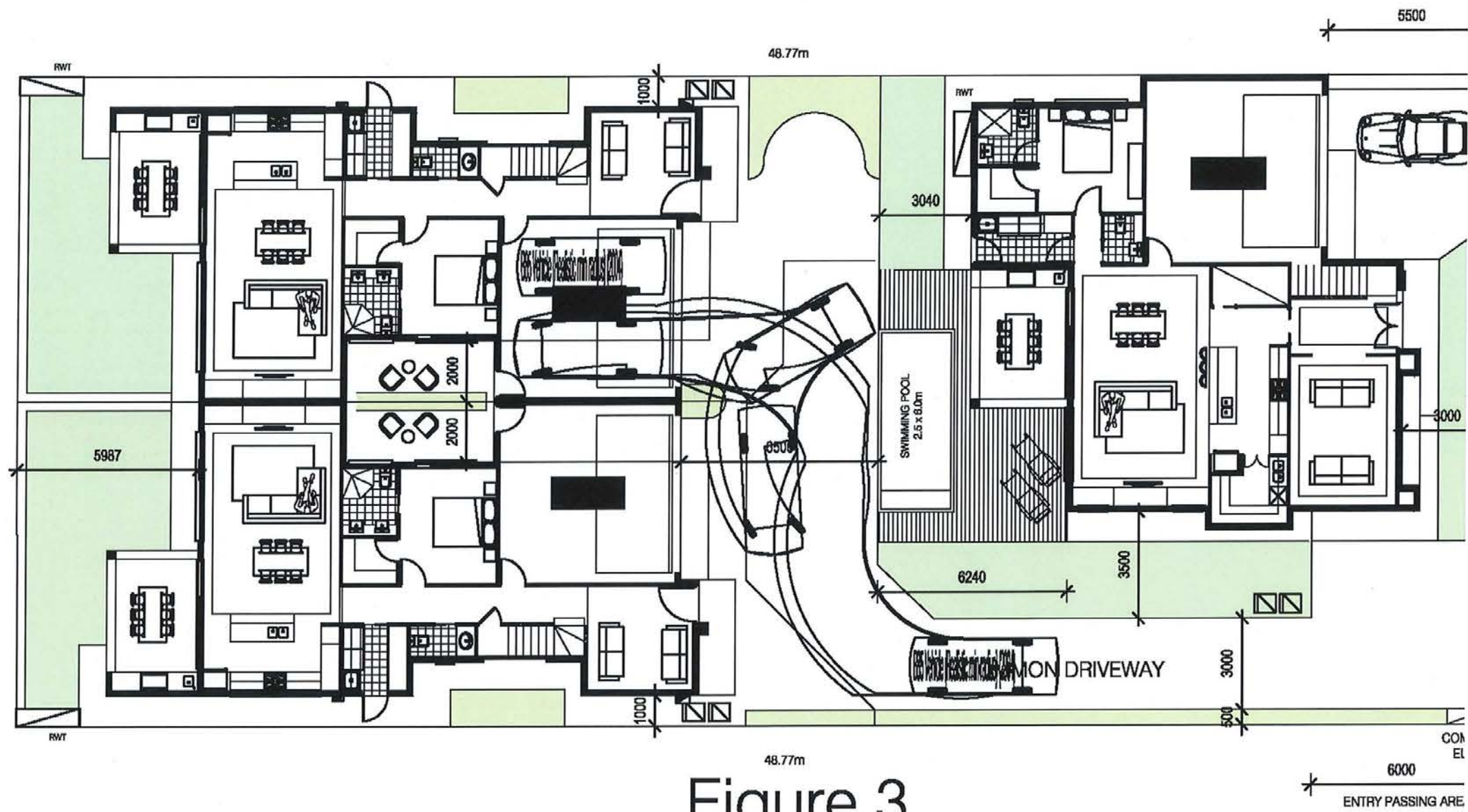
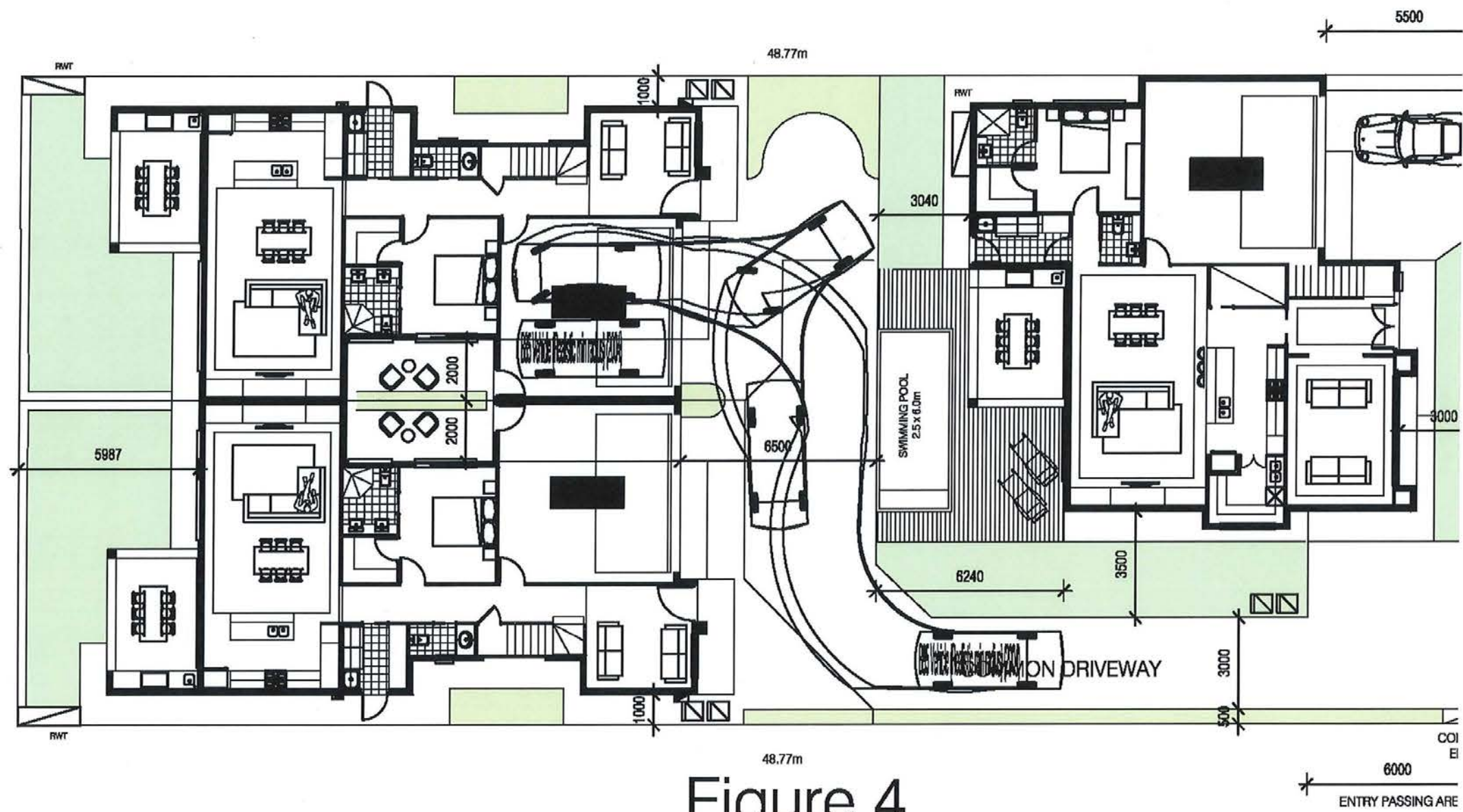
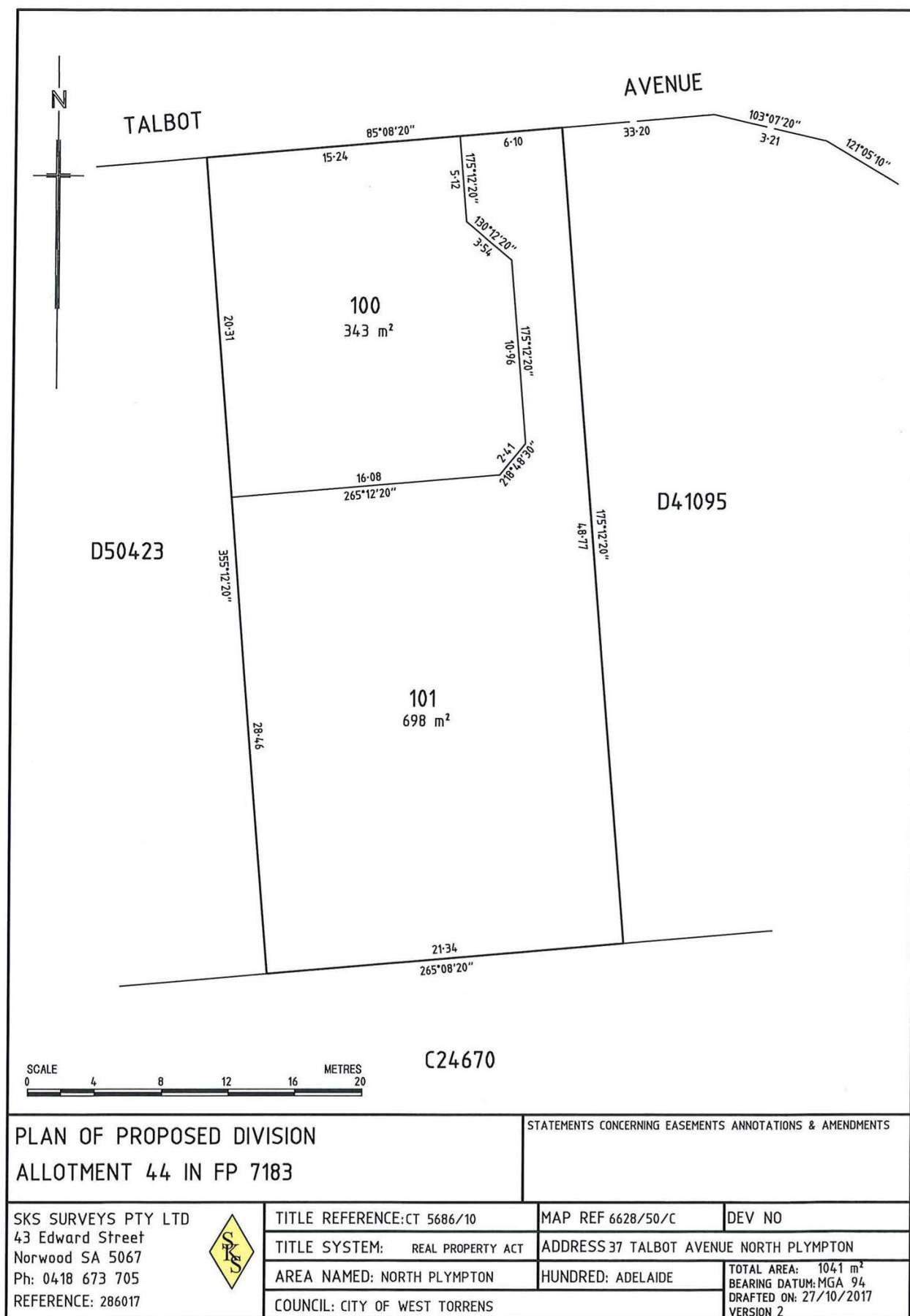
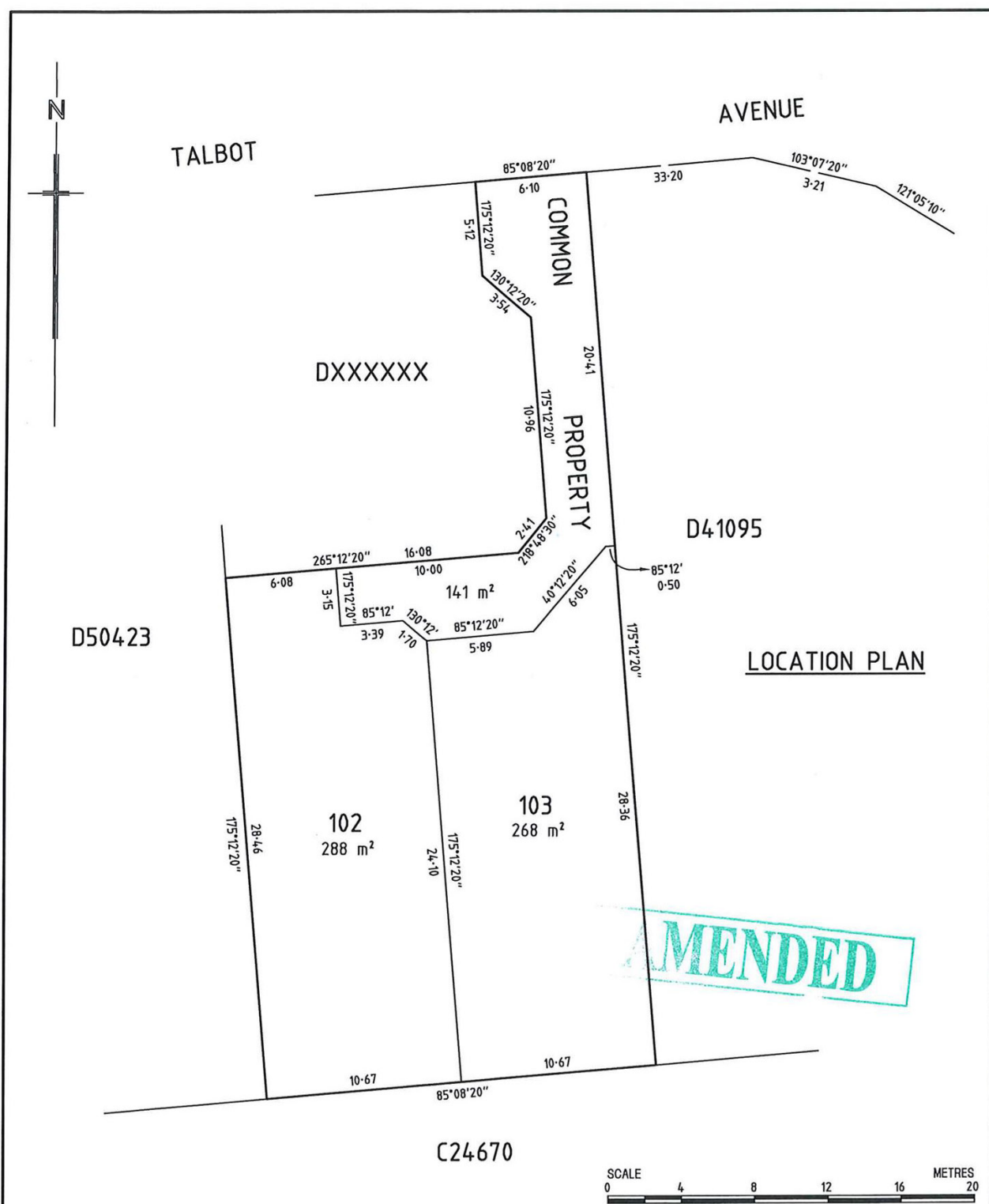


Figure 3







**PLAN OF PROPOSED DIVISION
ALLOTMENT 101 IN DXXXXXX**

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS & AMENDMENTS

SKS SURVEYS PTY LTD
43 Edward Street
Norwood SA 5067
Ph: 0418 673 705
REFERENCE: 286017



TITLE REFERENCE: PT CT 5686/10

MAP REF 6628/50/C

DEV NO

TITLE SYSTEM: REAL PROPERTY ACT

ADDRESS 37 TALBOT AVENUE NORTH PLYMPTON

AREA NAMED: NORTH PLYMPTON

HUNDRED: ADELAIDE

COUNCIL: CITY OF WEST TORRENS

TOTAL AREA: 698 m²
BEARING DATUM: MGA 94
DRAFTED ON: 27/10/2017
VERSION 2



Memo

To Jordan Leverington
From Andrew King
Date 24 October 2017
Subject 211/786/2017, 37 Talbot Avenue, NORTH PLYMPTON SA 5037

Jordan Leverington,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 Traffic Comments

- 1.1 Traffic manoeuvrability has been assessed as acceptable in accordance with the site layout shown in 'Figure 1' (Amended 3-10-17). I note that the driveway dimensions shown in this figure do not appear to be carried through in other site layout plans. The key dimension in Figure 1 is the 6.5m aisle width available for both proposed garages at the rear.

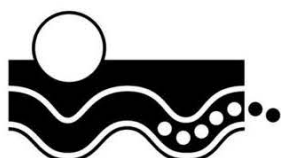
Furthermore, the provided turn path diagrams indicate that multiple manoeuvres (5 point turn) are required to turn around and exit the site in a forward direction. This is typically not acceptable. However, I have reviewed the vehicle manoeuvrability and determined that entry and exit can be completed with a 3 point turn which is acceptable.

It is recommended that revised plans adopting the dimensions shown in 'Figure 1' be provided to Council.

2.0 Driveway

- 2.1 As the access driveway will service more than one property at the rear, the driveway corridor to the site will require widening to a minimum of 5.5m wide pavement width (+ 300mm offset from fences/walls/boundary) for the first 5.0m into the site to permit the passing of entering and exiting traffic.

The proposed driveway falls short of this requirement currently proposed as 6.0m in width. The issue is that the common electricity board and letterbox are located on the edge of the 5.5m width driveway. An additional 300mm offset is required to these structures.



City of **West Torrens**

Between the City and the Sea

The passing area at the front of the property should smoothly transition from the 5.5m wide pavement width to the single lane pavement width, at a minimum 45 degree angle.

(Refer to the access arrangement sketch previously provided and attached below)

It is recommended that as a CRITICAL consideration of all drawing sets for the proposed development to represent the same dimensioning for the development. The driveway servicing the rear of the subject site should be consistently nominated at the dimensions indicated above. Revised plans showing a driveway that satisfies the above provisions should be provided to Council.

- 2.2 It is also important to ensure that the functionality of this driveway entrance and passing area is not compromised by the ultimate installation of letterboxes, above ground service metres or similar.

It is recommended that any approval associated with this development included a condition of similar wording to the following;

"No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area."

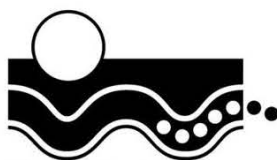
3.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 3.1 In accordance with the provided 'Civil Detail - 3' (SCA Engineers - Dwg No: 170636-C3), the FFLs of the proposed development (100.35 minimum) have been assessed as satisfying minimum requirements (100.30 minimum) in consideration of street and/or flood level information.

4.0 Verge Interaction (with street tree)

- 4.1 In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment (unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically required to be located a minimum 1.0 metre offset from other existing or proposed



City of **West Torrens**

Between the City and the Sea

driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements.

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

It is noted that the stormwater sump area (1m x 1m) should be accommodated to the western boundary and incorporated in the land title as part of the common area to the rear dwellings.

(Refer to the access arrangement sketch previously provided and attached below)

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council. This commentary was raised previously but has not been addressed in the latest plans.

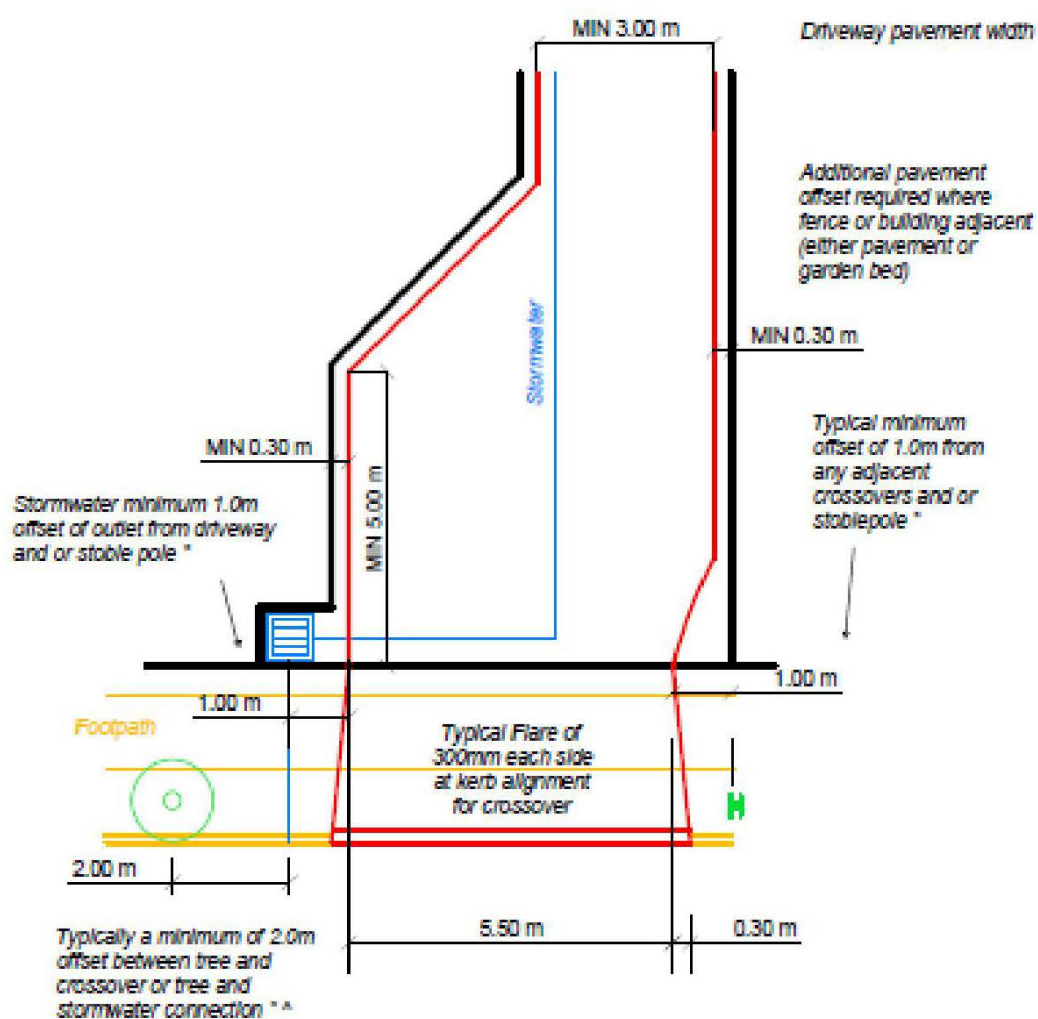
Should you require further information, please contact Jane Teng on the following direct extension number 8416 6296

Regards

Andrew King
Coordinator Engineering Services



ACCESS ARRANGEMENT SERVICING TWO REAR PROPERTY



NOTES:

* Distance as measured along alignment of front property boundary

^ Must be deemed to comply by Council's Technical Officer (Amenity)

Contact
Telephone (08) 71097016
Facsimile (08) 83030604



1 November 2017

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir/Madam

**Re: Proposed Application No. 211/C124/17 (58777) Amended Plan 27/10/17
for Land Division (Community Title Plan) by Michael Wang**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0061302).
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.
2. Payment of \$6676 into the Planning and Development fund (1 lots(s) @ \$6676 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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.

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.

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; pursuant to Regulation 60 (4) (b) (ii).

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read "Brett Miller", is written over a horizontal line.

Brett Miller
Team Leader – Planning Services
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



03 November 2017

Our Ref: H0061302

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C124/17 AT NORTH PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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.

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.

Yours faithfully

TONY PANNUNZIO

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries TONY PANNUNZIO
Telephone 7424 1243

Contact
Telephone (08) 71097016
Facsimile (08) 83030604



1 November 2017

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir/Madam

**Re: Proposed Application No. 211/D123/17 (58775) Amended Plan 27/10/17
for Land Division by Michael Wang**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0061310).
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

The internal drains shall be altered to the satisfaction of the SA Water Corporation.
2. Payment of \$6676 into the Planning and Development fund (1 allotment @ \$6676/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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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.

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.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read "Brett Miller".

Brett Miller
Team Leader – Planning Services
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



03 November 2017

Our Ref: H0061320

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries TONY PANNUNZIO
Telephone 7424 1243

PROPOSED LAND DIVISION APPLICATION NO: 211/D123/17 AT NORTH PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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

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

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

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

Yours faithfully

TONY PANNUNZIO

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.8 28 Lydia Street, PLYMPTON

Application No 211/1241/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of carport forward of residential flat building
APPLICANT	Spectra Building Designers
APPLICATION NO	211/1241/2017
LODGEMENT DATE	10/10/2017
ZONE	Residential
POLICY AREA	Medium Density Policy Area 18
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	30 May 2017
MEETING DATE	12 December 2017

RECOMMENDATION

The Council 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. 211/1241/2017 by Spectra Building Designers to construct a carport forward of a residential flat building at 28 Lydia Street, Plympton (CT 5214/311) for the following reasons:

- The proposed development is contrary to
 - General Section (Transportation and Access) Principle of Development Control 8 & 45.
Reason: The proposed structure obscures lines of sight for vehicles exiting the subject land creating unsafe vehicle movements and the development detracts from the streetscape.
 - General Section (Residential Development Design and Appearance) Principles of Development Control 4 & 8.
Reason: The massing of the structure across the frontage of the allotment and the nature of the façade articulation and detailing are inconsistent with the desired character for the Medium Density Policy Area 18.
 - General Section (Garages, Carports and Outbuildings) Principles of Development Control 14 & 16.
Reason: The proposed structure does not complement the existing building but dominates the streetscape contribution of the premises with negative visual impacts on the Lydia Street streetscape.
 - Medium Density Policy Area 18 Zone Principles of Development Control 5.
Reason: The proposed structure is sited on the street boundary with no setback.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason/s:

- All applications where the assessing officer recommends refusal, shall be assessed and determined by the CAP.

PREVIOUS OR RELATED APPLICATION(S)

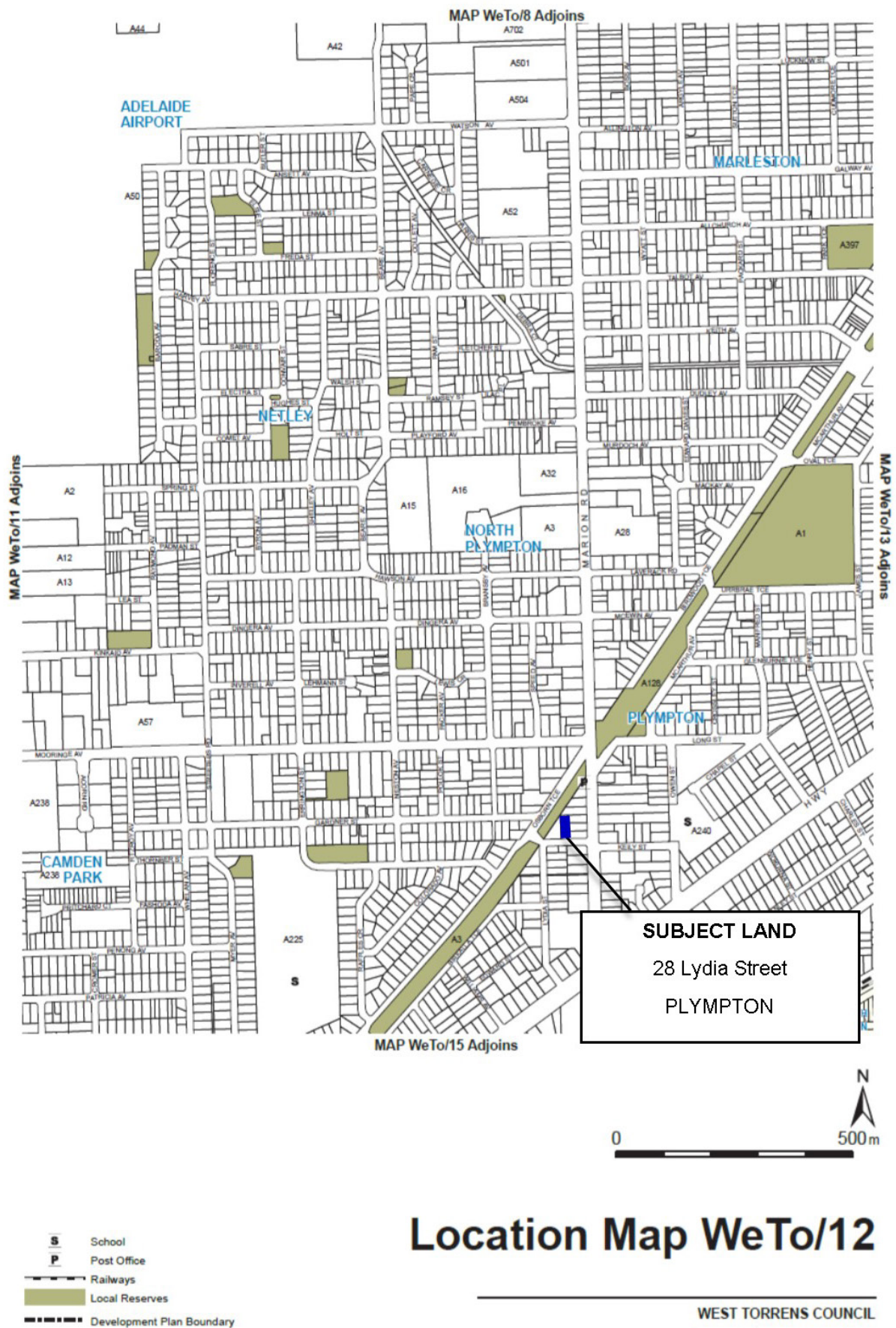
Nil

SITE AND LOCALITY

The subject land is a rectangular shaped allotment with a frontage of 15.24m to Lydia Street and a depth of 49.37m. The land contains a single storey residential flat building that appears to have been developed circa 1960. It contains five dwellings, a low pitched hip roof and presents a blank brick wall to Lydia Street. The building is oriented down the length of the allotment and is setback approximately 7.6m from the street frontage, approximately 10.5m from the rear boundary. The building is set back from the side boundaries of the allotment, providing pedestrian access along the northern frontage of the building and private open space for each dwelling along the southern side of the building.

The front setback area is all concrete paved for car parking with one parking space per dwelling and there is a complete lack of landscaping.

The locality comprises single storey detached dwellings at low densities to the north of Lydia Street which abut the subject land on all sides. Development on the southern side of Lydia Street comprises single storey detached dwellings immediately opposite the subject land and three storey residential flat buildings on the corner of Lydia Street and Marion Road with an open, paved car parking area in front of the building in a similar manner to the subject land.





PROPOSAL

The proposal comprises the construction of a 13.795m wide carport in front of and across the allotment frontage except for a 1.455m wide access strip along the southern side of the allotment. The front of the proposed carport incorporates a gable roof with its ridgeline running parallel to the front boundary and across the width of the allotment. The front is to be enclosed with a wall of lightweight construction, including five panel lift type doors and a pedestrian entry adjacent the western boundary of the subject land.

A vertically stacked series of letter boxes is to be provided in a section of the front wall of the proposed carport.

Refer to **Attachment 1** for a copy of the proposal plans.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone, Procedural Matters.

REFERRALS

Internal

- Nil

External

- Nil

ASSESSMENT

The subject land is located within the Residential Zone and more particularly Medium Density Policy Area 18, as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 8 & 10
<i>Design and Appearance</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 13, 14, 15, 16, & 20, 21 & 22
<i>Natural Resources</i>	<i>Objectives</i>	1, 2, & 6
	<i>Principles of Development Control</i>	1, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 4 & 5
	<i>Principles of Development Control</i>	1
<i>Residential Development</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	4, 8, 14, 15, 16 & 30
<i>Transportation and Access</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	8 & 24, 26, 30, 34, 35, 36 43 & 45.

Zone: Residential	
<i>Desired Character Statement:</i>	
<p>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</p> <p>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</p> <p>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</p> <p>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</p>	
<i>Objectives</i>	1 & 4.
<i>Principles of Development Control</i>	1, 4, 5 & 7

Policy Area: Medium Density Policy Area 18	
<i>Desired Character Statement:</i>	
<p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments. Allotment amalgamation to create larger development sites will occur to maximise the density of development while also achieving integrated design outcomes, particularly within a comfortable walking distance of centre zones. Vehicle access will occur from side streets and new rear public and private laneways wherever possible, also supporting the retention of existing street trees.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys. Parking areas and garages will be located behind the front facade of buildings.</i></p> <p><i>Buildings on the edge of the policy area which adjoin residential policy areas at lower densities will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk, and overshadowing.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
<i>Objectives</i>	1
<i>Principles of Development Control</i>	1 & 5

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
STREET SETBACK Medium Density Policy Area 18 PDC 5	3m	Nil Not Satisfied
CARPARKING SPACES	1 car-parking space per dwelling (existing use)	1 provided Satisfies (existing use)

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Surrounding Uses

Garages forward of dwellings are generally not found in the locality although there are examples of dwellings with garages on corner allotments which are relatively close to the street frontage. There is a three storey residential flat building on the opposite side of Lydia Street at its junction with Marion Road. This larger building also has paved, open and unsecured parking for its residents along the Lydia Street frontage of the building.

Siting

The siting of the proposed carport and entry gate on the front alignment of the property and across its whole width will dominate the property frontage. To a significant extent it will obscure vision of the residential flat building. It is noteworthy that the existing building presents a blank wall to the street, but its setback between 7m and 8m diminishes its impact within the streetscape.

Bulk and Scale

The proposed carport comprises a flat roofed section that extends 4.8m forward of the main building with a width of 13.875m. The front section has a gable roof structure that extends across the whole of the allotment width and is 2.6m deep. The ridge of the gable runs parallel and is 3.943m in height. The presentation to the street is the gable roof and a wall with five garage doors and a timber screen entry door. The appearance is predominantly that of a garage when viewed from Lydia Street. The overall height of the structure is single storey and to that extent is appropriate. However, the structure occupies the whole of the width of the allotment, dominates the appearance and streetscape contribution of the subject land and is therefore considered inappropriate.

Setbacks

The structure has no setback from the street frontage and is contrary to the 3m minimum setback as set out in the Policy Area. This is inconsistent with the established setbacks in Lydia Street which varies between 1.7m on a corner allotment to approximately 8m.

Visual Impact on Streetscape

The proposed structure is that of an excessively wide garage (notwithstanding that it is technically a carport being partially open on two sides. The structure will completely dominate the appearance of the premises and adversely impact on the streetscape contrary to General Residential Principle of Development Control 16 in that:

- It will be a dominant feature of the streetscape.
- The entire structure protrudes forward of the associated dwellings.
- The structure exceeds both 6m and 50 per cent of the allotment frontage.

Carparking Provision

At least five car parking spaces would be retained i.e. one per dwelling. However, on the basis of each vehicle occupying 2.54m of width, it would be possible to accommodate a sixth or visitor vehicle on the site. The proposed structure would negate that possibility.

Movement of People and Goods

The creation of five covered parking spaces with a garage type door will create a situation where five cars would have to reverse out of the carport immediately onto the footway with little or no direct vision of pedestrians and cyclists who may be using the footway. This will occur along almost the whole of the property frontage, thereby resulting in a series of hazardous and unsatisfactory reverse vehicle movements into the street.

Stormwater

There is a lack of detail as to how the roof water would be directed. As the area is currently paved with concrete the over volume flowing to the street would not be likely to change, however, it is likely to be concentrated at one point in the street water table.

SUMMARY

The proposed structure would provide cover and improved security for resident's motor vehicles, however, the following negative aspects of the development outweigh the benefits. These include:

- The whole of the street frontage of the premises taking on the appearance of a five car garage with five panel lift type doors and an entry gate having a dominant effect in the streetscape contrary to General Section Residential Principle of Development Control 16.
- The entries into the dwellings will not be clearly visible from the street contrary to General Section Residential Principle of Development Control 8.
- The arrangement would result in vehicles having to reverse out of the structure across the footway with no or inadequate lines of sight available to drivers of exiting vehicles creating a hazard for users of the footway contrary to General Section Transport and Access Principle of Development Control 45 which calls for safe and convenient use of parking areas and attractive streetscapes.
- The lack of front boundary setback of the structure is contrary to the established character of the streetscape and contrary to the 3m minimum setback distance in Medium Density Policy Area 18 Principle of Development Control 5.
- If this development were to be approved it would lend weight to a repeat of this kind of development on the larger residential flat building at 380 Marion Road which is a corner allotment with an open car parking along its Lydia Street frontage.

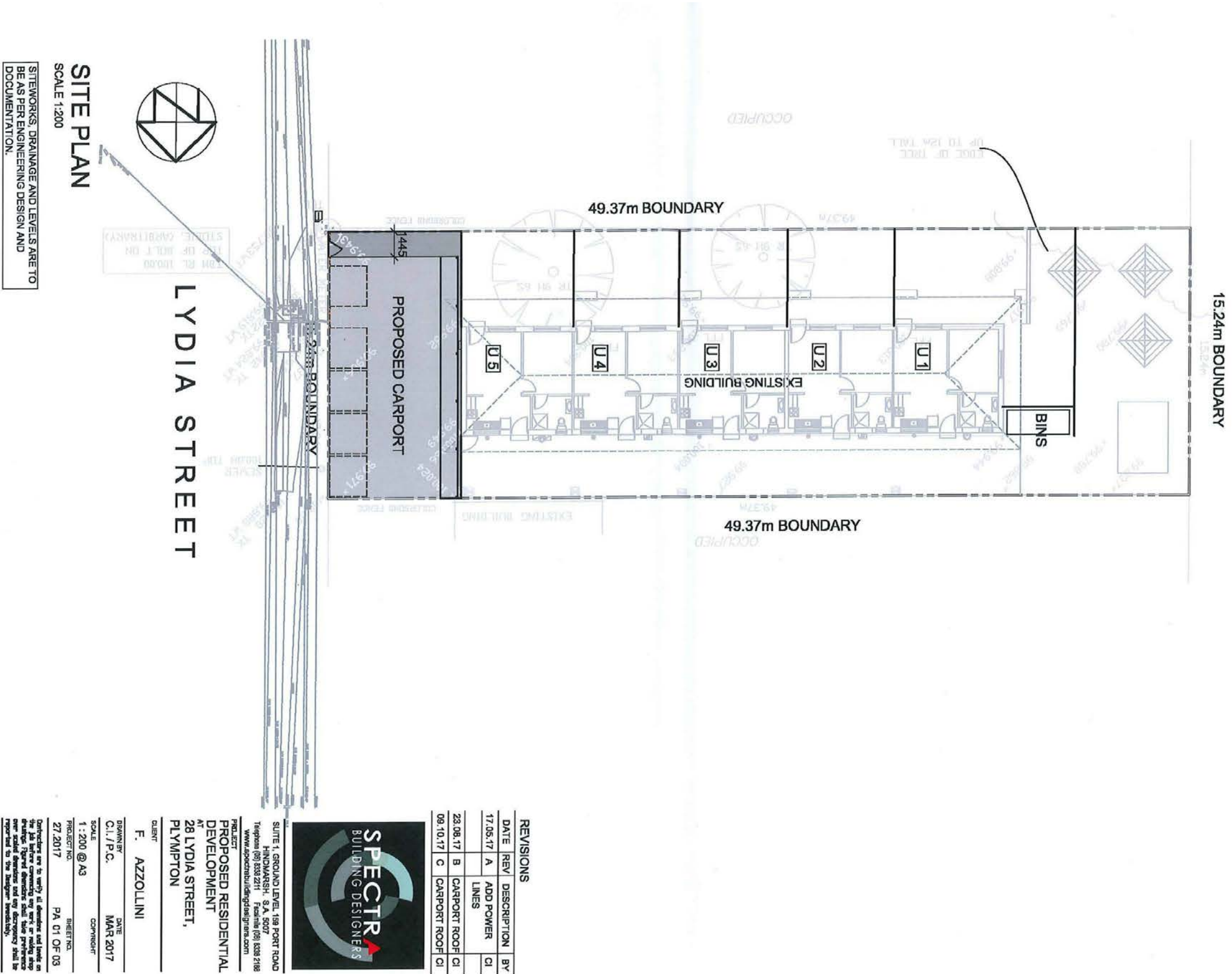
Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens (City) Development Plan Consolidated 30 May 2017 and does not warrant Development Plan Consent.

Attachments

1. Proposed plans

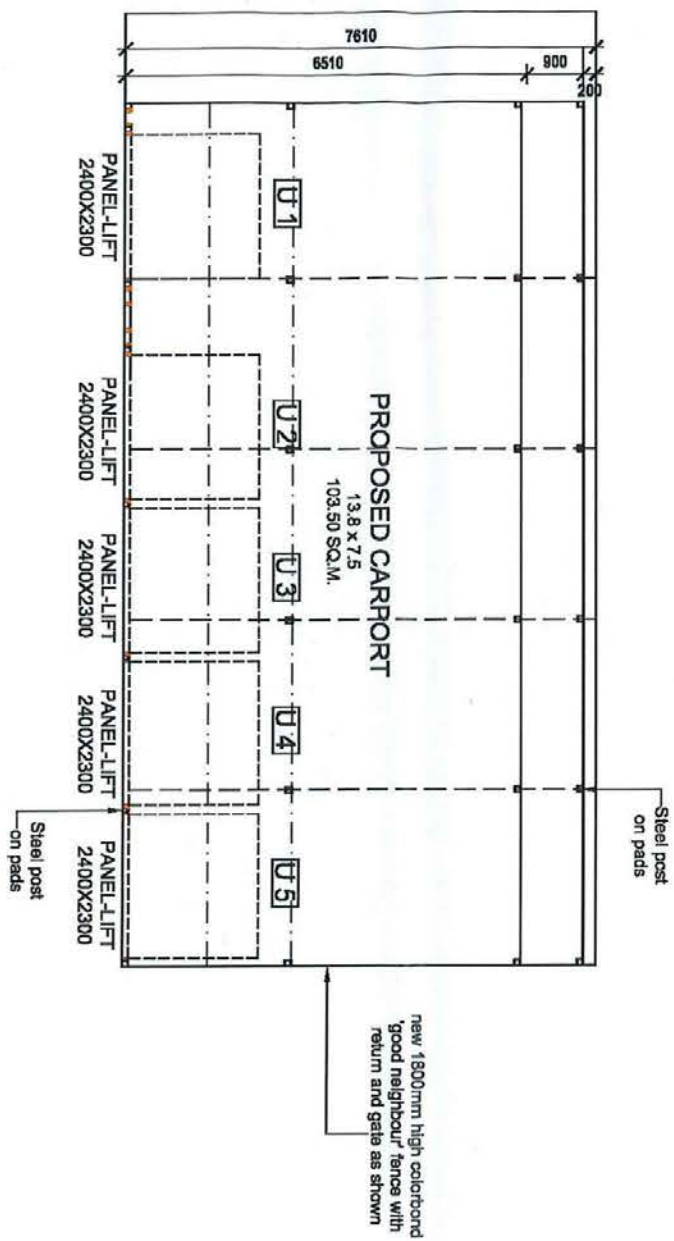
PLANNING APPROVAL



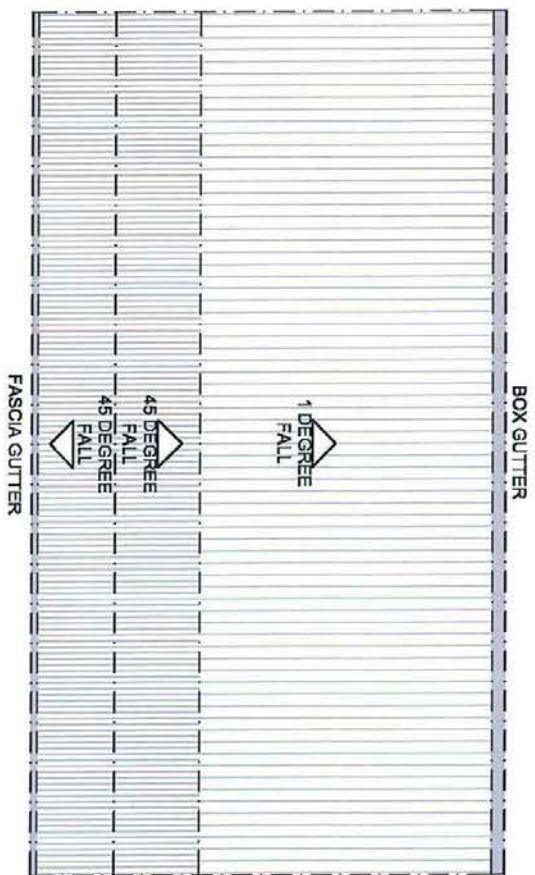
Architectural elevation drawing of a building facade. The drawing shows a long, low structure with a gabled roof. Key features and annotations include:

- Roof:** A gabled roof with a 45-degree pitch, labeled "colorbond roof to front of carports on 45 degree pitch".
- Parapet Level:** Indicated by a horizontal line and the text "parapet level".
- Ceiling Level:** Indicated by a horizontal line and the text "ceiling level".
- Floor Level:** Indicated by a horizontal line and the text "floor level".
- Dimensions:** A vertical dimension of 2400 is shown between the floor level and the ceiling level. A horizontal dimension of 1135 is shown between the parapet level and the ceiling level.
- Light-weight construction:** A label pointing to the main body of the building with the text "light-weight construction with selected paint".
- Timber Screen:** A label pointing to a section of the facade with the text "timber screen over security gate".
- Letterbox:** A label pointing to a small rectangular feature on the facade with the text "provide new letterbox".

SCALE 1:100



SCALE 1:100



SCALE 1:100

REVISIONS			
DATE	REV	DESCRIPTION	BY
17.05.17	A	ADD POWER LINES	CI
23.08.17	B	CARPORT ROOF	CI
09.10.17	C	CARPORT ROOF	CI

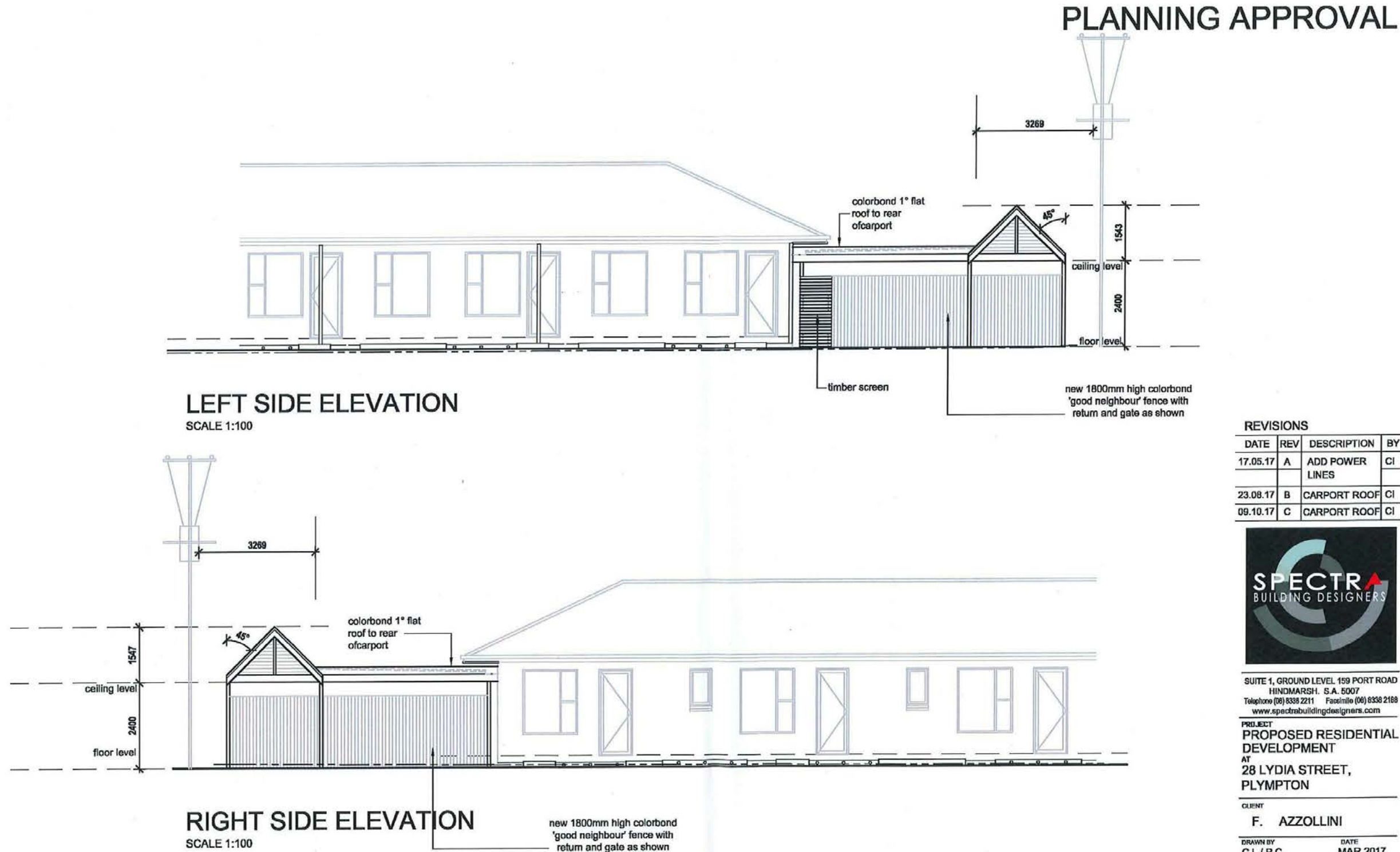


PROPOSED RESIDENTIAL
DEVELOPMENT
AT
28 LYDIA STREET,
PLYMPTON

DRAWN BY C.I./P.C. DATE MAR 2017

SCALE
1:100 @ A3

Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figure dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.



REVISIONS			
DATE	REV	DESCRIPTION	BY
17.05.17	A	ADD POWER LINES	CI
23.08.17	B	CARPORT ROOF	CI
09.10.17	C	CARPORT ROOF	CI



SUITE 1, GROUND LEVEL 159 PORT ROAD
HINDMARSH. S.A. 5007
Telephone (08) 8338 2211 Facsimile (08) 8338 2188
www.spectrabuildingdesigners.com

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AT
28 LYDIA STREET,
PLYMPTON

CLIENT
F. AZZOLLINI

DRAWN BY
C.I. / P.C.

DATE
MAR 2017

SCALE
1 : 100 @ A3

COPYRIGHT

PROJECT NO.
27.2017

SHEET NO.
PA 03 OF 03

Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

6.9 71 Gray Street, PLYMPTON

Application No 211/602/2017, 211/1308/2016, 211/1142/2016

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of a single storey detached dwelling with garage under main roof (Dwelling 1)	Construction of a single storey detached dwelling with garage under main roof (Dwelling 2)	Land division - Torrens Title; DAC No. 211/D142/16; Create one (1) additional allotment
APPLICANT	Fairmont Homes Group Pty Ltd	Fairmont Homes Group Pty Ltd	Ms Kathleen Zummo
APPLICATION NO	211/602/2017	211/1308/2016	211/1142/2016
LODGEMENT DATE	29 May 2017	28 October 2016	28 September 2016
ZONE	Residential Zone	Residential Zone	Residential Zone
POLICY AREA	Medium Density PA19	Medium Density PA19	Medium Density PA19
APPLICATION TYPE	Merit	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> SA Water SCAP
DEVELOPMENT PLAN VERSION	5 May 2016	5 May 2016	5 May 2016
MEETING DATE	12 December 2017	12 December 2017	12 December 2017

RECOMMENDATION 1

The Council 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. 211/602/2017 by Fairmont Homes Group Pty Ltd to undertake the construction of a single storey detached dwelling with garage under main roof (Dwelling 1) at 71 Gray Street, Plympton (CT5565/423) subject to the following conditions of consent:

Planning Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all stormwater design and construction 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 the finished floor level of the dwelling approved herein shall be 17.50 AHD as indicated on the Site Drainage Plan prepared by Lelio Bibbo (Job Number 170448 dated 10 November 2017).
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. 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.

RECOMMENDATION 2

The Council 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. 211/1308/2016 by Fairmont Homes Group Pty Ltd to undertake the construction of a single storey detached dwelling with garage under main roof (Dwelling 2) at 71 Gray Street, Plympton (CT5565/423) subject to the following conditions of consent:

Planning Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all stormwater design and construction 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 the finished floor level of the dwelling approved herein shall be 17.75 AHD as indicated on the Site Drainage Plan prepared by Lelio Bibbo (Job Number 160904 dated 31 October 2017).
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. 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.

RECOMMENDATION 3

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. 211/1142/2016 by Ms Kathleen Zummo undertake a land division - Torrens Title; DAC No. 211/D142/16; Create one (1) additional allotment at 71 Gray Street, Plympton (CT5565/423) 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 the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0050613).
3. Payment of \$6,676 into the Planning and Development fund (1 allotment @ \$6,676/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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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 State Commission Assessment Panel for Land Division Certificate purposes.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

PREVIOUS OR RELATED APPLICATION(S)

- DA 211/960/2015 - Demolition of existing dwelling and associated structures - Development Approval granted on 24 August 2015
- DA 211/1007/2013 - Construction of one single storey dwelling including carport - Development Plan Consent granted on 20 May 2015 (now lapsed)

SITE AND LOCALITY

The subject land is a vacant residential allotment situated at 71 Gray Street, Plympton. The land is located on the eastern side of the road and is approximately 30 metres north of where the road closes due to an existing drainage creek.

The land is formally described in Certificate of Title Volume 5565 Folio 423, comprising Allotment 159 in Deposited Plan 2478 in the area named Plympton. There are no easements, encumbrances or Land Management Agreements affecting the land.

The allotment is rectangular in shape with a 16.15 metre wide frontage to Gray Street and a total allotment size of 984.5m². The land is relatively flat with a gentle fall from the rear of the property to the road frontage. There is an existing creek (Brownhill Creek) within the rear property boundary that traverses the subject land from north to south. Whilst the land is devoid of any buildings, there is a fence that follows the bank of the creek. There are no regulated trees on the subject land or within adjoining properties.

The locality comprises an established residential area with a mixed built form character. Development is typically single storey and includes detached dwellings, group dwellings and residential flat buildings at low to medium densities. There is a relatively diverse allotment pattern, with several recent battle-axe developments within the immediate locality.

The amenity of the locality is considered only moderate due to the diverse pattern of development and limited streetscape enhancements such as established street trees and landscaped verges. It is observed that similar battle-axe development to that being proposed as part of this application has taken place on both sides of the subject land. Further north are detached dwellings of varying size that front onto the Westside Bikeway. To the east are detached dwellings at low densities and to the south is Brownhill Creek with several mature trees. Land to the west is more diverse in terms of the allotment pattern and built form character.





- School
- Post Office
- Other Health Services
- Hospital
- Railways
- Local Reserves
- Development Plan Boundary

Location Map WeTo/13

WEST TORRENS COUNCIL
Consolidated - 30 May 2017

PROPOSAL

The proposed development is summarised as follows:

Application 1 (211/602/2017)

The construction of one (1) single storey detached dwelling the proposed dwelling is sited at the front of the allotment (on proposed Lot 1) and is designed to address the road frontage. The main front wall of the dwelling is setback 7.38 metres from the road boundary.

The dwelling is of a modern design that includes a front projecting portico, a single garage under the main roof and pitched roof form. External materials and finishes include face brickwork and rendered cladding, aluminium frame windows and doors and colorbond roof sheeting.

Application 2 (211/1308/2016)

The construction of one (1) single storey detached dwelling. The proposed dwelling is sited toward the rear of the allotment (on proposed Lot 2) in a battle-axe arrangement. The rear of the dwelling is setback at least 15.42 metres from the rear boundary and 10 metres from the top of the bank of the adjacent creek.

The dwelling is of a conventional design that includes a simple front façade with a small portico, a single garage and a pitched roof form. External materials and finishes include face brickwork cladding, aluminium frame windows and doors and colorbond roof sheeting.

Application 3 (211/818/2017)

A Torrens Title land division to create one additional allotment. Lot 1 on the plan of division has a 10.65 metre wide frontage to Gray Street and is 342m² in area. This allotment is being created for a detached dwelling, as proposed in 'Application 1'. Lot 2 is a battle-axe shape allotment with an area of 643m². The allotment 'handle' is 5.5 metres wide and will provide access from Talbot Avenue. This allotment is also being created for a detached dwelling, as proposed in 'Application 2'.

Refer to **Attachments 1 to 3** for a copy of the proposal plans.

REFERRALS

Internal

- City Assets

Initial concerns were raised regarding the following matters:

- Dwelling 2 is required to be located a minimum of 10 metres from the top of the bank of the adjacent creek;
- The proposal plans need to accurately show the location of the creek; and
- The proposed stormwater connection is too close to the existing stobie pole.

The applicant has subsequently addressed the above concerns.

A full copy of the relevant report is attached, refer **Attachment 4**.

External

The application was referred to the following external agencies:

- SA Water

SA Water has raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been recommended.

- State Commission Assessment Panel (SCAP)

SCAP has raised no concerns with the proposal. Standard conditions of consent have been recommended.

A full copy of the relevant reports is attached, refer **Attachment 5**.

ASSESSMENT

The subject land is located within Medium Density Policy Area 19 of the Residential Zone, as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 5, 6, 7, 8
Design and Appearance	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 20 & 21
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2, & 3
Hazards	Objectives	1, 2, 4, 5
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7
Infrastructure	Objectives	1, 2, & 3
	Principles of Development Control	1, 3, 4, 5, 6, 8, 9, 10, 14 & 16
Interface between Land Uses	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, & 4
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 4, 5, 6, 7, 8, 12, & 16
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4 & 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 5, 6, 7 & 8
Residential Development	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 20, 21, 24, 27, 28, 29, 30 & 31
Siting and Visibility	Objectives	1
	Principles of Development Control	1, 2, 4, 5, 7 & 8
Transportation and Access	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 8, 9, 10, 11, 13, 14, 18, 20, 21, 22, 23, 24, 25, 30, 32, 33, 34, 35, 36, 37, 39, 40, 41, 43, 44 & 45

Zone: Residential Zone	
Desired Character Statement:	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 2, 5, 6, 7, 9, 10, 11, 12, 13 & 14

Policy Area: Medium Density Policy Area 19	
Desired Character Statement:	
<p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 4 & 7

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	270m ² minimum - Detached Dwelling	342m ² (Dwelling 1) 643m ² (Dwelling 2) Satisfies
SITE FRONTAGE <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	9m minimum - Detached Dwelling	10.65m (Dwelling 1) 5.5m (Dwelling 2) Does Not Satisfy (Refer to assessment below)
SITE COVERAGE <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	60% maximum	61% (Dwelling 1) 23% (Dwelling 2) Satisfies (minor departure)
STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m minimum	7.38m (Dwelling 1) N/A (Dwelling 2) Satisfies
SIDE/REAR SETBACKS <i>Residential Zone</i> <i>PDC 11</i> <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	Side 0m - garage on boundary 1m - vertical side wall is 3 metres or less 2m - vertical side wall is between 3 and 6 metres Rear 6m minimum	904mm & 4m (Dwelling 1) 914mm & 4m (Dwelling 2) Garage on boundary Partially Satisfies (Refer to assessment below) 15.42m setback Satisfies
OVERSHADOWING <i>Residential Development</i> <i>PDC 10, 11, 12, 13</i>	Protect winter sunlight to adjacent dwellings' north facing windows, private open space and solar panels - min. 2 hours of sunlight between 9.00am and 3.00pm on 21 June	- Single storey - Rear yards and north facing windows of adjoining properties would receive in excess of two hours of direct sunlight. Satisfies

PRIVATE OPEN SPACE <i>Residential Development Module</i> PDC 19	300-500m ² - 60m ² (min.) - Minimum dimension 4m. - 16m ² (min.) at the rear of side of dwelling, directly accessible from a habitable room. >500m ² - 80m ² (min.)	60m ² (Dwelling 1) 200m ² + (Dwelling 2) Does Not Satisfy (Refer to assessment below)
DRIVEWAY ACCESS <i>Land Division Module</i> PDC 7	5.5m wide for first 5m then reduces to 4m	5.5m wide for first 5m then reduces to 4m Satisfies
CARPARKING SPACES <i>Transportation and Access Module</i> PDC 34	2 spaces (one covered) - Detached Dwelling and Residential Flat Building, plus additional 0.25 space per dwelling in residential flat building	One covered space and one visitor space (Dwelling 1 and 2) Satisfies
LANDSCAPING <i>Landscaping, Fences and Walls Module</i> PDC 4	Minimum 10% of development site	Adequate area for at least 10% landscaping of development site Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Allotment Frontage

Principle of Development Control 4 of the Residential Zone, Medium Density Policy Area 19 prescribes a minimum frontage of 9 metres for a detached dwelling. The road frontage for proposed Lot 1 is 10.65 metres, which satisfies this principle. The frontage for proposed Lot 2 is considerably less than 9 metres as this frontage is designed for access only due to the battle-axe configuration of the allotment.

The frontage shortfall would not have any notable planning impacts or consequences given that the front dwelling (Dwelling 1) addresses the road frontage in an appropriate manner and the overall design of the development would facilitate safe and convenient vehicle access, with sufficient area for landscaping to visually soften the built form and driveways.

It is also observed that significant infill development has occurred within the locality, most notably on the adjoining properties to the north and south. The site area and frontage of the proposed allotments are substantially the same as these adjoining properties which contain detached dwellings on battle-axe shape allotments. The dwelling density and allotment layout of the proposal is therefore compatible with the established pattern and built form characteristics of the locality.

Side Setbacks

As the side walls of the proposed dwellings are less than 3 metres in height, Principle of Development Control 11 of the Residential Zone recommends a side boundary setback of at least one metre. The proposed dwellings would be setback approximately 900mm from the southern side boundary of the subject land. This is considered to be a minor departure from the setback standard as the shortfall is in the order of only 100mm and the modest wall height of 2.5 metres would ensure the dwellings are not visually overbearing or likely to cast significant shadow.

The side boundary offsets are also consistent with the corresponding setbacks of existing development on adjoining properties.

The proposal therefore satisfies the intent of Principle of Development Control 11 of the Residential Zone.

Private Open Space

The proposed dwellings will be provided with at least 60m² of private open space, which satisfies Principle of Development Control 19 of the General Section (Residential Development). This same principle requires areas of the private open space to have a minimum dimension of four metres. Whilst the minimum dimension of the rear yard for Dwelling 1 is only three metres, the yard area is considered functional for clothes drying, recreation and other domestic activities as it is of sufficient size and shape, is directly accessible from living areas and is orientated to receive adequate sunlight.

The proposed development is considered reasonable with regard to private open space.

Flood Management

There is an existing drainage creek (Brownhill Creek) that flows through the rear of the subject land. The location of the creek means that a portion of proposed Lot 2 would be affected by a 1-in-100 year flood event. Given the potential flooding risks associated with the creek, the proposal has been referred to Council's City Assets Department to undertake a site-specific flood analysis, including a review of relevant flood data.

Principle of Development Control 4, 5 and 6 of the General Section (Hazards) seek to ensure that development located on land that is susceptible to flooding does not occur unless appropriate measures are in place to protect property and public safety during a flood event. Council's City Assets Department considers it necessary for proposed Dwelling 2 to be located a minimum of 10 metres from the top of the bank of the adjacent creek. The original proposal has been amended at the request of Council staff and now satisfies the required 10 metre setback.

As a further safeguard, Council's City Assets Department has considered the street levels and relevant flood data and recommends a minimum finished floor level of 17.465 AHD to protect the proposed dwellings from flood inundation. The finished floor levels of the dwellings have been set at 17.50 and 17.75 AHD respectively, which is acceptable from a flood management perspective.

Given the above measures, the proposal would not increase the potential hazard risk to property or public safety and would not impede the flow of floodwaters through the land. Principle of Development Control 4, 5 and 6 of the General Section (Hazards) is therefore satisfied.

SUMMARY

When balanced against the existing site and locality characteristics and the Desired Character for Medium Density Policy Area 19, the proposed division of land and associated dwellings are considered to be desirable, orderly and appropriate forms of development.

The dwelling density and allotment layout of the proposal accords with the Desired Character and is compatible with the established pattern and built form characteristics of the locality.

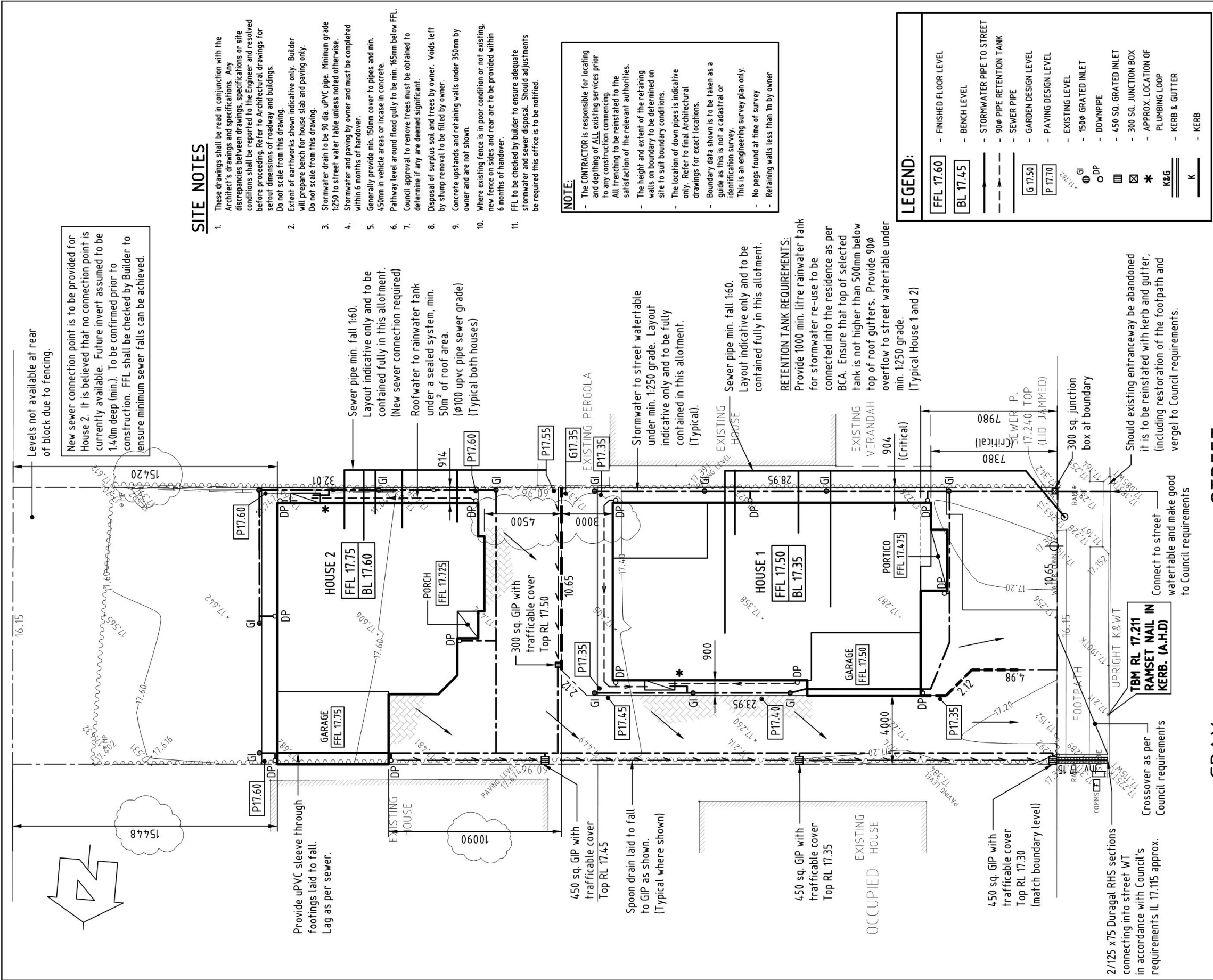
The built form has sufficient regard for adjoining residential development and the streetscape, in terms of the overall scale and massing, architectural detailing and siting of the development. It has also been demonstrated that the proposal would not adversely impact upon traffic safety on the adjacent road network or increase the potential flood hazard risk to property or public safety.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 5 May 2016 and warrants Development Plan Consent and Land Division Consent.

Attachments

- 1. Proposal Plans - Dwelling 1**
- 2. Proposal Plans - Dwelling 2**
- 3. Plan of Division - Application 3**
- 4. City Assets Referral Response**
- 5. SA Water and SCAP Referral Response**



SITE NOTES

1. These drawings shall be read in conjunction with the Architect's drawings and specifications. Any discrepancies between drawings, specifications or site conditions shall be reported to the Engineer and resolved before proceeding. Refer to Architectural drawings for setout dimensions of roadway and buildings.
2. Do not scale from this drawing.
3. Extent of earthworks shown indicative only. Builder will prepare bench for house slab and paving only. Do not scale from this drawing.
4. Stormwater drain to be 30 dia. uPVC pipe. Minimum grade 1250 to street water table unless noted otherwise.
5. Stormwater and paving by owner and must be completed within 6 months of handover.
6. Generally provide min. 150mm cover to pipes and min. 450mm in vehicle areas or increase in concrete.
7. Pathway level around flood gully to be min. 165mm below FFL.
8. Council approval to remove trees must be obtained to determine if any are deemed significant.
9. Disposal of surplus soil and trees by owner. Voids left by stump removal to be filled by owner.
10. Concrete upstands and retaining walls under 350mm by owner and are not shown.
11. Where existing fence is in poor condition or not existing, new fence on sides and rear are to be provided within 6 months of handover.
12. FFL to be checked by builder to ensure adequate stormwater and sewer disposal. Should adjustments be required this office is to be notified.

NOTE:

- The CONTRACTOR is responsible for locating and depth of ALL existing services prior to any construction commencing. All trenching to be reinstated to the satisfaction of the relevant authorities.
- The height and extent of the retaining walls on boundary to be determined on site to suit boundary conditions.
- The location of down pipes is indicative only. Refer to final Architectural drawings for exact locations.
- Boundary data shown is to be taken as a guide as this is not a cadastral or identification survey. This is an engineering survey plan only.
- No pegs found at time of survey
- Retaining walls less than 1m by owner

LEGEND:

FFL 17.60	- FINISHED FLOOR LEVEL
BL 17.45	- BENCH LEVEL
→	- STORMWATER PIPE TO STREET
---	- 900 PIPE RETENTION TANK
---	- SEWER PIPE
G 17.50	- GARDEN DESIGN LEVEL
P 17.70	- PAVING DESIGN LEVEL
GL	- EXISTING LEVEL
DP	- 1500 GRATED INLET
○	- DOWNPIPE
□	- 450 SQ. GRATED INLET
□	- 300 SQ. JUNCTION BOX
*	- APPROX. LOCATION OF PLUMBING LOOP
K&G	- KERB & GUTTER
K	- KERB

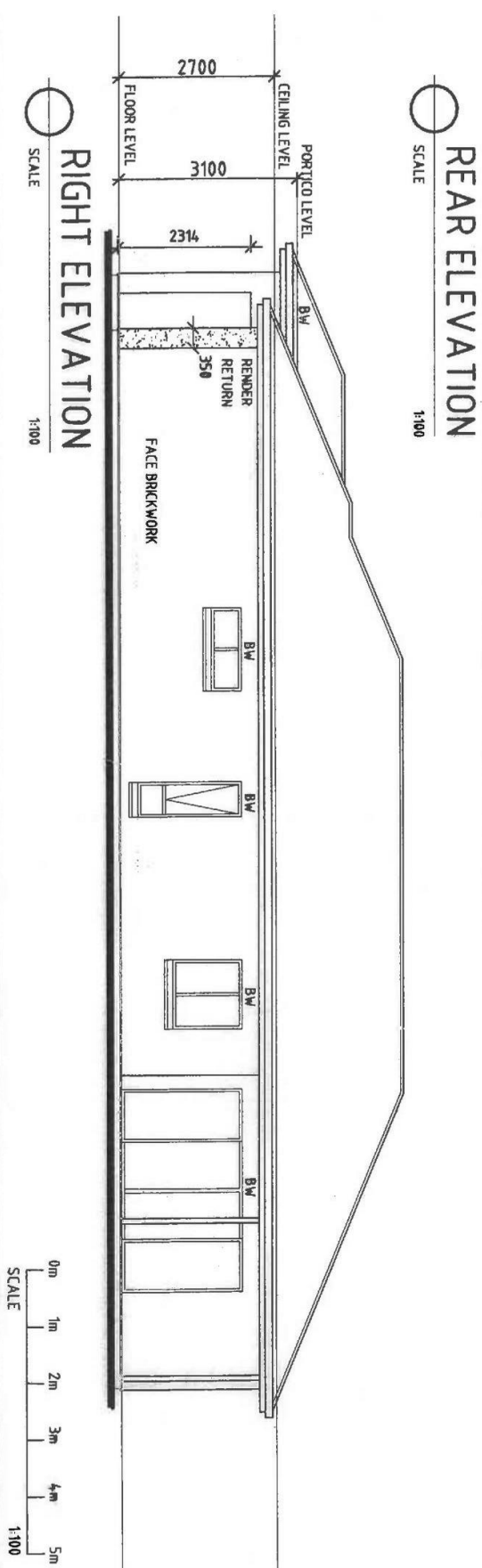
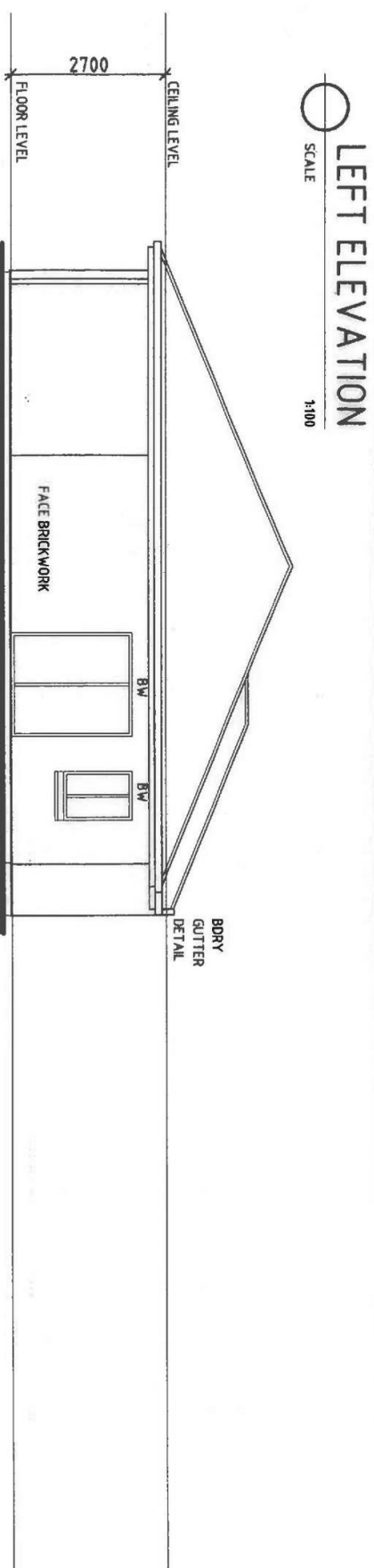
REFER TO DRAWING 4 OF 4
FOR SITE DETAILS

GRAY STREET
SITE DRAINAGE PLAN
Scale 1:200

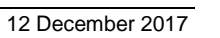
sheet title		client		design		date	
SITE DRAINAGE PLAN (HOUSE 1)		K S ZUMMO		CH		9.5.17	
		LOT 159 GRAY STREET		drawn		scale	
		PLYMPTON		ref. no.		170448	
				sheet no.		A	
				ref. no.		3 OF 4	
				date		10.11.17	
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			
				initial			
				date			

Architectural elevation drawing of a building facade. The drawing shows a gabled roof structure with colorbond gutters and fascias. Key dimensions and labels include:

- Dimensions:**
 - 2700 (Floor Level to Ceiling Level)
 - 3100 (Floor Level to Portico Level)
 - 900 (Width of FG section)
 - 700 (Width of BW section)
 - 350 (Render Return)
 - 2314 (Width of Face Brickwork section)
- Labels:**
 - COLORBOND GUTTERS & FASCIAS
 - CEILING LEVEL
 - FLOOR LEVEL
 - FG (Facing Gutter)
 - BW (Boundary Wall)
 - BOUNDARY GUTTER DETAIL
 - FACE BRICKWORK
 - RENDER RETURN
 - PORTICO LEVEL

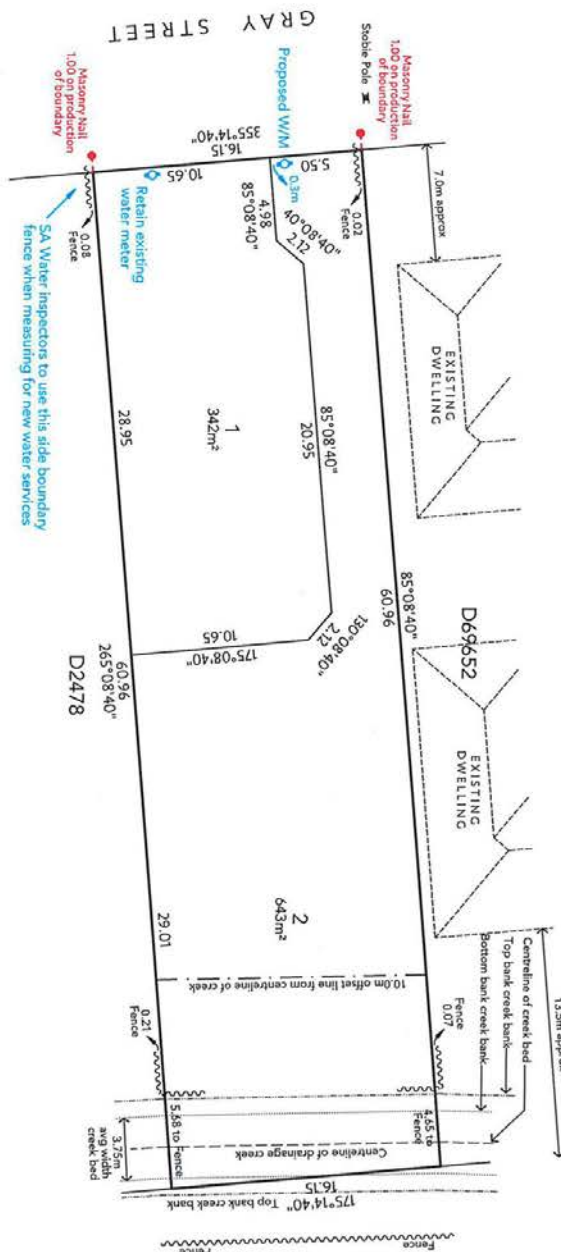
Page 231

12 December 2017



20.4.17

12 December 2017



D1983

Local address application

211 / D142 / 16

SHEET 1 OF 1 SHEETS

City of West Torrens

Total area of site:

985m²

Area of reserve provided:

0m²

No. of existing structures:

1

No. of proposed structures:

2

No. of additional structures:

1

Subject land details:

Allotment 159 in D2478

Site address: 71 Gray Street

Suburb: Plympton

Hundred: Adelaide

Title: C.T. 5545 / 423

Assessment:

All measurements in metres unless shown otherwise. Do not scale drawing. Original sheet size is A3.

Refer to the building plans for the proposed dwelling(s). Owner/developer or building designer to advise if the configuration of the dwellings change in any form.

All existing structures are to be demolished. Owner or developer to apply to Council for demolition approval.

SA Water Contact Details
 Michael Zaina
 Zaina Stacey Pty Ltd
 Phone 8379 7979

0 2.5 5 7.5 10 12.5
 SCALE 1:250m METRES

Rev.	Date	Description
0	14/11/2007	Boundaries amended as per planning application
1	21/09/2007	Boundaries amended as per planning application
2	17/09/2007	15m offset line and existing dwellings added
3	16/11/2006	Canal line of creek position amended after site check
4	10/11/2006	Canal line of creek position amended after site check
5	10/11/2006	Canal line of creek position amended after site check
6	07/02/2016	Water meter for allotment 1 amended
7	20/02/2016	Original issue

ZAINA STACEY
 DEVELOPMENT CONSULTANTS

Office: 13 Avenue Road, Adelaide SA
 Post: PO Box 1000, Torrens Park SA 5002
 Phone: 08 8379 7979
 Email: planning@zainastacey.com

Reference: 16256



Memo

To Jordan teng
From Jane Teng
Date 21 September 2017
Subject 211/602/2017, 71 Gray Street, PLYMPTON SA 5038

Phil Harnett,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

Darren

I write to you in relation to the current land division and land use application associated with the allotment at 71 Gray Street, Plympton.

As background, this property (in addition to the properties to the north and south along Gray Street) has much of Brown Hill Creek located within the boundaries of the property, running north-south through the east end of the property. This portion of the creek (for the most part) currently has an earthen unlined form, is deep, narrow and would reasonably be susceptible to erosion and/or bank collapse.

It is noted that the Stormwater Management Plan which has recently been approved for the Keswick and Brown Hill Creek systems specifically identifies the challenges and issues with this specific reach of the Brown Hill Creek and nominates that as part of future major upgrade of the Brown Hill Creek channel, addressing of the land ownership issues of this section of creek and ultimate acquisition of land for this purpose is to be undertaken.

Although Council Administration typically utilises a 10m offset of new structure from the CENTRELINE of a watercourse in association with consideration of development assessment, due to the unique challenges of this 150m length of watercourse an offset of 10m from TOP OF WATERCOURSE BANK to any new structure has been uniformly utilised.

Over the past few years similar hammerhead development on both the property to the North (No.73) and the property to the South (No.69) have been approved and constructed under this offset from 'top of bank' consideration. In lieu of hammerhead development of the property at No.67, and due to the uniqueness of the location of the property at a bend in the creek, Council has purchased the rear of the original property to address these same associated concerns with the creek.



Council are also currently considering and assessing an application for another property to the north of this site and is similarly seeking alteration to the proposed concept to achieve the 10m setback from the 'top of bank' of the watercourse.

In relation to the specific property at 71 Gray Street, over recent years there have been at least two previous development applications considered on this site where feedback has been provided and design alteration undertaken (as necessary) to achieve the desired 10m setback from 'top of bank' as sort in this locality. It is noted that the owner of the current property as part of the current application is also the same owner as indicated on previously provided plans as part of these previous applications.

Unfortunately as part of the original City Assets feedback in relation to the current development proposals for this site, erroneous feedback was provided which referenced 10m from 'the centre line of the site' rather than offset from 'top of bank'. City Assets is now seeking correction of this offset consideration prior to the resolution of the current development applications. This position has been vetted and supported by the General Manager of both the City Development and City Assets.

The site survey information provided in association with the current application does not accurately reflect either the location or shaping of the creek within the rear of the property, as is standardly requested in association with any development adjacent to a waterway. As such, the accurate consideration of any appropriateness of the offset based on this information subsequently cannot be determined from this information. Based on available information associated with the approved developments directly to the north and south of No.71, where are known to have been approved on appropriate information and appropriate setback from 'top of bank', a reasonably accurate determination of the appropriate setback of the proposed new dwelling at the rear of the site can be interpolated. This information would require the proposed rear dwelling to be setback a further 3.0m from the creek (eastern end of the property) as compared to the currently proposed location as nominated on the Lelio Bibbo 'Site Drainage Plan (House 2)' - Ref. No. 160904 Sheet 3 Rev. B - Dated 12.05.17.

It is acknowledged that this increased setback from the rear of the site would mostly likely impact the shaping of the proposed land division arrangement for the original site. Impacts may also be necessary to the design and shaping of the proposed dwelling at the rear (House 2) and maybe even the front (House 1) of the site, depending on other planning consideration and the desired applicant drivers for the development.

The City Assets Department would recommend alteration as necessary to the land use and land division applications at this allotment as necessary to achieve appropriate offset of any new structures from the adjacent Brown Hill Creek in accordance to that outlined above.

Please feel free to contact the undersigned should you require any further clarification of the above.

Brendan Fewster

From: Frank Siow
Sent: Thursday, 8 December 2016 4:21 PM
To: Kelly Briton-Jones
Cc: Joseph Ielasi
Subject: DA Comments 71 Gray Street DA 211/1308/2016

Hi Kelly,

Can't update the pathway document on this one so have to send it through via email. If you could update pathway for me and complete the task that would be much appreciated.

Feedback inserted below:

Kelly,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 Offset from adjacent creek

- 1.1 Council requires all new elements of this development to be located a minimum of 10.0 m from the centreline of the adjacent creek. Additional information should be provided to indicate the location of the adjacent creek to ensure that this offset can be maintained in the future land use application. I note that the alfresco appears to be too close to the creek.

Furthermore, I note that in the provided site plans, the rear boundary comes across as a 'straight line'. From an aerial view of the allotment, it appears that there is an existing fence that follows the creek at a slight angle. I therefore suspect that the creek has not been accurately shown on the provided plans. Given that the creek possibly flows through a portion of the land, it is imperative to accurately represent the creek in the site plan.

It is recommended that an accurate creek location be indicated on the plan to allow appropriate consideration of its impact on the development of the rear allotment.



Figure 1: Apparently location of creek appears to be within the subject allotment

2.0 Traffic Comments

- 2.1 Vehicle manoeuvrability is assessed as acceptable as shown in 'Site Drainage Plan' (Lelio Bibbo Ref No. 160903 – Sheet 3 of 4).

3.0 Verge Interaction (with street tree)

- 3.1 In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties.

New driveways and stormwater connections are required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.

- 3.2 The proposed stormwater connection is too close to an existing stobie pole and crossover location. It should be relocated to satisfy the above typical offset requirements.

4.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 4.1 In accordance with the provided 'Site Drainage Plan' (Lelio Bibbo Ref No. 160903 – Sheet 3 of 4) the FFL of the proposed development (House 1: 17.6, House 2: 17.85) has been assessed as satisfying minimum requirements (17.465) in consideration of street and/or flood level information.

Contact
Telephone (08) 71097016
Facsimile (08) 83030604



22 November 2017

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir/Madam

**Re: Proposed Application No. 211/D142/16 (55668) Amended Plan 14/11/17
for Land Division by Kathleen Zummo**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0050613).
2. Payment of \$6676 into the Planning and Development fund (1 allotment @ \$6676/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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders 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.

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.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully



Brett Miller
Team Leader – Planning Services
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



24 November 2017

Our Ref: H0050613

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D142/16 AT PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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.

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.

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Wendy Hebbard
Telephone 7424 1119

6.10 305-309 Henley Beach Road, BROOKLYN PARK

Application No 211/869/2016

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land Division (SCAP 211/C113/16) Community Title Division of two into five allotments, the construction of three (3) Group Dwellings with associated common driveway and landscaping and the construction of two outbuildings (carports) in association with existing dwellings.
APPLICANT	M Ladas & L Iosifidis c/- Elite Land Solutions
APPLICATION NO	211/869/2016
LODGEMENT DATE	30 June 2016
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> DPTI, SA Water and SCAP
DEVELOPMENT PLAN VERSION	5 May 2016
MEETING DATE	12 December 2017

RECOMMENDATION

The Council 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. 211/869/2016 by M Ladas & L Iosifidis to undertake Land Division (SCAP 211/C113/16) Community Title Division of two into five allotments, the construction of three (3) Group Dwellings with associated common driveway and landscaping and the construction of two outbuildings (carports) in association with existing dwellings at 305 – 309 Henley Beach Road, Brooklyn Park (CT5331/146, CT 5435/598 & CT 5573/975) 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):

Council Conditions

1. That the development is to be established in accordance with the plans and details submitted in Development Application 211/869/2016.
2. That the external finishes of the herein approved dwellings and carports shall be of materials and colours to match or complement those of the existing dwellings to the reasonable satisfaction of Council. The Applicant shall provide a schedule of external finishes to Council for approval prior to the issue of Building Rules Consent.
3. That stormwater detention, re-use and/or water quality measures shall be implemented in accordance with engineering calculations and design drawing(s) provided by RCI Consulting Engineers (Job Number C23594, Sheets 1 and 2 dated 14 August 2017, and 'Combination Retention / Detention Tank (Diagrammatic)' calculations dated June 2017).

4. 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.For this purpose, the stormwater management plan shall incorporate the following:
 - i. A minimum 3KL combined detention/retention storage tank (2KL for detention and 1KL for retention) to Lot 305-309 and Dwellings 1-3.
 - ii. A minimum of 75% of the roof area from each dwelling shall be directed to the combined detention/retention storage.
 - iii. Discharge from the combined detention/retention storage tanks are to be limited through the utilisation of a DN 20 outlet orifice position at 1.0m at detention water level. The design restriction flow per tank shall be the following:
 - Lot No. 305: 3.81L/s
 - Lot No. 307 ,309 and Dwellings 1-3: Combined total of 16.19L/s
5. 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.
6. That vehicle access ways and carparking spaces shall be kept free of obstructions at all times.
7. 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.
8. That no above ground structures such as letterboxes, service meters or similar are to be installed within the area designated as the entrance to the site, common driveway or parking areas.

Commissioner of Highways Conditions

The following conditions are imposed at the request of the Commissioner of Highways (ref: 2017/02001 Process ID: 484808, dated 17/11/2017)

9. All access to/from Allotments 202 - 206 shall be gained via the common property access only. No additional access onto Henley Beach Road shall be permitted.
10. All obsolete crossovers shall be closed and reinstated to Council standard kerb and gutter at the applicant's expense.
11. A clear 6.0 x 6.0 metre shared access area of the common property shall be provided adjacent Henley Beach Road (as shown on related site plan by Verrocchi Building Design, Drawing No. 2, Rev 0, dated 3/10).
12. All vehicles must enter and exit Henley Beach Road in a forward direction.
13. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Henley Beach Road. Any alterations to the road drainage infrastructure required to facilitate this development shall be at the applicant's expense.

State Commission Assessment Panel

The following conditions are imposed at the request of the State Commission Assessment Panel

14. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0048345).

SA Water advises 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.

15. Payment of \$19,464.00 into the Planning and Development Fund (3 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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

16. 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 State Planning Commission for Land Division Certificate purposes.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

The minimum site area and road frontage for group dwellings within the Zone is 340m² and 10m respectively.

While the overall proposal is presented with an (average) site area per dwelling of 352.93m², this is achieved as a result of inclusion of the three existing dwellings, with the area of proposed Allotment 200 (in DA 211/837/2016) being 479m² and the dwellings at No. 307 and 309 being 345m² and 422m² respectively. This results in the proposed group dwelling sites all being less than the required 340m².

Whilst the site area of the three rear allotments (for group dwellings) is not a minor departure from the 5% threshold when using a simplistic calculation of site area, the three allotments with frontage to Henley Beach Road adequately comply.

Similarly, the minimum 10m road frontage is achieved by the three front allotments, two of which are within the current proposal. Rear allotments do not have frontage to a public road.

It is deemed appropriate that the Council Assessment Panel determine the application.

PREVIOUS OR RELATED APPLICATION(S)

DA 211/318/15 – (refused pursuant to s39(3)(b) and superseded by the current proposals).

DA 211/837/2016 – the proposal should be viewed in conjunction with this associated boundary realignment application.

SITE AND LOCALITY

The subject land is located within the Residential Zone, and more particularly within Low Density Policy Area 20 of the West Torrens Council Development Plan, consolidated 5 May 2016.

The subject land is a combination of three existing allotments, each containing a single storey detached dwelling and associated outbuildings. All dwellings are provided with direct access to Henley Beach Road, without the provision of turning bays. The subject land is maintained in poor to average condition, with dwellings anticipated to be of 1950-60s construction. Dwellings at 307 and 309 Henley Beach Road contain front fences. Each of the dwellings is devoid of any substantial landscaping or vegetation. Existing dwellings have been rendered in a light neutral colour scheme, with red tiled roofing. The subject land is depicted in **Photo 1**, below.

The locality is eclectic in nature and consistent with the nature of development evident on major arterial roads. Within the locality, to the east of the subject land, a well-developed Urban Corridor Zone / High Street Policy Area provides a range of commercially oriented land uses, including a supermarket, two petrol filling stations, a veterinary surgery and a range of small scale office and retail developments. Marion Road is located further to the east, forming a major intersection with Henley Beach Road.

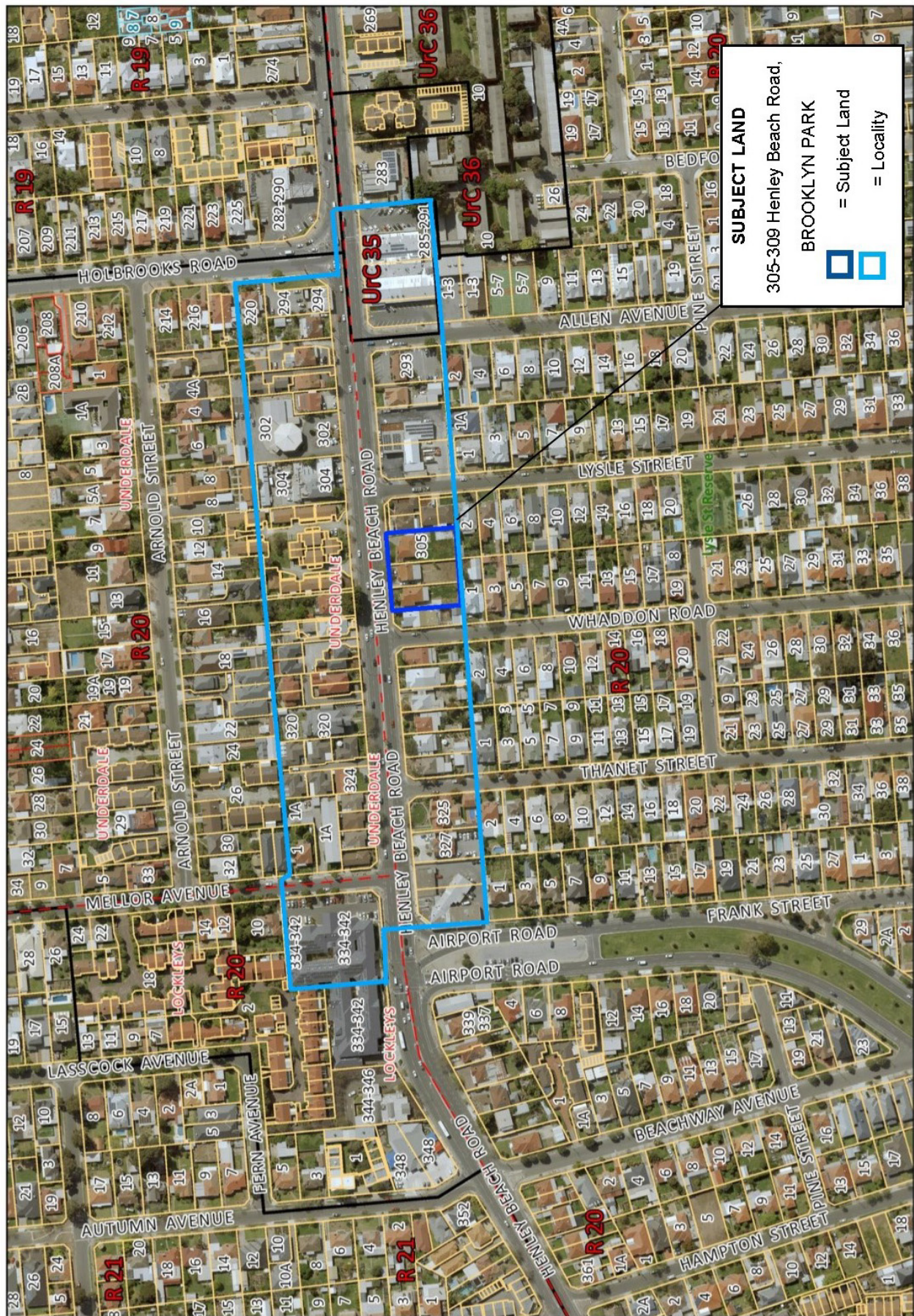
Opposite the subject land, also within the Residential Zone, a variety of low to medium scale residential developments are observed. While the immediate locality contains predominantly single storey dwellings, directly opposite the land is a medium density, group dwelling development comprising a combination of single and two storey dwellings. To the west on Henley Beach Road, at the intersection of Airport and Henley Beach Roads, lies the two storey Astia Health Lockleys Aged Care facility and a small commercial precinct akin to a local centre, including restaurants, retail and office land uses. Redevelopment of the subject land is in keeping with the character of the locality.

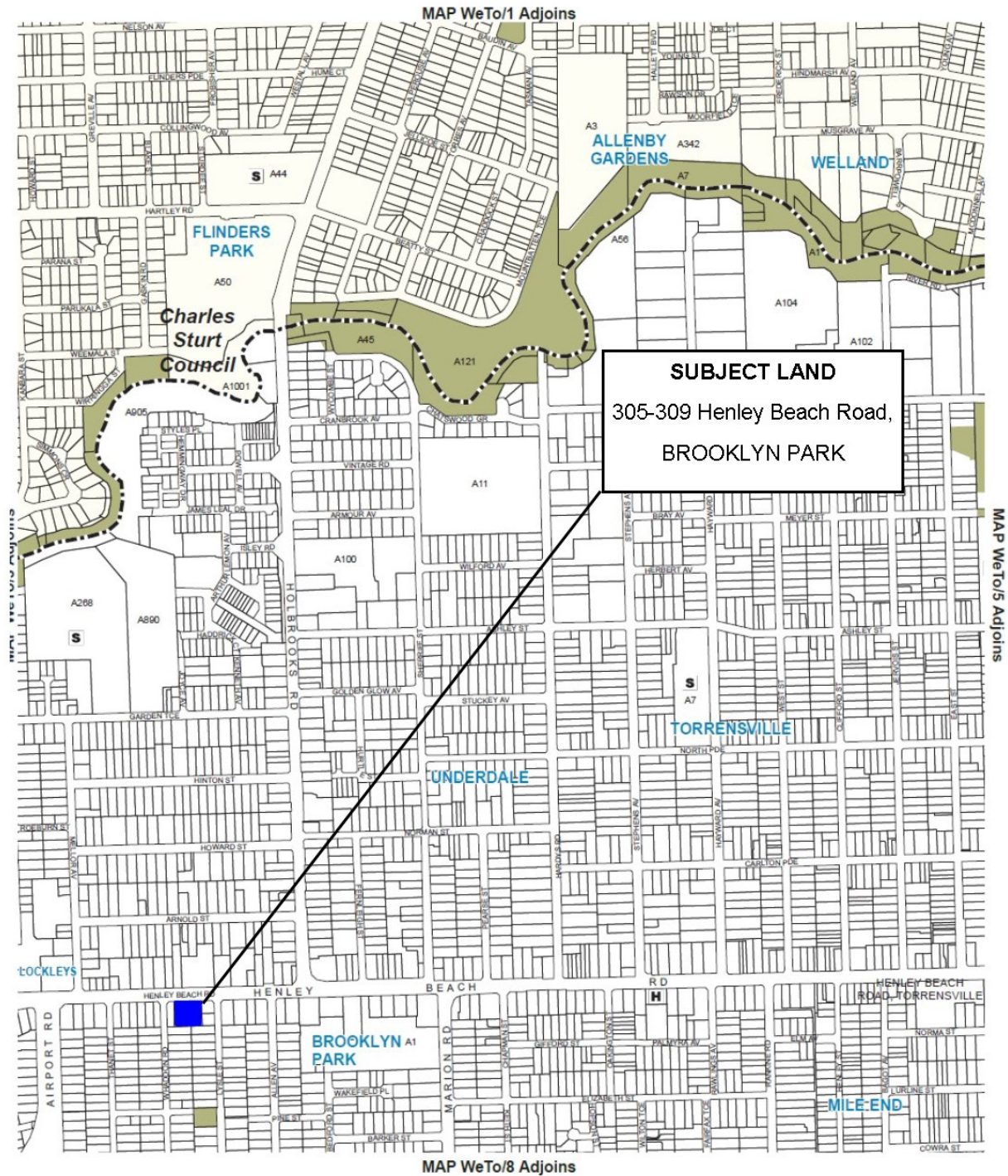


Photo 1 | Subject land – Existing Dwellings

Source: Google maps

The site and locality are shown in the following maps:





Location Map WeTo/4

- S** School
- H** Other Health Services
- Local Reserves
- Development Plan Boundary

WEST TORRENS COUNCIL
Consolidated - 5 May 2016

PROPOSAL

The proposal is a combined land use and land division application, and should be viewed together with the land division proposed via DA 211/837/2016 (SCAP 211/D111/16) in order to gain a full appreciation of the configuration of the subject land and the intent to retain the existing dwellings as part of the development. A copy of the plan of division for DA 211/837/2016 is included in **Attachment 1** (*for information purposes only*).

The proposed land division seeks to create five (5) Community Title allotments from three (3) existing allotments. By virtue of development application 211/837/2016, an allotment (A200) known as 305 Henley Beach Road will be partially excised from the subject land, whilst enabling the rear portion to be utilised for the group dwelling development. A decision on 211/837/2016 can be made under delegation, with notification of the decision pending the outcome of the current application.

The proposed division of land provides for 5 community titled allotments ranging in area from 271m² – 422m². Proposed allotments 205 and 206 will contain existing dwellings on allotments of 345m² and 422m² respectively.

To enable access to the rear of the land, a common driveway of some 595m² will be constructed between the two existing dwellings. A 6m x 6m area is provided at the entrance to the site to ensure vehicles can pass safely at the entrance to the development. All dwellings are provided with sufficient manoeuvring area to ensure forward entry and exit to/from the site.

The two existing dwellings will be provided with new carports to the rear of the dwellings, together with a designated visitor parking space.

Three new group dwellings will be constructed on proposed allotments 202 (Dwelling 1), 203 (Dwelling 2) and 204 (Dwelling 3). Allotment areas are 301m², 271m² and 296m² respectively. Dwellings are single storey with brick veneer and render construction. Dwellings will be roofed with Colorbond. External colours have not been nominated.

Dwellings will comprise three bedrooms, two bathrooms and an open plan kitchen, dining and lounge area. Dwellings 1 and 3 are provided with an under main roof alfresco outdoor area. Each dwelling is provided with an area of private open space, which is directly accessible from living areas. Given the alignment of the allotments, private open space is located on the southern side of the dwellings. Each of the 5 dwellings forming part of the community titled development is provided within a carport/garage and a visitor parking space. An additional parking space is located at the rear of the existing house at 305 Henley Beach Road. This is accessible from the common driveway and will be generally available to visitors to any dwelling.

Services connection is provided to the west of the common driveway entrance. Letterboxes will also be provided within the designated common property. Waste collection will be via Henley Beach Road, with residents required to wheel bins to the street for collection.

An overview of the proposal is provided in **Table 1**, below.

Dwelling	Site Area	Dwelling Area (excl garage and alfresco)	Site coverage	Private Open Space	Parking
1 (A202)	301m ²	174.70m ²	58.11%	78.45m ²	1 + 1 visitor
2 (A203)	271m ²	158.73m ²	58.65%	69.20m ²	1 + 1 visitor
3 (A204)	296m ²	174.21m ²	58.78%	82.39m ²	1 + 1 visitor
A 206 <i>Existing dwelling (#307)</i>	345m ²	165.14m ²	45.57%	63.21m ²	1 + 1 visitor
A 205 <i>Existing dwelling (#309)</i>	422m ²	192.44m ²	45.21%	83.63m ²	1 + 1 visitor
Development Average <i>(incl A200 in 211/D111/16)</i>	352.93m ²		51.06%	83.19	

Table 1 | Development quantitative overview

A copy of the proposal plans and report prepared by URPS are provided in **Attachment 2**.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 (2)(a)(ii) [group dwellings], Schedule 9 (2)(f) [land division] and Schedule 9 (2)(d) [carports] of the *Development Act and Regulations 1993*.

Public notification was not undertaken.

REFERRALS

Internal

- **City Assets Department**

Comments were provided regarding the following matters;

- Traffic manoeuvrability and carparking
- Finished floor level requirements
- Verge interaction
- Refuse collection
- Letterbox location
- Stormwater management

Following a number of amendments to the proposal as a result of comments from DPTI, and re-referral to the City Assets department, all matters have been addressed.

External

Pursuant to Section 37(4)(b) and Schedule 8 of the *Development Act and Regulations 1993*, the application was referred to Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI).

- **DPTI**

A number of referral reports were received from DPTI during the course of assessment. DPTI has viewed the two development applications concurrently. DPTI comments are particularly focussed on vehicle access to and from the existing dwelling located at 305 Henley Beach Road (A200 (No. 305) which does not form part of this application).

Comments received from DPTI led to a number of minor amendments to the proposal in order to meet requirements of the department in relation to vehicle manoeuvring and to enable forward entry and exit to/from the site.

The final report from DPTI has acknowledged that the amended plans, received on 5 October 2017, demonstrate that vehicles can successfully manoeuvre from the existing garage at No. 305 and that turn paths within the common property associated within the group dwellings site are adequate.

DPTI has advised that *'the related site plan indicates a clear 6.0 x 6.0 metre shared access area for the common driveway, which is supported by DPTI. All obsolete crossovers should be closed and reinstated to Council standard kerb and gutter at the applicant's expense. The changes identified to the car parking arrangements for Allotments 204 & 205 are in line with this department's previous comments and are also supported'*.

Concerns were raised regarding the following matters:

- Continued use of the existing access provided to A200 (No. 305)

While DPTI have stated the retention of the access provided to No. 305 will be 'tolerated', the department has expressed a desire for a Right of Way to be included in the community title division, such that future development of A200 (No. 305) would facilitate the closure of the current driveway in preference for the use of the common driveway associated with the herein proposed group dwellings.

The DPTI report includes a recommended condition of consent in this regard.

The author of the CAP report remains concerned that the request for a right of way for A200 over the common property within 211/C113/16 may not be practical or appropriate in the context of the current applications. As part of 211/D111/16, it is intended that the existing dwelling on A200 be retained. To that end, there is no rear of allotment access available, and any inclusion of vehicle access to the rear of the dwelling would negatively impact on private open space enjoyed by the occupants. Whilst it is anticipated that the request may be an endeavour to secure access over the common property in the event that A200 is redeveloped in future, that allotment does not form part of the current application.

It is considered that the right of way anticipated by the condition is not required, and more so that it is impractical given the current configuration of the land and the current proposal to retain the dwelling on Allotment 200. It is further considered that DPTI is improperly seeking to secure a right of way in the event of *future* development, rather than in response to the current proposal. There is a concern that such a condition is invalid and may be subject to legal challenge. The condition is opposed on this basis.

Notwithstanding, DPTI have confirmed forward entry and exit of vehicles from A200. Accordingly, the right of way is not required, nor relevant in the current application.

The report was received in relation to a Schedule 8 referral, of which Council is to have 'regard' for the advice from the agency.

Advice from the State Commission Assessment Panel (SCAP) administration was sought in regard to the imposition of the recommended condition, and particularly to recommended Condition 4 within the DPTI recommendation. SCAP administration have confirmed that Council has the discretion to impose, or not, any recommended conditions.

To that end, the author of this report has had 'regard' to DPTI's advice and does not support the imposition of the condition.

- **SA WATER**

A standard report was received from SA Water, requiring the imposition of a number of conditions requiring the financial requirements of SA Water to be met for the provision of water and sewerage services. Conditions are outlined in the final SCAP report.

- **SCAP**

A standard Regulation 29 report was received from SCAP in providing the reports from relevant government agencies. The SCAP report has highlighted the requirements of SA Water and drawn attention to the comments by DPTI.

SCAP has not opposed the development.

A full copy of the relevant report(s) are attached, refer **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone, and more particularly Low Density Policy Area 20 as described in the West Torrens Council Development Plan, as consolidated 5 May 2016. The land is identified on Map series WeTo/4 and associated overlays.

The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Design and Appearance</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 10, 13, 14, & 15
<i>Energy Efficiency</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	2 & 3
<i>Infrastructure</i>	<i>Objectives</i>	3
	<i>Principles of Development Control</i>	1, 3, 4, 5, 6, & 8
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 4 & 6

Natural Resources	Objectives	1, 2, 6 & 7
	Principles of Development Control	1, 2, 5, 7, 8, 9, 10, 11 & 13
Orderly and Sustainable Development	Objectives	4 & 5
	Principles of Development Control	1 & 3
Residential Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 18, 19, 20, 21, 23, 30 & 31.
Transportation and Access	Objectives	2
	Principles of Development Control	23, 24, 27, 28, 34, 35, 44 & 45
Waste	Objectives	2

Zone: Residential		
<p><i>Desired Character Statement: This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area. Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>		
Objectives	1, 2, 3 and 4	
Principles of Development Control	1, 2, 4, 5, 6, 7, 11, 20 and 22	

Policy Area: Low Density Policy Area 20	
<p><i>Desired Character Statement: Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
<i>Objectives</i>	1
<i>Principles of Development Control</i>	1, 2, 3 and 5

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
<p>SITE AREA</p> <p>Low Density Policy Area 20</p> <p>PDC 3</p> <p>(Minimum site area per dwelling)</p> <p>Low Density Policy Area 20</p> <p>PDC 5</p>	<p>340m²</p> <p>(minimum site area – detached and group dwellings)</p>	<p>352.93m² (average across 6 allotments).</p> <p>327m² (average across 5 allotments forming current application)</p> <p>This calculation is based on the site areas nominated within the land division. This relates to individual allotments and does not include any area designated as common property. Within 211/C113/16, the two allotments containing existing dwellings comply with PDC 3. The three rear allotments exhibit reasonably significant departures (11.5%, 20.2% and 12.9%) from the required minimum site area per dwelling for group within the Policy Area.</p> <p>Rear allotments do not satisfy by 11.5% - 20.2%</p>

ALLOTMENT AREA	Existing – realigned via 211/D111/16	1,937m ²
SITE FRONTAGE Low Density Policy Area 20 PDC 3 Low Density Policy Area 20 PDC 5	10m	A202 – 11.89m (to driveway) A203 – 17.91m (to driveway) A204 – 4.85m (to driveway) A205 – 13.62m A206 – 11.20m Satisfies for allotments with frontage to a public road
SITE DEPTH	Not specified	A202 – 15.11m A203 – 15.11m A204 – 16.85m A205 – 29.78m A206 – 24.64m
SITE COVERAGE	Not specified	53.24% (average across 5 allotments)
STREET SETBACK	Existing	Not relevant – street setbacks established by existing dwellings to be retained
REAR SETBACKS Residential Zone PDC 11	Rear: 3m	Not applicable for existing dwellings on A205 and A206 A202: 4.08m – 3.0m (garage) A203: 4.08m – 3.0m (garage) A204: 4.08m – 3.0m (garage & alfresco) Satisfies
BUILDING HEIGHT Residential Zone PDC 6	2 storeys	One storey Satisfies
PRIVATE OPEN SPACE Module: Residential Development PDC 19	No minimum specified within Low Density Policy Area or Residential Zone Council wide - 60m ²	A202 – 78.45m ² A203 – 69.20m ² A204 – 89.39m ² A205 – 83.63m ² A206 – 63.21m ² Each dwelling is provided with sufficient POS with a minimum width of 4m Satisfies

LANDSCAPING Module: Landscaping, Fences & Walls PDC: 4	10%	Substantial landscaping is provided to the front of existing dwellings and opportunity to further plant group dwellings, although shown as grass. A landscape plan is included within the proposal documentation. Satisfies
CARPARKING SPACES Table WeTo/2	Detached dwellings (x 2) 2 spaces (one covered) Group dwelling a 2 car spaces (one covered), + an additional 0.25 car parking spaces per dwelling.	1 + 1 Satisfies 1 + 1 plus one space shared Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Minimum Site Area per Dwelling

Principles of Development Control 3 and 5, outlined below, consider the quantitative parameters that apply to group dwelling developments within the Low Density Policy Area 20 within the Residential Zone.

PDC 3 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

- (a) when located 400 metres or more from a centre zone, or
- (b) when located within 400 metres of the Neighbourhood Centre Zone on Marion Road

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	340 minimum	10
Semi-detached	340 minimum	10
Group dwelling	340 minimum	10

PDC 5 Land division should create allotments with an area of greater than 340 square metres and a minimum frontage width of 10 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site.

The subject land is presented as a reconfigured allotment of some 1,937m² by virtue of Development Application 211/837/2016 and the herein proposed land division and land use proposal.

The resultant allotments range in site area from 271m² to 422m². Allotments fronting Henley Beach Road, containing existing dwellings, are 345m² and 422m² respectively. These allotments adequately comply with the minimum site area criteria outlined above.

Allotments 202 – 204 are located at the rear of the site and will contain single storey group dwellings as part of the development. Each of the rear allotments fails to comply with the minimum site area, being proposed at 301m², 271m² and 296m² respectively.

This represents a departure from the 340m² minimum site area per dwelling requirement envisaged by PDCs 3 and 5 above. However, the departure, encompassing a 11.5% - 20.2% variation to the criteria, is not considered detrimental to the proposal given there is sufficient land area to enable the proposed dwellings to conform with the desired character of the Zone and Policy Area in relation to building height, setbacks, private open space, vehicle manoeuvring and parking, and bulk and scale criteria. The shortfall in site area will have no impact on streetscape character.

Site Frontage

PDCs 3 and 5 of the Low Density Policy Area 20 also requires a minimum frontage of 10 metres for a dwelling that has frontage to a public road. While it is noted that group dwellings fail to achieve the frontage, it must be acknowledged that they are not provided with frontage to a public road. The two dwellings fronting Henley Beach Road achieve the required frontage width.

Often frontage width is prescribed to ensure adequate vehicle movements from garaging, in addition to establishing a streetscape character. A report has been received from DPTI which provides an assessment of the access in relation to ensuring safe and convenient movements of traffic to and from, and within, the site. DPTI is satisfied that sufficient manoeuvring area is provided to ensure that vehicles can enter and exit the site in a forward direction.

It is considered that traffic considerations in regard to site frontage have been sufficiently addressed.

In regard to streetscape considerations, there will be little change, other than for the introduction of the common driveway, with a 6m x 6m shared access area at the entrance. This access will facilitate the closure of an existing driveway servicing the existing dwelling at No. 309 and will consolidate vehicle movements in this location. Development undertaken at the rear of the site will be sited 23 metres from the front property boundary. Development undertaken at the rear of the site will not be readily visible from the front property boundary.

While it is not considered that frontage requirements are relevant to rear allotments, it is worthy of discussion in the context of the proposal and the Policy Area requirements. It is not considered that the failure to meet site frontage requirements is detrimental to the proposal given that compliance with PDCs 3 and 5 is achieved by existing dwellings in regard to frontage widths.

Landscape Assessment

Principle of Development Control 4 of the Landscape, Fences and Walls Modules stipulates that 10% of a development site should be landscaped.

PDC 4 *A minimum of 10 per cent of a development site should be landscaped. The development site refers to the land which incorporates a development and all the features and facilities associated with that development, such as outbuildings, driveways, parking areas, landscaped areas, service yards and fences. Where a number of buildings or dwellings have shared use of such features and facilities, the development site incorporates all such buildings or dwellings and their shared features and facilities.*

Extensive landscaping is provided to the two existing dwellings fronting Henley Beach Road. All three existing dwellings will be extensively improved in this regard.

A percentage calculation of landscaping has not been undertaken, however, it is anticipated that the significant improvement to landscaped areas would account for at least 10% of the overall site. An allocation of 10% is not provided to each individual dwelling.

A small amount of landscaping is provided within the common areas in the form of strip-like garden beds. The Applicant's planning consultant has indicated that the space to the front of each group dwelling will be landscaped, while ample opportunity exists to further landscape individual allotments within the areas of private open space provided to each dwelling. Further landscaping will be provided to the side of the common driveway handle, each strip being 300mm in width. Selected species for this area will grow to 1 – 2m in height, forming a dense screen/hedge in due course. This will, over time, soften the appearance of the common driveway.

The extensive use of pavers, as opposed to concrete, will also present a higher standard of appearance throughout the development.

Whilst formalised landscaping, beyond grass, is not presented on the rear group dwellings, the allotments are each provided with a flat grassed area and paving. Each dwelling also contains an alfresco area, which will act as a recreation area. While the dwellings will also be provided with small areas of landscaping within the common property, it is preferable to maximise the area available within rear yards for recreation, rather than to increase the amount of formed landscaping.

While landscaping within the common areas is undoubtedly less than PDC 4 anticipates, it is considered acceptable given the need to ensure that traffic manoeuvring areas must be kept free of obstructions and driver sight lines must be maintained.

On balance, it is considered that the appearance of the site, including the placement of landscaping along the common driveway, within the common areas, at the front of existing dwellings and within private yards, will be enhanced significantly. This will ensure an increased level of amenity for the occupants of the development, and on the streetscape generally.

Landscaping proposed will be a considerable improvement and will contribute positively to the streetscape and amenity of the locality.

SUMMARY

The subject land is located in the Residential Zone, in a Policy Area that anticipates an increase in density through the establishment of a variety of residential dwelling forms, including group dwellings, up to two storeys in height.

The proposed group dwellings will be constructed at the rear of the site, having little to no impact on the existing streetscape. Two existing dwellings will be retained and will be supported by vastly improved landscaping, enhancing their presentation to Henley Beach Road and making a greater contribution to the amenity of the locality.

The land is located on a secondary arterial road with good access to public transport and is located within a short walking distance to the Urban Corridor Zone to the east which contains a number of 'local centre' like land uses and conveniences, including a supermarket. A number of restaurants are also located within close proximity to the west.

The proposal represents a departure from satisfying the full extent of quantitative requirements in relation to site area for the three group dwellings, but it noted to provide generous private open space and good opportunities for outdoor living/recreation. This is not considered to be detrimental to this proposal.

There are numerous positive attributes of the proposal that, on balance, outweigh the shortfalls identified. The resultant development is considered to be an acceptable form of development within the Zone, and will contribute to the provision of medium density residential accommodation in a manner that is appropriate, and consistent with other residential development within the locality.

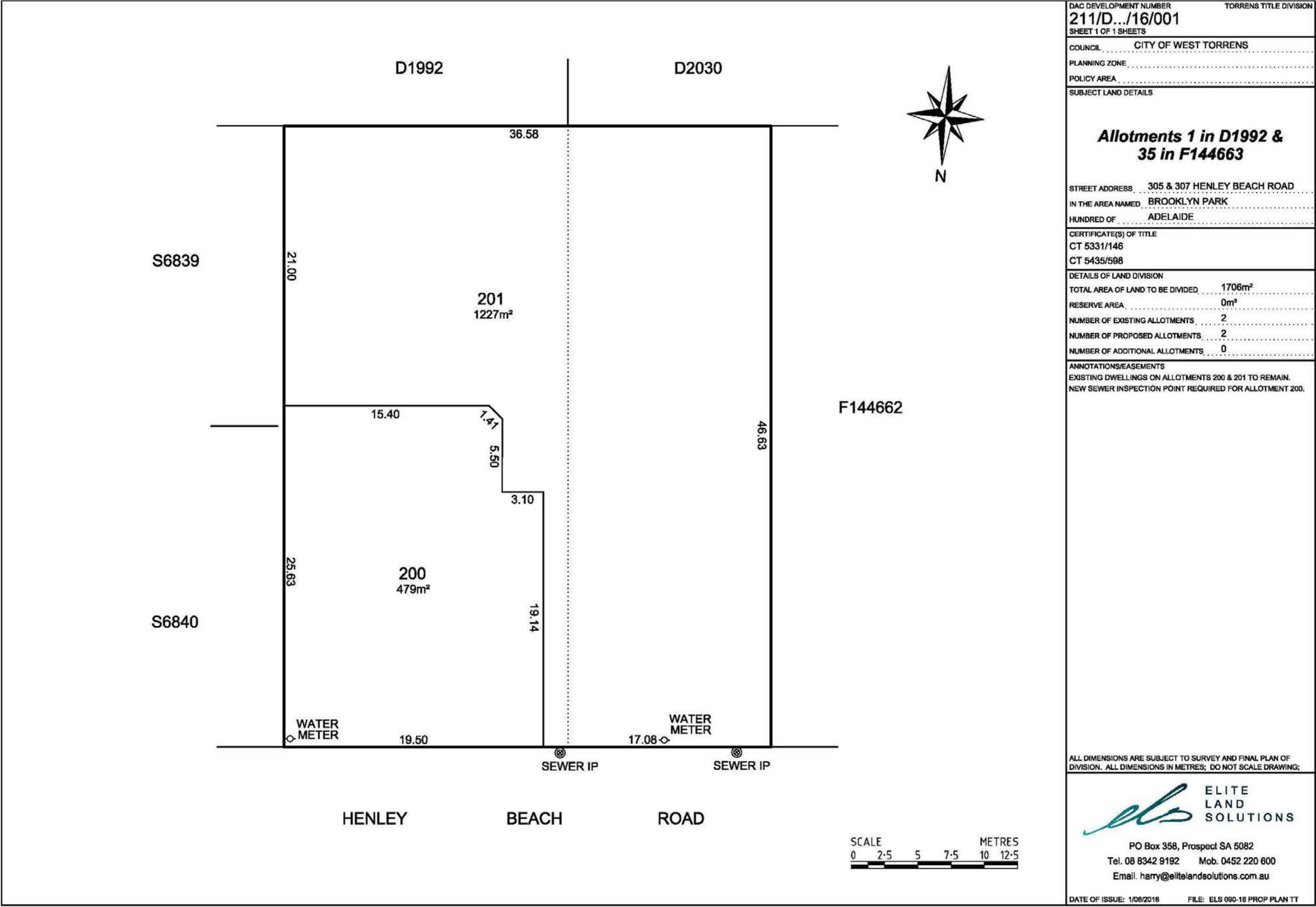
It is considered that the construction of the proposed land division and group dwelling development, including the construction of two carports, will satisfy the general intent of the Residential Zone, and more particularly the Low Density Policy Area 20 for the following reasons. In particular, the proposal:

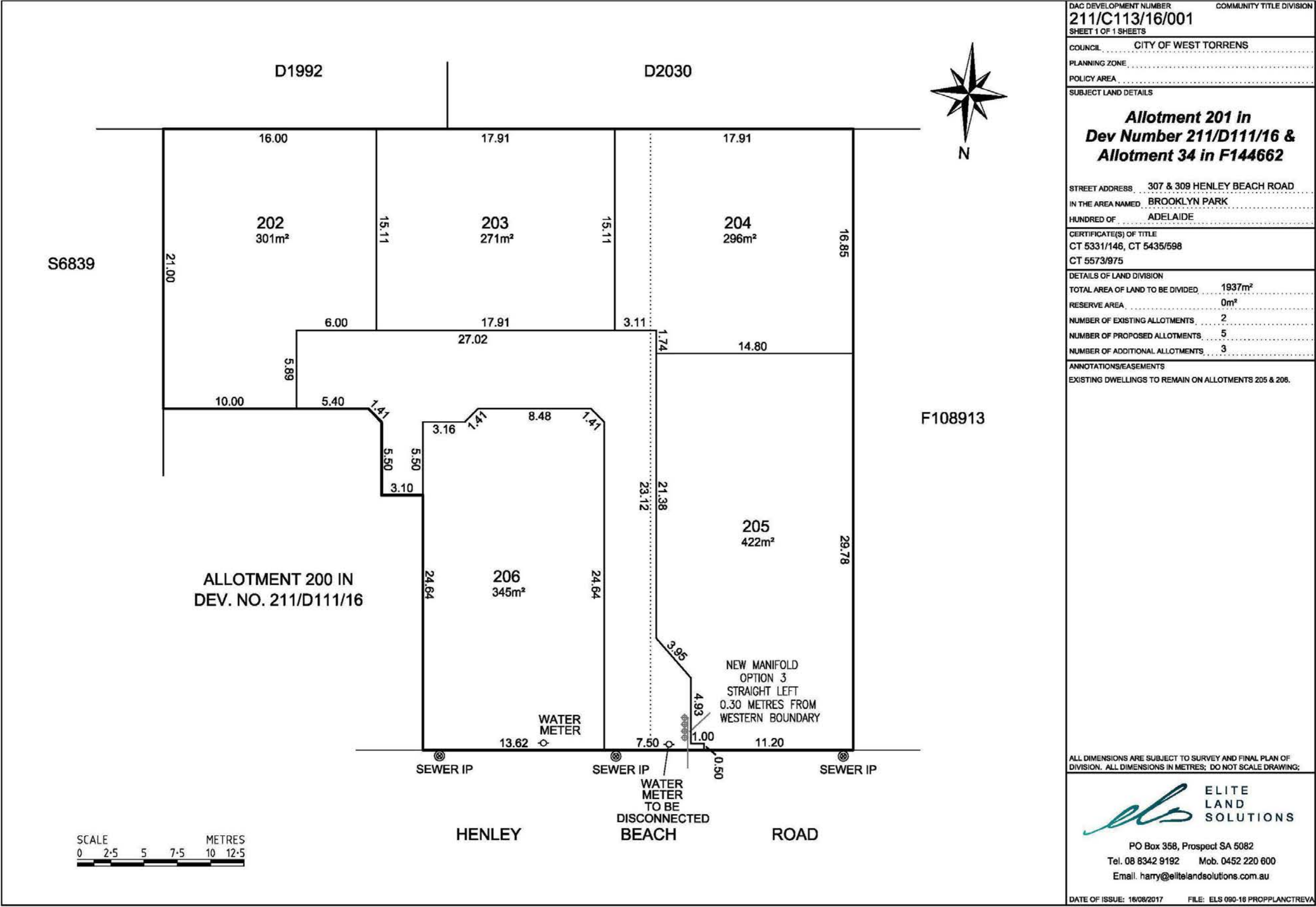
- Provides a residential land use within a type built form that is anticipated within the Zone and Policy Area;
- Is a land use that is consistent with the established character of the locality;
- Will have little to no impact on the existing streetscape by retention of existing dwellings;
- Provides increased residential development that is of a high standard of design;
- Increases landscaping and overall presentation of the site;
- Does not unduly impact upon the level of amenity enjoyed by adjoining properties;
- Is single storey in nature, so will not result in an unreasonable degree of overshadowing or overlooking, therefore ensuring adjoining properties have adequate access to winter sunlight and privacy;
- Complies with the setbacks, building heights, and site coverage requirements;
- Provides for a density of development that is acceptable within the locality;
- Ensures that each dwelling is provided with access to private open space that is directly accessible from living areas within the dwellings;
- Adequately addresses stormwater management;
- Provides a sufficient level of carparking for residents within a garage or carport, with an opportunity to provide the required amount of visitor carparks; and
- Ensures that vehicles can enter and exit the site in a forward direction, ensuring the free flow of traffic on the adjoining arterial road;

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

Attachments

- 1. Land Division Plan**
- 2. Proposed Dwelling Plans and URPS Report**
- 3. SA Water & SCAP Referral Comments**





RWT NOTE:

1000 LTS (MIN) RWT COLLECTING 50M² ROOF CATCHMENT AREA. PLUMBED TO EITHER TOILET, HOT WATER SYSTEM OR ALL LAUNDRY COLD WATER OUTLETS. RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET & OVERFLOW MUST BE FITTED WITH MOSQUITO-PROOF SCREENS. MUST COMPLY WITH BCA REQUIREMENTS.

BOUNDARY/SURVEY NOTE:

THIS DRAWING IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY. REFER TO CIVIL ENGINEER / SURVEYOR DRAWINGS FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, & EARTHWORK DESIGN. FINAL BOUNDARY & BUILDING SETOUT SHALL BE CONFIRMED & CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.

BRUSH FENCE NOTE:

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3MTRS OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES WITHIN 3 METRES OF THE DWELLING ARE TO BE REMOVED (BY OWNER) & REPLACED WITH NON-COMBUSTIBLE MATERIAL. MUST COMPLY WITH BCA REQUIREMENTS.

STORMWATER NOTE:

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVEL, RETAINING WALLS & STORMWATER DRAINAGE DESIGN.

AREAS (AVERAGE)	sq.m
SITE:	352.93
P.O.S.	83.19
SITE COVERAGE	51.06%

AREAS (NO. 305)	sq.m
LIVING/GARAGE/POR	183.13

SITE:	479.11
P.O.S.	117.98
SITE COVERAGE	38.22%

AREAS (NO. 307)	sq.m
LIVING/VER	142.76
PROPOSED CARPORT	22.38

TOTAL	165.14
-------	--------

SITE:	345.12
P.O.S.	63.21
SITE COVERAGE	45.57%

AREAS (NO. 309)	sq.m
LIVING/VER	174.33
PROPOSED CARPORT	18.11

TOTAL	192.44
-------	--------

SITE:	422.33
P.O.S.	83.63
SITE COVERAGE	45.21%

AREAS (D1)	sq.m
LIVING	138.24
GARAGE	22.55
ALFRESCO	13.21
POR	0.70

TOTAL	174.70
-------	--------

SITE:	300.66
P.O.S.	78.45
SITE COVERAGE	58.11%
(LIVING & GARAGE ONLY)	53.48%

AREAS (D2)	sq.m
LIVING	135.58
GARAGE	22.34
POR	0.81

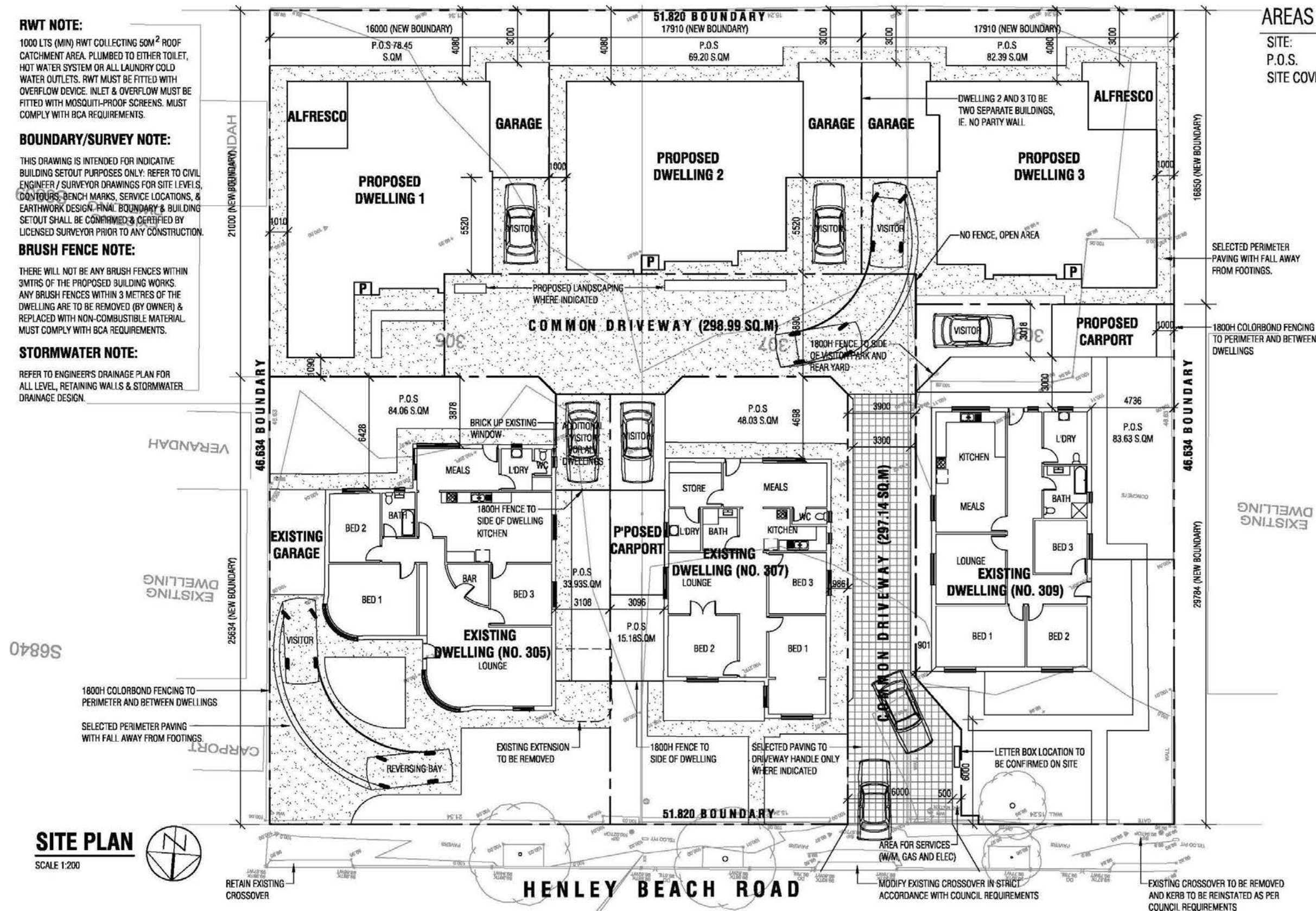
TOTAL	158.73
-------	--------

SITE:	270.62
P.O.S.	69.20
SITE COVERAGE	58.65%
(LIVING & GARAGE ONLY)	58.35%

AREAS (D3)	sq.m
LIVING	130.59
GARAGE	27.38
ALFRESCO	15.43
POR	0.81

TOTAL	174.21
-------	--------

SITE:	296.37
P.O.S.	82.39
SITE COVERAGE	58.78%
(LIVING & GARAGE ONLY)	53.30%

**SITE PLAN**

SCALE 1:200

Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©	REV	DATE	DESCRIPTION	NOTES
	A	18/1	PLANNING DRAWINGS	
	B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS	
	C	11/8	AMENDED COMMON DRIVEWAY BOUNDARY	
	D	3/10	ADDRESSED DPTIS COMMENTS	
PLANNING DRAWINGS				



verrocchi building design

128a Moorings Ave North Plympton 5037
m: 0407 820 946 e: dino.verocchi@gmail.com

project:	HENLEY BEACH RD DEVELOPMENT	date:	JAN 2015	drawn by:	LD
at:	305-309 HENLEY BEACH ROAD BROOKLYN PARK SA 5032	scale:	1:200	drawing no:	02
client:	EASTERN BUILDING GROUP	project no:	EBG.021	sheet size:	A3

LANDSCAPING SCHEDULE

GROUND COVERS



DIANELLA PRURIENS 'RAINBOW TWIST'
A strappy leaved plant with reddish purple leaf edges that twist to expose both sides of the leaf. Very clean foliage with blue flowers followed by a blue berry



FICUS PRUNELLA 'CREEPING FIG'
A vigorous, climbing fig attaches to surfaces by means of aerial roots. Has crinkly, heart-shaped juvenile leaves on a tracery of fine stems which adhere closely to its support. When the plant matures it starts to produce large, leathery adult foliage on horizontal, woody branches. Mature plants also produce yellowish-green, inedible figs



LOBELIA ERINUS 'LOBELIA TRAILING'
Abundant intense blue or purple flowers, tidy growth habit and graceful cascading stems.



LOMANDRA 'LIME JET'
Lime Jet is a lime green variegated selection of Lomandra longifolia. It provides an exceptional lime contrast when planted in front of dark green backgrounds. It is especially useful to brighten dark or shaded vistas.



MYOPORUM PARVIFOLIUM 'MYOPORUM'
Myoporum is very drought and frost tolerant, and has been very successful in a wide variety of soils. It is a longer lived form with crisp clean foliage. Its thick and woody stems help it to survive longer, these stems are covered by beautiful clean foliage and white flowers



THYMUS LONGICAULIS 'MEDITERRANEAN CREEPING THYME'
This is a low mat-forming species, with dark green needle-like leaves and clusters of bright-pink flowers during summer. A good choice for hot and sunny sites. Drought tolerant once established. Evergreen.

TREES



PRUNUS CERASIFERA NIGRA
A small, ornamental flowering plum with very dark purple summer foliage carried on dark branches. Single pink flowers in spring make a spectacular display. Often used as a striking small foliage contrast tree for smaller gardens or as a street tree



PYRUS USSURIENSIS - 'MANCHURIAN PEAR'
A well known medium-sized tree that flowers very early in spring and has bright autumn leaf colour that is held well on the branches. Pyrus ussuriensis is suitable for many landscapes, including parks and large gardens.



MORUS - 'PENDULA' (WEeping MULBERRY)
A weeping mulberry with long pendulous branches sweeping to the ground that are cloaked with large, glossy leaves. This is a tough small 'special effect' tree suited to park and garden planting and used with good result in shopping malls and avenue plantings.

SHRUBS



CONVOLVULUS MAURITANICUS 'CONVOLVULUS'
A small, hardy shrub which provides year round interest with its silver foliage. During the warm summer months there is the added bonus of a profusion of large white, funnel-shaped flowers typical of this plant group



DIETES RHOICOIDES 'DIETES'
A clump-forming, rhizomatous perennial from South Africa. It has dark green, strappy foliage, which grows in fan-like rosettes. In spring it produces white, yellow and mauve, iris-like flowers on tall stems. The flowers are followed by 3-celled capsules containing numerous seeds.



MURRAYA PANICULATA 'MURRAYA HEDGE'
These plants are shrubs or trees. The leaves are pinnate, divided into several leaflets, and alternately arranged on the branches. The leaves are glaucous, aromatic, and leathery to membranous in texture.



NANDINA DOMESTICA 'NANDINA'
Medium sized shrub Nandina that produces red new growth in spring and autumn. In winter months, 'Blush™' Nandina turns vivid red all over. It is 20% smaller than Nandina domestica 'Nana', a perfect height for fences, borders or hedging

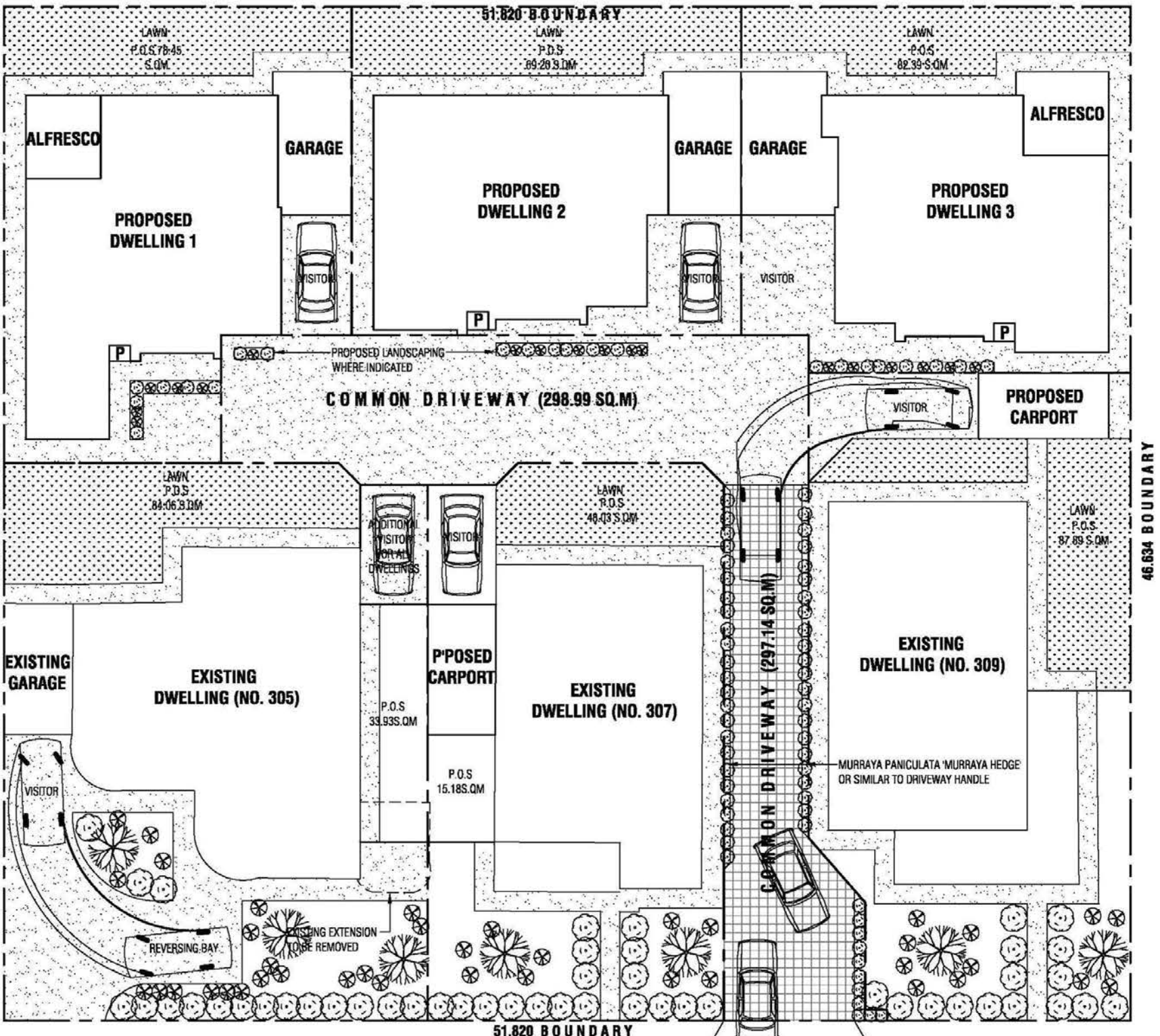
LANDSCAPING LEGEND: ALL LANDSCAPE BY OWNER

GROUND COVERS	MATURE HEIGHT/SPREAD (m)	PLANTS	MATURE HEIGHT (m)	MATURE SPREAD (m)	PLANTED HEIGHT (m)
RAINBOW TWIST <i>Dianella Pruriens</i>	SIZE VARIES BETWEEN 50-100mm HIGH WITH A SPREAD OF 1-2 METRES	CONVOLVULUS <i>Convolvulus Mauritanicus</i>	0.4	0.6	0.2
CREEPING FIG <i>Ficus Prunella</i>		DIETES <i>Diets Rhoicoides</i>	0.5-0.7	0.5-0.7	0.2-0.3
LOBELIA TRAILING <i>Lobelia Erinus</i>		MURRAYA HEDGE <i>Murraya Paniculata</i>	1.0-2.5	0.8-1.2	0.2-0.5
LIME JET <i>Lomandra</i>		NANDINA <i>Nandina Domestica</i>	0.6-0.7	0.6-0.7	0.2-0.3
MYOPORUM <i>Myoporum Parvifolium</i>					
MEDITERRANEAN CREEPING THYME <i>Thymus Longicaulis</i>		TREES			
		NIGRA <i>Prunus Cerasifera</i>	5.0	4.0	1.2
		MANCHURIAN PEAR <i>Pyrus Ussuriensis</i>	9.0	7.0	1.8
		WEeping MULBERRY <i>Morus Nigra</i>	3.0	4.0	0.9

ALL SPECIES ARE TO BE CONFIRMED BY OWNER PRIOR TO COMMENCEMENT OF LANDSCAPING. ALL NEW LANDSCAPED AREAS TO BE SERVICED BY POLYPIPE SPRINKLERS & DRIPPERS

REV	DATE	DESCRIPTION
A	18/1	PLANNING DRAWINGS
B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS
A	11/8	AMENDED COMMON DRIVEWAY BOUNDARY
D	3/10	ADDRESSED OPTIS COMMENTS

PLANNING DRAWINGS



LANDSCAPE PLAN

SCALE 1:200

HENLEY BEACH ROAD

Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©

PLANNING DRAWINGS

REV	DATE	DESCRIPTION
A	18/1	PLANNING DRAWINGS
B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS
A	11/8	AMENDED COMMON DRIVEWAY BOUNDARY
D	3/10	ADDRESSED OPTIS COMMENTS

notes



verrocchibuildingdesign

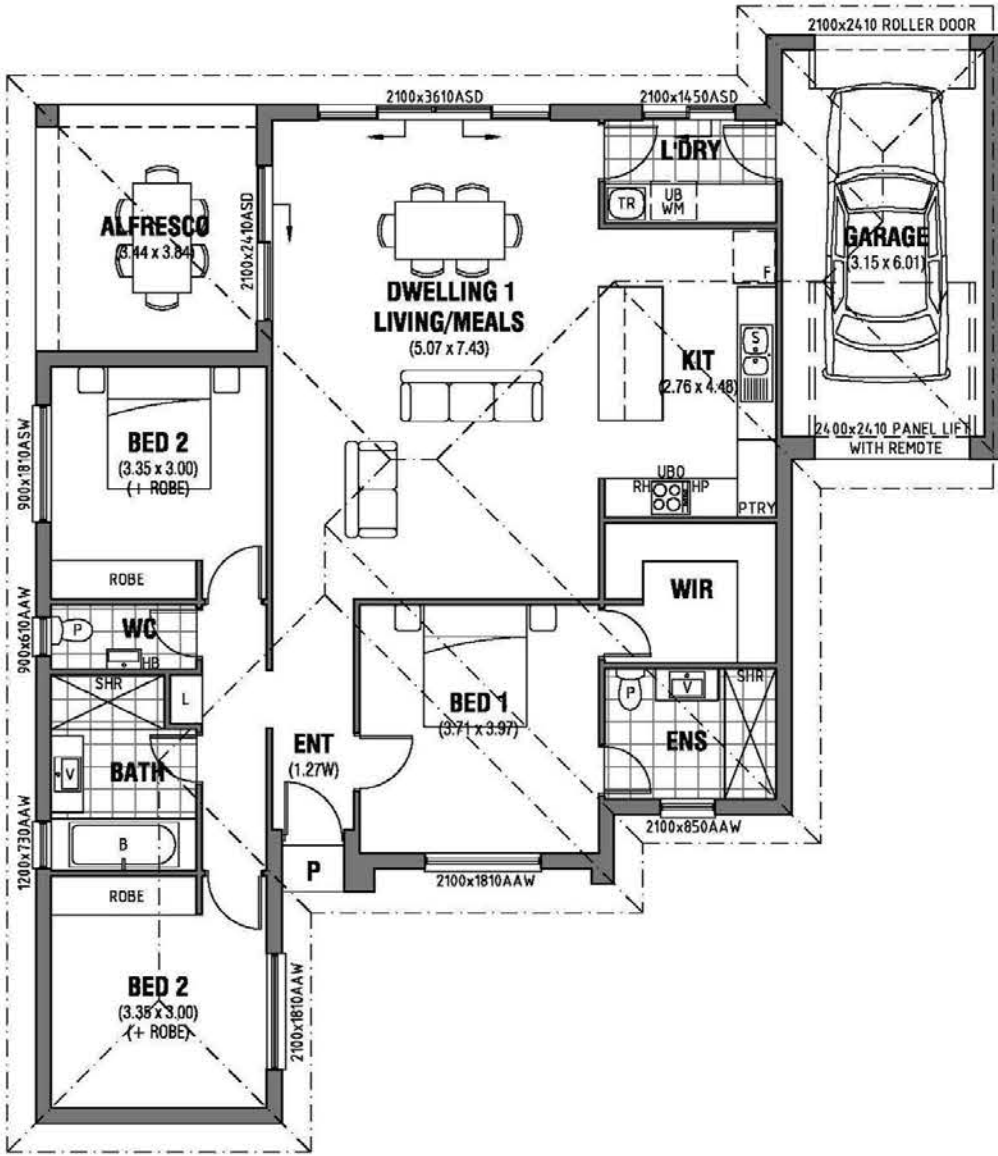
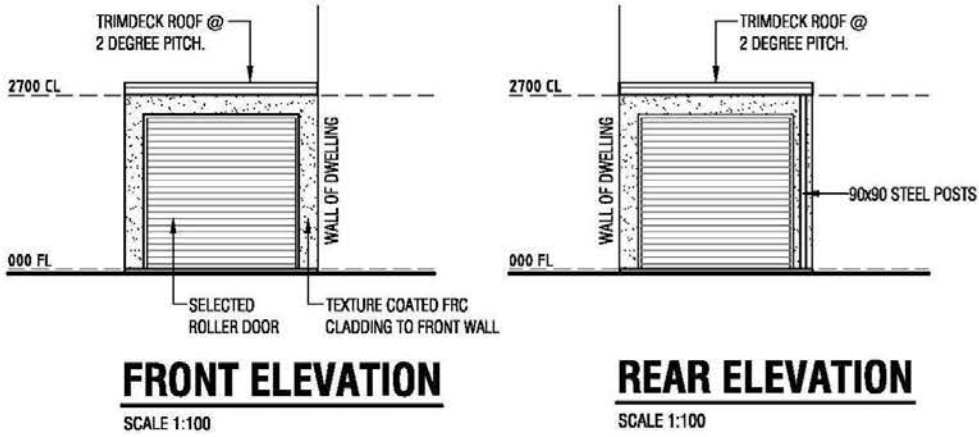
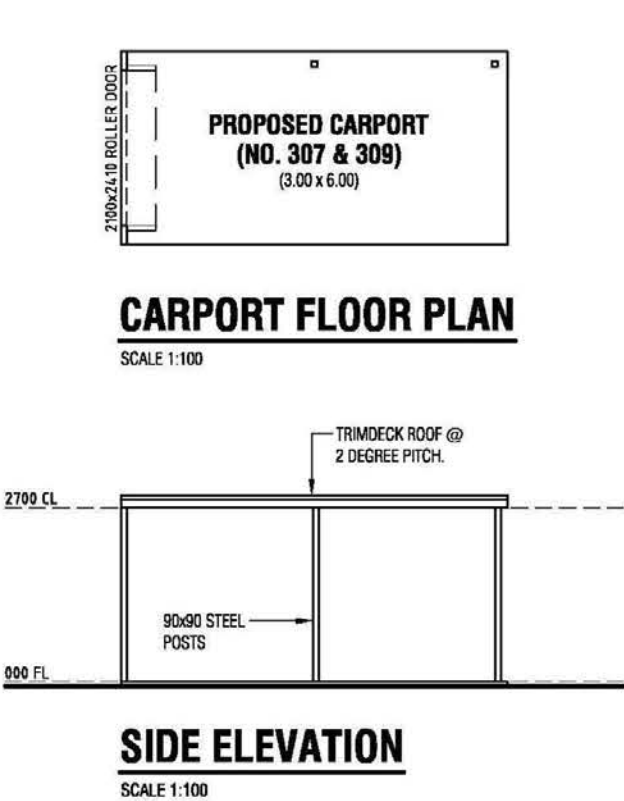
128a Moorings Ave North Plympton 5037
m: 0407 820 946 e: dino.verrocchi@gmail.com

project:
HENLEY BEACH RD DEVELOPMENT date: JAN 2015 drawn by: LD

at: 305-309 HENLEY BEACH ROAD scale: 1:200 drawing no: 03
BROOKLYN PARK SA 5032 project no: sheet size:
client: EASTERN BUILDING GROUP EBG.021 A3

LEGEND:

- S STAINLESS STEEL SINK
- HP HOT PLATE
- UBO UNDER BENCH OVEN
- WO WALL OVEN
- RH RANGE HOOD
- DW DISHWASHER
- F REFRIGERATOR
- FR FREEZER
- PTRY PANTRY
- SHR SHOWER
- B BATH
- FSB FREESTANDING BATH
- L LINEN
- WM WASHING MACHINE
- UBWM UNDER BENCH
- WASHING MACHINE
- UBD UNDER BENCH DRYER
- TR TROUGH
- LC LAUNDRY CHUTE
- P TOILET PAN
- V VANITY
- BCH BENCH
- BR BROOM CUPBOARD
- ST STORAGE
- RA ROOF ACCESS 600x600
- SL SKY-LIGHT
- SB SWITCH BOARD
- DP DOWNPIPE
- DPS DOWNPIPE WITH SPREADER
- RH RAIN HEAD
- RWT RAIN WATER TANK
- Ⓢ SMOKE ALARM HARD WIRED IN ACCORDANCE WITH AS3786 AND TO BE INTERCONNECTED WHEN TWO OR MORE SMOKE ALARMS ARE REQUIRED.
- Ⓜ EXHAUST FAN - CEILING MOUNTED DUCTED TO OUTSIDE AIR, CONNECTED TO LIGHT SWITCH OPERATION.
- ⓐ CONTROL JOINTS AS PER ENGINEERS REPORT



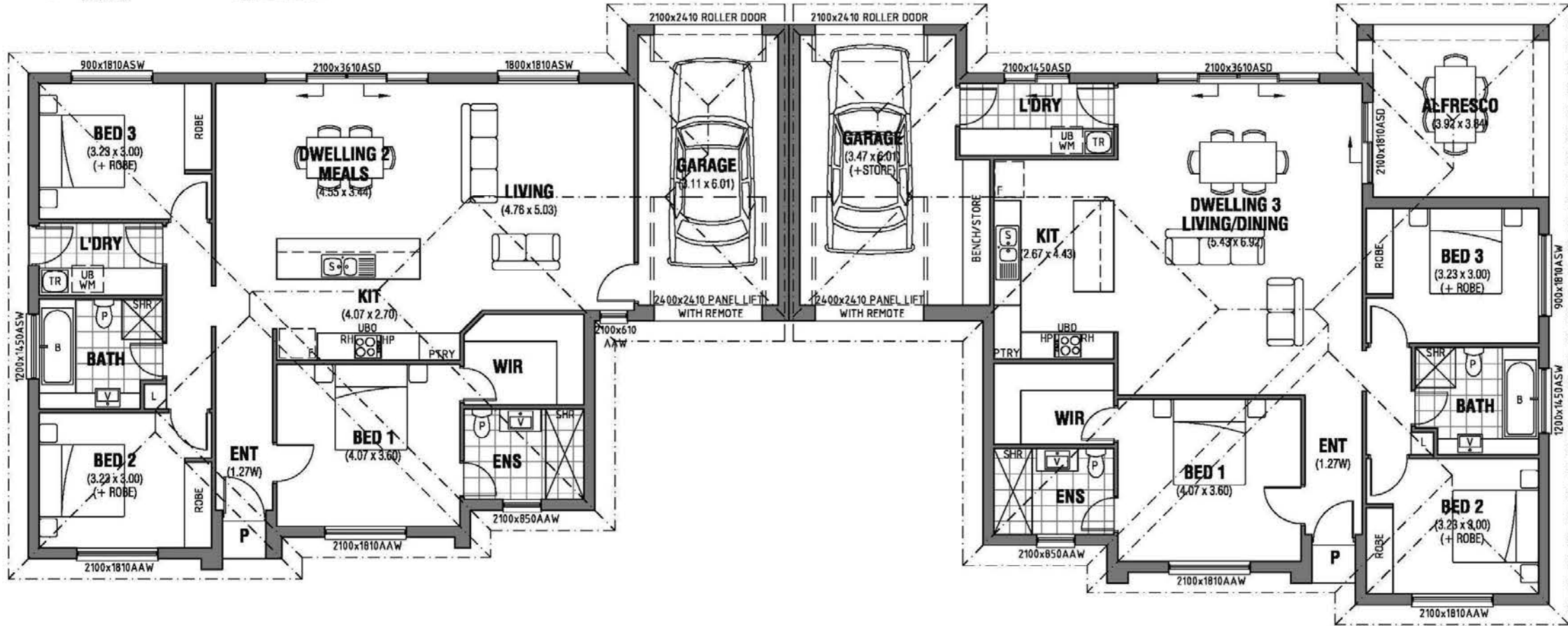
AREAS (D1)		sq.m
LIVING		138.24
GARAGE		22.55
ALFRESCO		13.21
POR		0.70
TOTAL		174.70
SITE:		300.66
P.O.S.		78.45
SITE COVERAGE		58.11%
(LIVING & GARAGE ONLY)		53.48%

Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©	rev	date	description	notes	 verrocchi buildingdesign 128a Moorings Ave North Plympton 5037 m: 0407 820 946 e: dino.verocchi@gmail.com	project: HENLEY BEACH RD DEVELOPMENT at: 305-309 HENLEY BEACH ROAD BROOKLYN PARK SA 5032 client: EASTERN BUILDING GROUP	date: JAN 2015 scale: 1:100 project no: EBG.021	drawn by: LD drawing no: 04 sheet size: A3
	A	18/1	PLANNING DRAWINGS					
	B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS					
PLANNING DRAWINGS								

LEGEND:

S	STAINLESS STEEL SINK	UBWM	UNDER BENCH WASHING MACHINE	DPS	DOWNPIPE WITH SPREADER
HP	HOT PLATE	UBD	UNDER BENCH DRYER	RH	RAIN HEAD
UBO	UNDER BENCH OVEN	TR	TROUGH	RWT	RAIN WATER TANK
WO	WALL OVEN	LC	LAUNDRY CHUTE	Ⓢ	SMOKE ALARM HARD WIRED IN ACCORDANCE WITH AS3786 AND TO BE INTERCONNECTED WHEN TWO OR MORE SMOKE ALARMS ARE REQUIRED.
RH	RANGE HOOD	P	TOILET PAN	Ⓜ	EXHAUST FAN CONNECTED TO LIGHT SWITCH OPERATION. CEILING MOUNTED & DUCTED TO OUTSIDE AIR, CONTROL JOINTS AS PER ENGINEERS REPORT
DW	DISHWASHER	V	VANITY	ⓐ	
F	REFRIGERATOR	BCH	BENCH		
FR	FREEZER	BR	BROOM CUPBOARD		
PTRY	PANTRY	ST	STORAGE		
SHR	SHOWER	RA	ROOF ACCESS 600x600		
B	BATH	SL	SKY-LIGHT		
FSB	FREESTANDING BATH	SB	SWITCH BOARD		
L	LINEN	DP	DOWNPIPE		
WM	WASHING MACHINE				

DWELLINGS 2 & 3



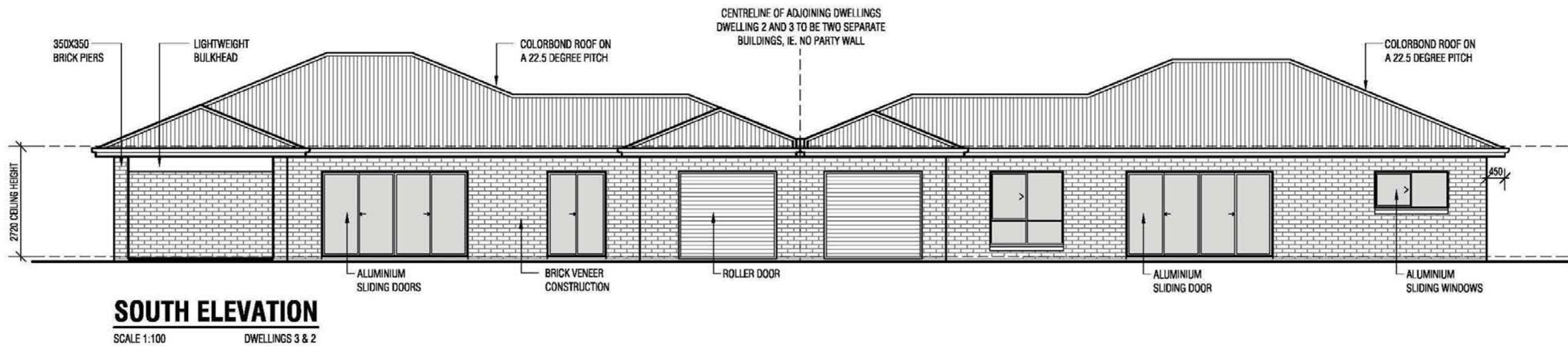
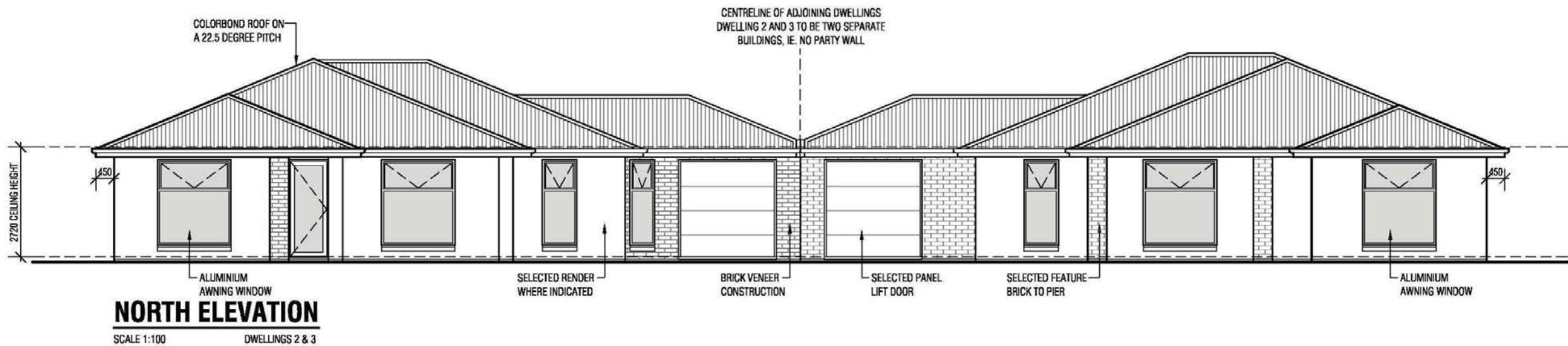
FLOOR PLAN
SCALE 1:100

AREAS (D2)	sq.m	AREAS (D3)	sq.m
LIVING	135.58	LIVING	130.59
GARAGE	22.34	GARAGE	27.38
POR	0.81	ALFRESCO	15.43
		POR	0.81
TOTAL	158.73	TOTAL	174.21
SITE:	270.62	SITE:	296.37
P.O.S.	69.20	P.O.S.	82.39
SITE COVERAGE	58.65%	SITE COVERAGE	58.78%
(LIVING & GARAGE ONLY)	58.35%	(LIVING & GARAGE ONLY)	53.30%

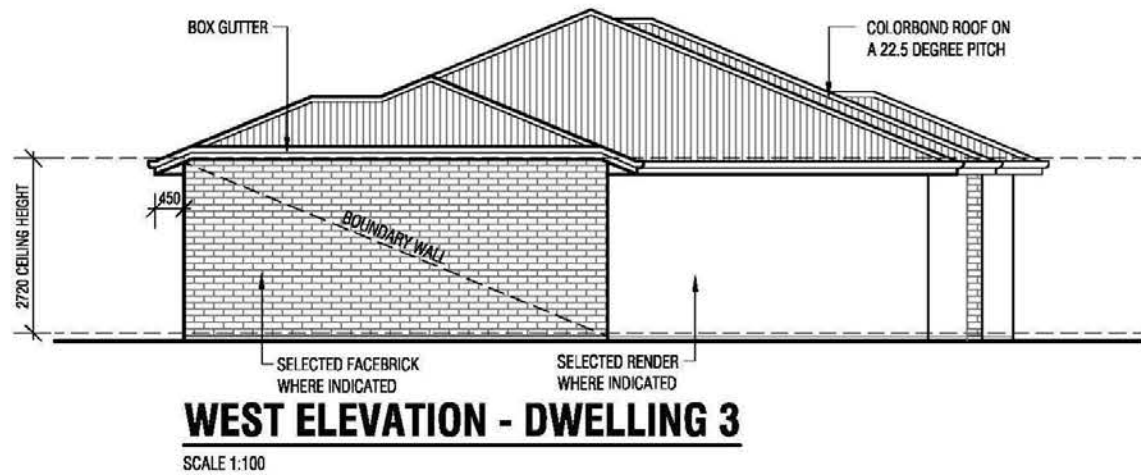
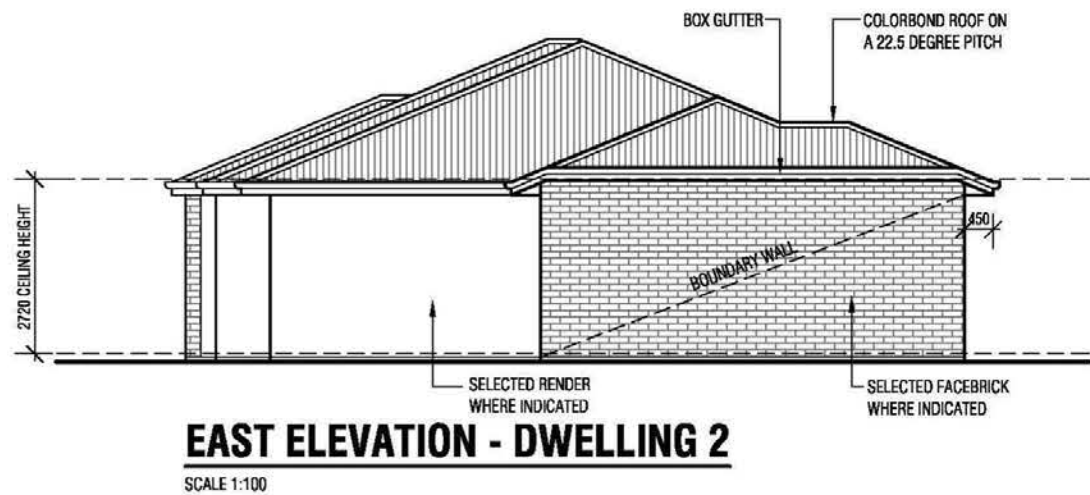
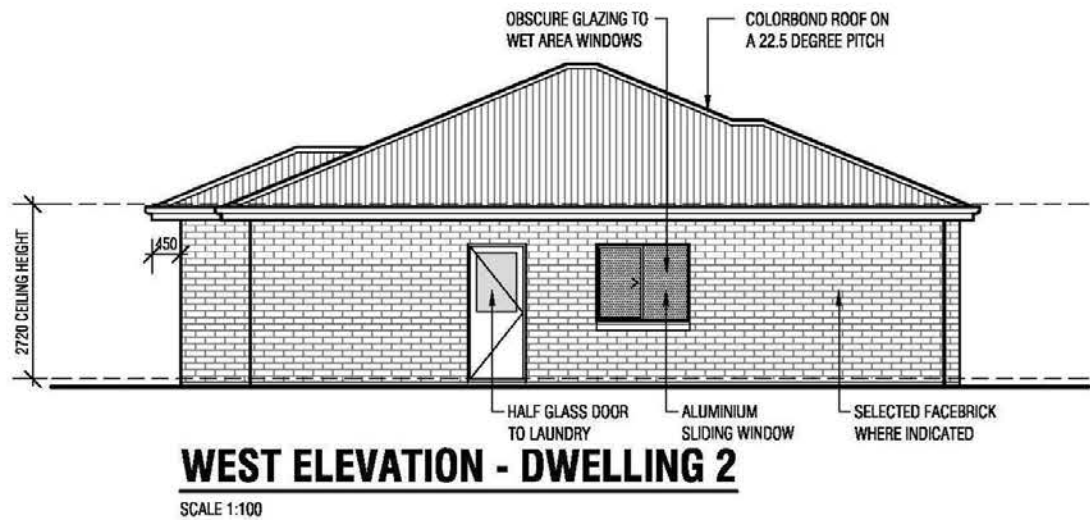
Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©	rev	date	description	notes	 verrocchi buildingdesign 128a Moorings Ave North Plympton 5037 m: 0407 820 946 e: dino.verocchi@gmail.com	project: HENLEY BEACH RD DEVELOPMENT at: 305-309 HENLEY BEACH ROAD BROOKLYN PARK SA 5032 client: EASTERN BUILDING GROUP	data: JAN 2015	drawn by: LD
	A	18/1	PLANNING DRAWINGS					
	B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS					
PLANNING DRAWINGS							scale: 1:100	drawing no: 05
							project no:	sheet size:
							EBG.021	A3



DWELLINGS 2 & 3



Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©	rev	date	description	notes	 verrocchi buildingdesign 128a Moorings Ave North Plympton 5037 m: 0407 820 946 e: dino.verocchi@gmail.com	project: HENLEY BEACH RD DEVELOPMENT at: 305-309 HENLEY BEACH ROAD BROOKLYN PARK SA 5032 client: EASTERN BUILDING GROUP	date: JAN 2015 scale: 1:100 project no: EBG.021	drawn by: LD drawing no: 07 sheet size: A3
	A	18/1	PLANNING DRAWINGS					
	B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS					
PLANNING DRAWINGS								



Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©	rev	date	description	notes	 EASTERN BUILDING GROUP PTY LTD	project: HENLEY BEACH RD DEVELOPMENT at: 305-309 HENLEY BEACH ROAD BROOKLYN PARK SA 5032 client: EASTERN BUILDING GROUP	date: JAN 2015 scale: 1:100 project no: EBG.021	drawn by: LD drawing no: 08 sheet size: A3
	A	18/1	PLANNING DRAWINGS					
	B	8/4	FLOOR PLANS FOR EXISTING DWELLINGS					
PLANNING DRAWINGS						128a Moorings Ave North Plympton 5037 m: 0407 820 946 e: dino.verocchi@gmail.com		

Ref: 2016-0060

11 April 2016

Ms J Lennon
Manager City Development
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



Dear Janine

**Proposed Community Division and Construction of 3 Group Dwellings
at 305-309 Henley Beach Road, Brooklyn Park**

URPS has been engaged by the applicant in the matter described above, Verrocchi Building Design, to provide planning advice and assistance.

To this effect, I now provide a background to this matter, a description of the proposal, its site and locality and an appraisal of the proposal's performance against the most pertinent planning provisions, as follows.

Background

I understand an application for a substantially similar development was lodged in March 2015, however the application lapsed before a decision was made on the proposal's merits.

The Development Plan policy for the site has changed since March 2015. In March 2015, the subject land was in the Residential Zone, Policy Area 21, whereas the site is now in Low Density Policy Area 20.

In the assessment of the original application, Council's Planning Officer (Ms Jasmin Walters) requested further information and amendments. Notwithstanding the policy change referenced above, I note that the new application has been modified in consideration of Ms Walters' original requests. In particular:

- A combined land division and land use application has been lodged to allow Council to determine the nature of the land use.
- Private open space provision has increased.
- Additional visitor car parking space had been provided between Numbers 305 and 307.

shaping great communities

Proposal

The proposal comprises the construction of 3 single storey group dwellings to the rear of 3 existing dwellings at 305-309 Henley Beach Road in Brooklyn Park.

By necessity, the redevelopment of the land is split into the following 2 applications:

- An application for land division (boundary realignment), which increases the rear yard space of 307 Henley Beach Road by reducing and shortening the rear yard of 305 Henley Beach Road. 305 Henley Beach Road is thus maintained as a Torrens Title allotment.
- An application for 307 and 309 Henley Beach Road for:
 - > Construction of 3 group dwellings.
 - > Community division (2 allotments into 5 Community Title lots), associated common driveway and landscaping.
 - > Construction of 2 carports to be used in conjunction with the existing dwellings at 307 and 309 Henley Beach Road.
 - > Removal of 2 sheds to the rear of the 307 and 309 Henley Beach Road.

For the purpose of this letter, I refer to the entire redevelopment of the subject land.

Subject land and locality

The subject land comprises 3 allotments with street addresses of 305, 307, 309 Henley Beach Road in Brooklyn Park (CT 5331/146, 5435/598, 5573/975).

The subject land has a 51.82m frontage to Henley Beach Road and a depth of 46.634m, which form a total land area of some 2416m².

The subject land contains 2 bungalows and 1 art deco dwelling. Each of the dwellings are single storey and detached in form and are constructed of tile and brick material. Sheds are observed to the rear of the existing dwellings. The front and rear yards are largely devoid of landscaping and vegetation. There is a combination of nil, low, and high fencing to the front boundaries of the dwellings. The dwellings and their grounds appear to be in poor-average condition.

The land is essentially flat, with a grade of about 0.2%. That is, the land falls approximately 10cm from front to rear.

The locality primarily consists of residential development in the form of detached dwellings, with examples of unit development adjoining the east of the subject land, and on the opposite/northern side of Henley Beach Road. Allotments on the southern side of Henley Beach Road are set out in a low density fashion, whilst the pattern of development on the northern side of Henley Beach Road generally comprises a more compact, medium density form.

The locality surrounding the development is considered to be of modest amenity given the barren and wide nature of Henley Beach Road, the absence of cohesive streetscape planting, and the mixed nature of the dwelling stock in terms of era, setting and condition.

Some 140m to the east, the Urban Corridor Zone contains an IGA, a number of restaurants and a laundromat, amongst other services and facilities. Two petrol stations (including an integrated On The Run) and veterinary clinic are also observed within 200m of the site on Henley Beach Road.

An aerial view of the site and its locality is presented in Figure 1 which follows, whilst the proximity of the development to the Urban Corridor Zone is demonstrated by Figure 2.

Figure 1: Subject land and locality



Source: Google 2016

Figure 2: Proximity to Urban Corridor Zone



Source: Location SA Map Viewer 2016

H:\Synergy\Projects\2016\2016-0060 305-309 Henley Beach Road Brooklyn Park - Medium Density Housing\Project Management\Correspondence\C001_v2_160226_Submission letter to Council.docx

Procedural matters

The subject land is located within Low Density Policy Area 20, in the Residential Zone in the City of West Torrens (Development Plan consolidated 5 November 2015).

Group dwellings, carports, land divisions and demolition are not listed as either complying or non-complying in the Zone and therefore the proposal is to be assessed 'on-merit'.

The boundary realignment application is a Category 1 matter, not requiring notification, in accordance with Schedule 9, Part 1, clause 2(f) of the *SA Development Regulations 2008* as not more than 4 additional allotments are created (ie nil allotments are created).

The second application is also Category 1 as:

- The community division (2 allotments into 5 lots) is assigned to Category 1 in accordance with Schedule 9, Part 1, clause 2(f) of the Regulations as only 3 additional lots are created.
- The group dwellings are assigned to Category 1 pursuant to Schedule 9, Part 1, clause 2(a)(ii) of the Regulations as they constitute "1 or more single storey dwellings".
- The carports are assigned to Category 1 in accordance with Schedule 9, Part 1, clause 2(d) of the Regulations.

I understand a referral to DPTI will be required as the proposal involves the alteration of access points onto a secondary arterial road (Map WeTo/4).

Planning assessment

In my view, the most pertinent planning considerations relate to:

- Land use.
- Density.
- Pattern of development.
- Height, frontage, setbacks and private open space.
- Car parking and traffic.
- Residential development generally.

Land use

The Residential Zone is to be developed with a range of dwelling types, including affordable housing and dwellings at increased densities (Zone Objectives 1 - 3, Principle 1, Desired Character). The Desired Character of the Zone foresees group dwellings in some policy areas, but not within the Historic Conservation Area. More particularly, group dwellings are specifically envisaged by Principle 1 of Low Density Policy Area 20.

I conclude that the proposal for group dwellings squarely meets the land use aspirations of the Development Plan as group dwellings are an envisaged and desirable form of development in the Policy Area, and as the proposal contributes to the mix and affordability of housing in the Council area.

Density

The Zone seeks development at very low to medium densities, however increased densities are particularly sought in close proximity to centres, public transport routes and public open space (Zone Objectives 2 and 3).

More particularly, residential development in the Policy Area should be at a low density, although there is allowance for increased density in that *"there will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones"* (Policy Area Desired Character).

The Policy Area then provides quantitative guidance, suggesting minimum site areas of:

- 340m² for group dwellings and detached dwellings when located more than 400m from a centre zone (Principle 3).
- 300m² for group dwellings and detached dwellings when located within 400m of a centre zone (Principle 4).

Firstly, the proposed development achieves a net density of approximately 24.83 dwellings per hectare, which is comfortably within the **low density** range defined by the 30 Year Plan (less than 35 dw/Ha). Broadly speaking, the proposal for a low density development meets the intent of Low Density Policy Area 20.

With 6 dwellings on an area of some 2416m², the proposal provides an average site area of 402m², which complies with the most onerous density test provided by Policy Area Principle 3.

It is noted however that Policy Area Principle 4 provides a density bonus for sites within 400m of a centre zone. Whilst the subject land is not within 400m of a true 'centre' zone, I consider it reasonable to apply Principle 4 in this as the subject land is only 140m from an Urban Corridor Zone. In my view, the land within this Urban Corridor Zone functions akin to centre zone as it contains a number of features commonly found within centres such as an IGA supermarket, On The Run, numerous restaurants, a laundromat and other services and conveniences. As per the Policy Area's Desired Character, this proposal recognises the purpose of increasing densities near centres: *"for more residents to live and take advantage of the variety of facilities focused on centre zones"*.

It is also noted that this nearby Urban Corridor Zone was previously zoned as Local Centre and Commercial.

The proposal is assessed against Principle 4 as follows:

Table 1: Density Assessment

Dwelling	Site area minimum m ²	Proposed site area m ²	Complies?	
No 305	300	479.11	✓	159%
No 307	300	345.12	✓	115%
No 309	300	425.68	✓	141%
Group Dwelling 1	300	300.66	✓	100%
Group Dwelling 2	300	270.62	✗	90%
Group Dwelling 3	300	296.37	✗	98.8%

6

As demonstrated by Table 1, the proposal substantially complies with Principle 4. The site area minimum is comfortably exceeded for half the sites. Only 2 sites will fall short of the 300m² minimum, of which one shortfall equates to 1.2% and is considered insignificant and immaterial from a town planning perspective. The other shortfall, of 10%, is considered minor and acceptable in the context of the entire development.

In instances where a proposal does not satisfy the minimum site area stipulated by the Development Plan, it is widely held that the assessing authority should also consider setbacks, private open space, streetscape perception and the spacing of built form in order to determine whether the proposed density can be accepted. In support of this theory:

- A body of case law provides that:
 - Development Plans are a “Practical code calling for practical application” (*City of Mitcham v Freckman & Ors* [1999] 74 SASR 56).
 - Development Plan provisions are not to be construed like statutes or mandatory requirements (*St Ann’s College v Corporation of City of Adelaide* [1999] SASC 479; *Walkerville Town Corporation v Adelaide Clinic Holdings Pty Ltd* [1985] 38 SASR 161; *Walsh & Anor v City of Tea Tree Gully & Anor* [2012] SAERDC 11).
 - A departure from the expressed quantitative provision of the Development Plan for site areas does not diminish the planning merit of the proposal (*AG Building and Developments Pty Ltd v City of Holdfast Bay & Tanti* [2009]).
- Residential Development Principle 1 seeks allotments of an area and dimensions to accommodate a dwelling with associated landscaping, private open space, parking and access areas.
- Land Division Objective 2 similarly states that new allotments should be appropriate for their intended use.

In this case, the density is further supported by the provision of largely compliant setbacks, private open space, car parking and the low scale of the built form, as detailed in later subsections.

Pattern of development

The Desired Character for the Policy Area discourages battle-axe subdivisions in order to “*preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage*”. That said, Policy Area Principle 1 and its Desired Character statement also foresee group dwellings, which necessarily involves the development of freestanding dwellings on a common driveway, without a direct street frontage.

The pattern of development is considered reasonable and acceptable as:

- 2 pairs of compact, semi-detached dwellings adjoin the east of the subject land. Directly opposite the subject land, numerous sites are developed with group dwellings and residential flat buildings on common driveways. The locality and more particularly the streetscape is therefore characterised by these community-type developments and not solely by detached dwellings direct facing the street. I conclude then that the proposal is not at odds with the prevailing character of the locality and streetscape.
- Post development, the subject land will contain a number of well-spaced and low-scale dwellings interspersed with landscaping, as desired in Low Density Policy Area 20.

H:\Synergy\Projects\2016\2016-0060 305-309 Henley Beach Road Brooklyn Park - Medium Density Housing\Project Management\Correspondence\C001_v2_160226_Submission letter to Council.docx

Suite 12/154 Fullarton Road, ROSE PARK SA 5067 • 08 8333 7999 • mail@urps.com.au • www.urps.com.au

7

- The proposal involves the comprehensive, integrated redevelopment of 3 contiguous allotments, which differs it from a typical battle-axe subdivision. The proposal should not be described as a simple battle-axe development and, in my view, it is not the form of development which is discouraged by the Policy Area.

Height, frontage, setbacks and private open space

A quantitative assessment of various matters is presented in Table 2, below.

Table 2: Assessment of height, frontage, setbacks and private open space

Attribute	Development Plan standard	Proposal	Complies?
Building height	Two storey and 6m walls	Single storey and 2.4m walls	✓
Frontage	9m when site is within 400m of a centre. Otherwise 10m.	305: 19.495m	✓
		307: 13.625m	✓
		309: 12.7m	✓
		Group 1: 12m approximate	✓
		Group 2: 17.91m	✓
		Group 3: 4.6m approximately	✗
Front setback	Setback in line with adjacent dwellings, or between.	Dwellings retained at 6m-8m and not forward of predominant building lines	✓
Side setback	1m, although garages permitted o boundaries for up to 8m in length	Dwelling: East side / West side	
		305: 0m (garage) / 3.108m	✓ / ✓
		307: 0m (garage) / 0.986m	✓ / ✗
		309: 0.9 / 2.2m	✗ / ✓
		Group 1: 1.01m / 0m (garage)	✓ / ✓
		Group 2: 1m / 0m (garage)	✓ / ✓
Rear setback	3m	305: 3.878m	✓
		307: 4.698m	✓
		309: 2.9m to 5.918m	✗ but minor
		Group 1 to Group 3: 3m to 4.08m	✓✓✓
Private open space	60m ² for sites 300-500m ² .	305: 117.98m ² , 24.62%	✓ (+57m ²)
		307: 63.21m ² , 18.31%	✓ (+3m ²)
	24m ² for sites under 300m ² (ie sites for Group Dwellings 2 and 3)	309: 87.89m ² , 20.64%	✓ (+27m ²)
		Group 1: 78.45m ² , 26.09%	✓ (+18m ²)
		Group 2: 69.20m ² , 25.57%	✓ (+45 m ²)
		Group 3: 83.39m ² , 27.79%	✓ (+59m ²)

The proposal therefore largely complies with the quantitative provisions of the Development Plan. As demonstrated by Table 2, my assessment of height, frontage, setbacks and private open space finds that the proposal only departs from the Development Plan in 4 instances from 32.

8

The 4 identified departures are considered reasonable and acceptable for the following reasons:

- Whilst the frontage width of Group Dwelling 3 falls short of 10m, the dwelling does not have a frontage to a public road and therefore there is no negative impact upon the Henley Beach Road streetscape.
- The western side setback of Number 307 falls short of 1m by 0.014m, and the eastern side setback of Number 309 falls short of 1m by 0.1m. Firstly, these departures are considered minor and insignificant. Secondly, the departures are considered to have little planning consequence. For example, impacts upon other dwellings are mitigated as both side setbacks are located either side of the proposed common driveway, which is not considered a sensitive space. The dwellings are also of a single storey scale, thus minor side setback departures are less noticeable.
- The rear setback of Number 309 falls short of 3m by 0.1m, which is considered a minor and insignificant departure. Further, only a portion of the rear setback is breached, as the rear setback increases to 5.9m+.

The departures listed above must also be balanced with the achievements of the proposal in regard to these quantitative standards.

The frontage widths of the street facing sites comfortably exceed 10m, maintaining the subject land's low density appearance when viewed from the street.

The proposal involves low profile dwellings, where potentially higher and more prominent built form could be pursued. Impacts upon the street and surrounding properties are thus minimised.

Setbacks from the side and rear of the subject land meet the 1m and 3m minimums respectively. Visual and shadowing impacts upon other land are therefore maintained at acceptable and low levels.

Private open space provision is noted to be particularly generous, with the 2 smallest sites providing private open space which exceeds the minimum amount by 45m² and 59m². Whilst these 2 sites fall below the minimum site area standard of 300m², they do not exploit the Development Plan by providing lesser areas of private open space (ie 24m²).

Car parking and traffic

An analysis of on-site car parking is presented in Table 3.

Table 3: Car parking assessment

Dwelling type	Standard for car parking spaces (Table WeTo/2)	Proposed number of car parking spaces	Complies?
Group dwellings x 5	2 per dwelling (1 covered)	2 per dwelling (including 1 covered)	✓
	0.25 per dwelling x 5 group dwellings = 1.25	1.0	*
Detached dwellings x 1	2 per dwelling	3 to 4	✓
TOTAL	13.25	14-15	✓

H:\Synergy\Projects\2016\2016-0060 305-309 Henley Beach Road Brooklyn Park - Medium Density Housing\Project Management\Correspondence\C001_v2_160226_Submission letter to Council.docx

Suite 12/154 Fullarton Road, ROSE PARK SA 5067 • 08 8333 7999 • mail@urps.com.au • www.urps.com.au

9

Each dwelling is provided sufficient car parking, with sufficient covered car parking.

The Development Plan seeks 1.25 visitor car parking spaces for the 5 group dwellings. I consider it appropriate to round this number to 1 car parking space, which is provided in an area between Number 305 and 307.

The total supply of on-site car parking spaces is considered generous and complies at some 14 to 15 spaces.

In addition, it is common to apply discounts to car parking requirements for sites that are in close proximity to conveniences, services and public transport routes. As previously discussed, the subject land is very well serviced in this regard, which further confirms the proposed amount of on-site car parking is sufficient.

The proposal provides for safe access and egress conditions onto Henley Beach Road, being an arterial road in the care and control of DPTI. In particular:

- The number of driveway crossing places has been reduced from 3 to 2.
- A 6m by 6m vehicle passing area is provided to the common driveway inside the front boundary, in accordance with DPTI requirements and Land Division Principle 7.
- The common driveway layout allows all vehicles to exit in a forward facing direction. Further, a reversing bay is provided to the front of Number 305 which allows vehicles (including visitors) to exit the private driveway in a forward facing direction. The proposal is therefore an improvement on the existing scenario, where vehicles are generally required to reverse onto Henley Beach Road from all 3 allotments

Residential development generally

- *Design and appearance*

The subject land maintains its status quo to the street given the retention of the existing, street facing character dwellings.

The new dwellings are of low visual impact given their discrete siting to the rear of the land, low scale, and setbacks.

Further, the new dwellings are to exhibit a visually pleasing external appearance. The new dwellings comprise a composite of brick and render materials, variations in wall and roof lines, ample glazing, overhanging eaves and minor garage doors. The conventional scale and form of the proposed dwellings is sympathetic and subservient to the older surrounding building stock.

- *Landscaping*

A landscaping schedule is submitted as part of the application (refer to site plan).

Comprehensive landscaping is proposed to the front of Number 305, including the planting of 3 trees and numerous shrubs, which will significantly enhance the appearance of that dwelling and front yard.

Space is provided to the front of each new group dwelling for landscaping.

10

Ample opportunity exists for future landscaping within the generously sized areas of private open space which are available across the entire development. Similarly, ample landscaping opportunity is provided to the front of Numbers 307 and 309, where the front yard driveways will be removed in favour of rear access.

Landscaping strips are provided either side of the common driveway handle, each 300mm wide. The applicant proposes to plant these strips with *Muraya paniculata*, which is carefully selected given the narrowness of the space and its proximity to fencing. The landscaping can grow 1m to 2m high, forms a dense hedging and will soften/enhance the appearance of the common driveway.

The use of pavers improves the appearance of the common driveway entrance and the subject land as it provides a higher quality and less harsh appearance than concrete.

- ***Overshadowing and overlooking***

The Development Plan seeks to minimise overshadowing and overlooking impacts to reasonable levels. In this case, the development involves low scale buildings, which are generally separated from one another, located on essentially flat land, and appropriately setback from the boundaries of the subject land. Overshadowing and overlooking is not a concern in my view.

It is noted that the Development Plan policy allows for the subject land to be redeveloped instead with 3 large 2 storey dwellings, which would cause greater overshadowing, privacy and visual outlook impact.

- ***Site facilities and storage***

Council-collection waste bins may be stored in the rear or side yards of each dwelling, as each site possesses a generous amount of private open space. The subject land, with a frontage of nearly 52m, is wide enough to accommodate 12 bins on collection day.

The Development Plan seeks 8m³ of storage space per dwelling. The minimum size of a carport/garage is generally 18m² (ie 3m by 6m). Most of the proposed carports/garages exceed this minimum figure by 4m² or more, meaning that some 8m³ or more of space is provided for storage. Should additional storage space be required, small sheds up to 15m² (x 2.5m high = 37.5m³) may be constructed without Council approval – such sheds could be accommodated without significantly compromising private open space, noting that the private open space for 5 of the 6 dwellings is more than 15m² above the minimum.

A community mailbox has been shown adjacent the main entrance to the site.

Conclusion

The proposal involves the construction of 3 group dwellings to the rear of 3 existing dwellings and associated land divisions.

The proposal warrants your support for the following reasons:

- Group dwellings are an envisaged land use in the Policy Area.
- The proposal provides increased residential density in close proximity to conveniences, services and public transport, whilst maintaining an overall low density as desired in the Policy Area.
- The proposal involves a comprehensive redevelopment of 3 contiguous allotments and is not a typical battle-axe subdivision. The pattern of development is consistent with the prevailing pattern of development in the locality, which contains numerous community-type developments.

11

- The development largely complies with the quantitative provisions of the Development Plan in regard to building height, frontage, setbacks and private open space.
- Car parking supply is sufficient, the number of crossing places onto the arterial road are reduced and all vehicles may enter and exit the subject land in a forward facing direction.
- The new dwellings exhibit a quality design which is respectful of the conventional housing forms in the locality. Landscaping is provided throughout the site. Overshadowing and overlooking is mitigated by the dwelling's low scale and compliant boundary setbacks. The necessary space is provided for site facilities and storage.

In my view, the proposal exhibits sound planning merit, it contributes to the achievement of the Zone objectives and it does not conflict with the provisions of the Development Plan to any significant degree. Development Plan consent is warranted accordingly.

Please do not hesitate to contact the undersigned on 8333 7999 if you wish to discuss this matter further.

Yours sincerely



Josh Skinner
Planner

H:\Synergy\Projects\2016\2016-0060 305-309 Henley Beach Road Brooklyn Park - Medium Density Housing\Project Management\Correspondence\C001_v2_160226_Submission letter to Council.docx

Suite 12/154 Fullarton Road, ROSE PARK SA 5067 • 08 8333 7999 • mail@urps.com.au • www.urps.com.au



Contact
Telephone
Email

Planning Services
7109 7016
didtpdclearanceletters@sa.gov.au

State Commission
Assessment Panel

Level 5
50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7061

28th September 2017

Mr. Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Dr.
HILTON SA 5033

Dear Sir

**Re: Proposed Development Application No. 211/C113/16 (ID 55006) – Amended Plan 16/08/17
for Land Division (Community Title Plan) by M Ladas and L Iosifidis**

Further to my letter dated 1st September 2016 and to assist the Council in reaching a decision on this application, copies of the reports received by the State Commission Assessment Panel (SCAP) from agencies that it has consulted have been uploaded for your consideration.

IT IS REQUESTED PURSUANT TO SECTION 33 (1) (c) OF THE DEVELOPMENT ACT 1993 THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE SCAP.

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0048345).

SA Water advises 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.
2. Payment of \$19,464.00 into the Planning and Development Fund (3 allotment/s @ \$6488 /allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders 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.

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.

For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SAW Land Developments on 74241119

Council's particular attention is drawn to the comments by the DPTI – Transport Services for this application, advising that amended plans addressing the issues raised be forwarded for review and comment. In the event that such plans are not provided, refusal of this application is recommended.

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE SCAP WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; and
- c) a copy of its Decision Notification Form (via EDALA) pursuant to Regulations 60 (4) (b) ii and 44 respectively.

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

Yours faithfully,

Brett Miller
TEAM LEADER – PLANNING SERVICES
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Q:\PLANNINGSERVICES\TEMPLATES\STATEMENTS\ELECTRONIC\TFF2R-CT



24 August 2017

Our Ref: H0048345

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Kirsty Jennings
Telephone 74241119

PROPOSED LAND DIVISION APPLICATION NO: 211/C113/16 AT BROOKLYN PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

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

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.

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.

Yours faithfully

Kirsty Jennings

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.11 Development Assessment Panel Annual Report 2017

Brief

To provide Council with information on the activities of, and feedback from, the Development Assessment Panel.

RECOMMENDATION

That the Draft Development Assessment Panel Annual Report 2017 (from 1 January to 30 September 2017) be ratified for presentation to Council.

Introduction

Section 56A(2)(b) of the *Development Act 1993*, provides opportunity for the Development Assessment Panel (DAP) to report to Council regarding "... trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under this Act".

The City of West Torrens DAP Terms of Reference (1 January 2017) stipulate:

The DAP will report to Council at least once per year, detailing issues for consideration by the Council. The Annual Report should include advice on trends, issues and other matters relating to planning or development that have become apparent or arisen through the DAP's assessment of applications under the Act.

At its 5 September 2017 meeting Council appointed the Council Assessment Panel (CAP) to take on the responsibilities previously undertaken by the DAP.

Discussion

It is proposed that an annual report for the period 1 January 2017 to 30 September 2017 be submitted to the Council relating to the final period of the DAP's operation.

The submitted report will contain a summary of the activity of the DAP in 2017, including feedback from DAP members with regards to trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications.

A draft report for the CAP's consideration is included as **Attachment 1**.

If ratified, the report will be presented to a future meeting of Council.

A further annual report relating to the period of the CAP's responsibilities from 1 October 2017 will be presented for the CAP's consideration next year.

Conclusion

An annual report is proposed to be submitted to the Council in accordance with the DAP's Terms of Reference for the final period of operation from 1 January 2017 to 30 September 2017.

Attachments

1. Draft Development Assessment Panel Annual Report 2017

Development Assessment Panel Annual Report 2017

Introduction

At its meeting on 1 November 2016 the Development Assessment Panel was appointed by Council for the period 1 January 2017 to 31 December 2018.

Section 56A(2)(b) of the Development Act 1993, provides an opportunity for the DAP to report to Council regarding "... trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under this Act".

With the implementation of the relevant provisions in the Planning, Development and Infrastructure Act 2016, the DAP ceased to operate from 1 October 2017.

At its meeting on 5 September 2017 the Council resolved to appoint the Council Assessment Panel (CAP) to commence on 1 October 2017.

This report sets out the annual activities for the DAP for its final period of operation from 1 January 2017 to 30 September 2017.

The following report contains a summary of the activity of the DAP in 2017 as well as feedback from DAP members with regard to trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications.

Provision for the annual report was previously set out in the City of West Torrens DAP Terms of Reference (1 November 2016) which stipulates:

The DAP shall report to Council at least once per year, detailing issues for consideration by the Council. The report shall include advice on trends, issues and other matters relating to planning or development that have become apparent or arisen through the DAP's assessment of applications under the Act.

The CAP submits this 2017 DAP Annual Report on behalf of the former DAP.

An additional annual report relating to the current tenure of the CAP will be submitted in due course.

DAP Membership

During the period 1 January 2017 to 30 September 2017 the DAP comprised:

Independent Presiding Member	Donna Ferretti
Independent Member	Colleen Dunn
Independent Member	Wayne Stokes
Independent Member	Jane Strange
Elected Member	George Demetriou
Elected Member	Graham Nitschke
Elected Member	Tony Polito

DAP Meetings

During the period 1 January 2017 to 30 September 2017 nine DAP meetings were held.

The DAP members attendance record is set out below:

Member	Attended	Apologised
Donna Ferretti	8	1
Colleen Dunn	7	2
Wayne Stokes	7	2
Jane Strange	8	1
George Demetriou	9	-
Graham Nitschke	9	-
Tony Polito	8	1

DAP Decision Making Statistics

Number of development application reports received by the Panel:

- A total of 1,198 development applications were received by the Council between 1 January 2017 to 30 September 2017, with 33 of those applications considered by the Panel during this period.
- This equates to a total of 2.8% of the total applications lodged with the Council between 1 January 2017 to 30 September 2017.
- The Panel made determinations on 109 development applications between 1 January 2017 to 30 September 2017 (excluding confidential reports). A break down of determinations are set out below:

Approved	88
Refused	21

- Compromise Plans associated with appeals were presented to the DAP on eleven occasions.
- The DAP agreed with 93% of the Administration's recommendations.

Types of Development:

Development Type	Number of applications determined
Land Divisions	40
Dwellings/additions	36
Combined Land Division and Built Form	17
Signage	3
Commercial/Industrial	9
Outbuildings	2
Tree removals	4

Appeals to the Environment Resources & Development Court:

- One appeal against Panel decisions was decided by ERD Court hearing in 2017, the ERD Court upheld the DAP's decision.
- Seven appeals were lodged with the Court and subsequently withdrawn.
- Seven appeals were finalised through compromise plans being deemed acceptable by the DAP.
- Four appeals remained outstanding as at 30 September 2017.

Feedback to the Council from individual DAP members regarding trends, issues and other matters.

No feedback has been provided by individual DAP members.

Conclusion

The Development Assessment Panel (DAP) has endeavoured at all times to assist applicants, persons making representations, and the general public understand the decision making process and how the final outcomes were arrived at.

The CAP expresses its appreciation to Elected Members, the Chief Executive Officer and staff of the City of West Torrens for their support and assistance.

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of SCAP and ERD Court Matters - December 2017

Brief

This report presents information in relation to:

1. any matters being determined by the State Commission Assessment Panel (SCAP); and
2. any planning appeals before the Environment, Resources and Development (ERD) Court.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Matters pending determination by SCAP

Reason for referral	DA number	Address	Description of development
Section 49	211/1240/2017	71 Richmond Road (Railway Terrace Entrance), MILE END	Removal of one significant tree
Section 49	211/1029/2017	Allotment 1 in FP124395 (CT 5789/451), Hundred of Adelaide, 55 Malurus Avenue, LOCKLEYS	Removal of one regulated tree
Section 49	211/743/2017	1-35 Jenkins Street, COWANDILLA	Addition to existing gymnasium building for out of school hours care facility
Section 49	211/911/2017	8 & 8A West Thebarton Road, THEBARTON	Land division - Boundary re-alignment
Section 49	211/370/2017/A	11-13 Desmond Avenue, 254-262 Richmond Road & 30-32 and Lot 57 Sutton Terrace, MARLESTON	Variation to Development Application 211/E002/17 - Remove one Regulated tree
Schedule 10	211/740/2017	192 ANZAC Highway, GLANDORE	Eight-storey building, 36 dwellings
Schedule 10	211/800/2017	99 Anzac Highway, ASHFORD	Land division - Create 25 allotments

Schedule 10	211/961/2017	79 Port Road, THEBARTON	Nine-storey mixed-use building, commercial tenancy and 28 dwellings
Schedule 10	211/1426/2017	20-118 James Melrose Road, NOVAR GARDENS	Construction of a shed for golf cart storage purposes
Schedule 10	211/1371/2017	101 & 103 Ashley Street, TORRENSVILLE	Land division - Torrens Title; SCAP No. 211/D181/17 (Unique ID 59809); Create two (2) additional allotments

Development Application appeals before the ERD Court

DA Number	Address	Reason for Appeal	Description of Development	Status
211/1472/2016	30 Arthur Street, RICHMOND	Applicant appealed DAP refusal	Create four additional allotments and construct a residential flat building containing five 2-storey dwellings	Compromise plans presented to November CAP meeting. ERD Court Conference pending.
211/412/2017	26 Kingston Avenue, RICHMOND	Applicant appealed DAP refusal	Create one additional allotment	Conciliation Plan pending
211/271/2017	23 White Avenue, LOCKLEYS	Applicant appealed DAP refusal	Carport, alfresco, swimming pool, safety fence, masonry front fence	Conciliation Plan pending
211/286/2016	2A Salisbury Terrace, CAMDEN PARK	Applicant appealed Building Consent refusal	Verandah	New Development Application and conference pending

Conclusion

The Summary of matters pending determination by SCAP and summary of appeals before the ERD Court - November 2017 Report is current as at 30 November 2017.

Attachments

Nil

9 MEETING CLOSE