

CITY OF WEST TORRENS



**MINUTES**  
**of the**  
**DEVELOPMENT ASSESSMENT PANEL**

of the

**CITY OF WEST TORRENS**

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

on

**TUESDAY, 11 APRIL 2017**  
**at 5.00pm**

**Terry Buss**  
**Chief Executive Officer**

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## 1 MEETING OPENED

The Presiding Member declared the meeting open at 5.01pm.

### 1.1 Evacuation Procedure

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

## 2 PRESENT

### Panel Members:

Dr D Ferretti (Independent Presiding Member)  
Councillors: Mr G Nitschke, Mr T Polito, Mr G Demetriou,  
Independent Members: Ms J Strange

### Officers:

Mr T Buss	(Chief Executive Officer and DAP Public Officer)
Mr A Catinari	(General Manager Urban Services)
Ms J Lennon	(Manager City Development)
Mr T Kelly	(Coordinator City Development)
Mr P Harnett	(Senior Development Officer)
Mr J Banks	(Senior Development Officer APPS)
Mr J Leverington	(Development Officer)
Ms S Gallarello	(Development Officer)
Ms N Durovic	(EA Urban Services - Minute Secretary)

## 3 APOLOGIES

### Absent:

Mr W Stokes  
Ms C Dunn

## 4 CONFIRMATION OF MINUTES

### RECOMMENDATION

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

### DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: G Demetriou  
Seconded: J Strange

That the recommendation be adopted.

**CARRIED**

## 5 DISCLOSURE STATEMENTS

Nil

## 6 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 6.1 8 Daly Street, KURRALTA PARK

Application No. 211/1093/2015, 211/1542/2016 and 211/1549/2016

Representors: **Dawn Kroemeu** of 3 Daly Street, Kurralta Park did not appear in support of the representation.

**Neale Clarke** of 10 Daly Street, Kurralta Park appeared in support of the representation.

**Malcolm R Shill** on behalf of **Saras Vithiananthan** of 3/6 Daly Street, Kurralta Park and **Lynette Shill** of 2 McGrath Court, Kurralta Park appeared in support of the representation.

**Tina Saccoia** of 2/6 Daly Street, Kurralta Park appeared in support of the representation.

Applicant/s **David Hutchinson** on behalf of **Toufic Kaissi** of TK Building Design appeared in response to representations.

#### RECOMMENDATION 1 - 211/1542/2016

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. 211/1542/2016 by Ms Wang Ting for land division - Torrens Title; DAC No. 211/D214/16 (Unique ID 56551); create one (1) additional allotment at 8 Daly Street, Kurralta Park (CT 5677/80) subject to the following conditions:

#### DEVELOPMENT PLAN CONSENT

##### Council Conditions

1. The development shall be undertaken in accordance with the plans and information details in this application except where varied by any condition(s) listed below.

#### LAND DIVISION CONSENT

##### Council Conditions

1. Prior to the issue of clearance to this division, existing structures must be removed from the allotment.

#### Development Assessment Commission Conditions

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](http://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.

4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. Subject to SA Water's 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 alteration of internal drains to the satisfaction of SA Water is required. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

#### **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted

#### **RECOMMENDATION 2 - 211/1549/2016**

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. 211/1549/2016 by Ms Wang Ting for land division - Community Title; DAC No. 211/C215/16 (Unique ID 56552 ); create two(2) additional allotments at 8 Daly Street, Kurralta Park (CT 5677/80) subject to the following conditions:

##### *DEVELOPMENT PLAN CONSENT*

#### **Council Conditions**

1. The development shall be undertaken in accordance with the plans and information details in this application except where varied by any condition(s) listed below.

##### *LAND DIVISION CONSENT*

#### **Council Conditions**

1. Prior to the issue of clearance to this division, existing structures must be removed from the allotment.

#### **Development Assessment Commission Conditions**

2. Payment of \$13352 into the Planning and Development Fund (2 allotment(s) @ \$6676/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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.
4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. 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.  
An investigation will be carried out to determine if connections to the development will be standard or nonstandard. 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.

#### **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted

**RECOMMENDATION 3 - 211/1093/2015**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1093/2015 by TK Building Design to Construct a two-storey dwelling and three (3), two-storey group dwellings with associated garages, driveways and landscaping areas at 8 Daly Street Kurralta Park (CT 5677/80) subject to the following conditions

1. The development shall be undertaken in accordance with the plans and information detailed within the application, except where varied by any condition(s) listed below.
2. The finished floor level of each dwelling shall be in accordance with the submitted Civil and Drainage Plan (Ref ZS/4349 - Drawing Number 2 of 2).
3. 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. All driveway, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
5. That the upper level windows of all dwellings, with the exception of the east facing windows of dwelling 1 will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
6. External materials and finishes shall be low-light reflective to prevent glare.
7. Any lights on the subject site shall be directed and screened to prevent light-spill into nearby premises.

**DEVELOPMENT ASSESSMENT PANEL DECISION**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1093/2015 by TK Building Design to Construct a two-storey dwelling and three (3), two-storey group dwellings with associated garages, driveways and landscaping areas at 8 Daly Street Kurralta Park (CT 5677/80) subject to the following conditions

1. The development shall be undertaken in accordance with the plans and information detailed within the application, except where varied by any condition(s) listed below.
2. The finished floor level of each dwelling shall be in accordance with the submitted Civil and Drainage Plan (Ref ZS/4349 - Drawing Number 2 of 2).

3. 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. All driveway, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
5. That the upper level windows of all dwellings, with the exception of the east facing windows of dwelling 1 will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
6. External materials and finishes shall be low-light reflective to prevent glare.
7. Any lights on the subject site shall be directed and screened to prevent light-spill into nearby premises.
8. The sump pump design for stormwater disposal from the site, shall include the following features:
  - (a) in addition to the operating duty pump, an equivalent standby pump (i.e. of equal size to duty pump) must be installed to safeguard against mechanical failure;
  - (b) the inclusion of uninterrupted power supply.
9. All wall cladding, roofing materials and external building finishes used on the dwelling additions shall be a light, warm colour shade such as ivory. The materials and finishes must be maintained to the reasonable satisfaction of Council at all times.

## 6.2 56, 58 & 60 Boss Avenue, MARLESTON

Application No 211/872/2016 & 211/1343/2016

Representors: **P F Hawke** of 255 Marion Road, Marlestone did not appear in support of the representation.

**J T Obst** of 35A Garfield Ave, Kurralta Park did not appear in support of the representation.

**M F Tsai** of 1/341-343 Sir Donald Bradman Drive, Brooklyn Park did not appear in support of the representation.

Applicant/s **Chanh** of HN Group Pty Ltd did not appear in response to the representations.

### RECOMMENDATION 1

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent for Application No. 211/1343/2016 by Precinct One to undertake a land division - Community Title; DAC No. 211/C176/16 (Unique ID 56018); create three (3) additional allotments at 56, 58 & 60 Boss Ave, Marlestone (CT5713/748) subject to the following conditions of consent:

**DEVELOPMENT PLAN CONSENT****Council Conditions**

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.

**LAND DIVISION CONSENT****Development Assessment Commission Conditions**

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0051860).

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 \$20028 into the Planning and Development fund (3 lots(s) @ \$6676 /lot). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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.

**DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted

**RECOMMENDATION 2**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/872/2016 by HN Group Pty Ltd to undertake the construction of a two storey residential flat building at 56, 58 & 60 Boss Ave, Marlestone (CT5713/748) subject to the following conditions of consent:

**DEVELOPMENT PLAN CONSENT**

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.
2. That the finished floor level shall be 12.30 in accordance with the provided 'Stage 2 – Civil & Earthworks Plan' (KP Squared Engineering – Project No. 160410 – Drawing No. C2 – Issue B).
3. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.



4. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
7. That all upper level windows of the dwellings shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to the occupation of the building. The glazing in these windows will be maintained in a reasonable condition at all times.

### DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

#### 6.3 14 Kinnaird Avenue, RICHMOND

Application No. 211/1293/2016

Representors: **Daniel Zivkov** of 16 Kinnaird Avenue did not appear in support of the representation.

Applicant/s **David Hutchison** did not appear and speak on behalf of the applicant and to respond to the representations.

### RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1293/2016 by Ms Nicky Quick to undertake a land division - Community Title DAC No 211/C168/16 (Unique ID 55917) to create four (4) additional allotments and construction of a residential flat building comprising 5 dwellings and carport (12.7m x 5.9m) at 14 Kinnaird Avenue, Richmond (CT5705/615) 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 1993*):

#### Reserved Matters:

The following information requires further assessment and approval by the City of West Torrens as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Waste management and collection details.

### DEVELOPMENT PLAN CONSENT

#### Council Conditions

1. The development must be undertaken and completed in accordance with the plans prepared by Pinksterboer & Associates, Reference 18147-COM-v1 and the plans prepared by Rivergum Homes Project No PRE-0593, Dated 29 September 2016 Sheets 1 and 2, Issue No 3 and plan provided by Herriott Consulting (file No C1610-020) dated November 2016, Rev B)

2. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
5. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
6. External material and finishes must be low-light reflective.
7. That the upper level of the northern and southern elevations (Dwellings 1 to 5) and the upper level of the western elevation of dwelling 5 shall be provided with fixed obscure glass or balcony screening 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 or balcony screening shall be maintained in reasonable conditions at all times.

#### *LAND DIVISION CONSENT*

#### **Council Conditions**

1. Prior to the issue of clearance, existing buildings and structure shall be removed.

#### **Development Assessment Commission and SA Water Corporation Conditions**

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

On receipt of 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.

3. Payment of \$26704 into the Planning and Development Fund (4 allotment(s) @ \$6676/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1293/2016 by Ms Nicky Quick to undertake a land division - Community Title DAC No 211/C168/16 (Unique ID 55917) to create four (4) additional allotments and construction of a residential flat building comprising 5 dwellings and carport (12.7m x 5.9m) at 14 Kinnaird Avenue, Richmond (CT5705/615) 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 1993*):

### Reserved Matters:

The following information requires further assessment and approval by the City of West Torrens as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Waste management and collection details, including bin storage location away from public view.
2. The location of 8m<sup>3</sup> of storage per dwelling in accordance with Residential General Provisions PDC 31.

### DEVELOPMENT PLAN CONSENT

#### Council Conditions

1. The development must be undertaken and completed in accordance with the plans prepared by Pinksterboer & Associates, Reference 18147-COM-v1 and the plans prepared by Rivergum Homes Project No PRE-0593, Dated 29 September 2016 Sheets 1 and 2, Issue No 3 and plan provided by Herriott Consulting (file No C1610-020) dated November 2016, Rev B)
2. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
5. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
6. External material and finishes must be low-light reflective.

7. That the upper level of the northern and southern elevations (Dwellings 1 to 5) and the upper level of the western elevation of dwelling 5 shall be provided with fixed obscure glass or balcony screening 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 or balcony screening shall be maintained in reasonable conditions at all times.

#### *LAND DIVISION CONSENT*

#### **Council Conditions**

1. Prior to the issue of clearance, existing buildings and structure shall be removed.

#### **Development Assessment Commission and SA Water Corporation Conditions**

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

On receipt of 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.

3. Payment of \$26704 into the Planning and Development Fund (4 allotment(s) @ \$6676/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

## 6.4 27 Beauchamp Street, KURRALTA PARK

Application No. 211/1026/2016 and 211/1436/2016

Representors: **Melissa Hollywood** of 10B Barwell Avenue, Kurralta Park did not appear in support of the representation.

Applicant/s **Enrico Catalano** of Integrity Homes did not appear to respond to the representation.

### RECOMMENDATION 1

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 Approval for Application No. 211/1436/2016 by FAZCHE Pty Ltd to undertake Land Division - Create three additional allotments at 27 Beauchamp Street, Kurralta Park (CT5168/987) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the *Development Act 1993*):

#### Reserved Matters:

The following information requires further assessment and approval by the City of West Torrens as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Verification of final design/dimensions for driveway access.

#### DEVELOPMENT PLAN CONSENT

##### Council Conditions

1. The development must be undertaken and completed in accordance with the plans prepared by Bartlett Drafting and Development' except where varied by any condition(s) listed below:

#### LAND DIVISION CONSENT

##### Council Conditions

1. Prior to the issue of clearance, existing buildings and structures shall be removed.

#### Development Assessment Commission 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.

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.

3. Payment of \$20028 into the Planning and Development Fund (3 allotment(s) @ \$6676/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

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

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

## RECOMMENDATION 2

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1026/2016 by FAZCHE Pty Ltd to Construct a two storey residential flat building comprising four dwellings with associated garages at 27 Beauchamp Street, Kurralta Park (CT5168/987) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the *Development Act 1993*):

### Reserved Matters:

The following information requires further assessment and approval by the City of West Torrens as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Verification of final design/dimensions for driveway access.

### DEVELOPMENT PLAN CONSENT

#### Council Conditions

1. The development shall be undertaken and completed in accordance with the plans and information details in the application except where varied by any condition(s) listed below:
2. That the finished floor level shall be in accordance with the plans provided by Gama Consulting Engineers and Project Management, Drawn CZ, Drawing No 1713-C01, Revision C.
3. That all stormwater design and construction will be in accordance with the Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
  - a. result in the entry of water into a building; or
  - b. affect the stability of a building; or
  - c. create unhealthy or dangerous conditions on the site or within the building; or
  - d. flow or discharge onto the land of an adjoining owner, and not flow across footpaths or public ways.
4. That any retaining walls be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

7. That all upper level balconies and windows of the dwellings will be provided with fixed obscured glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to the occupation of the building. The glazing in these balconies and windows will be maintained in reasonable condition at all times.
8. External materials and finishes must be low-light reflective.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

### 6.5 107-115 Mooringe Avenue, CAMDEN PARK

Application No. 211/1241/2016

Representors: **Stephen Christiansen** on behalf of Lucy Christiansen did not appear in support of the representation.

Applicant/s **John Bryant** of Bryant Concepts did not appear in response to the representations.

## RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1241/2016 by Bryant Concepts to undertake development at 107-115 Mooringe Avenue (CT5444/752) 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 1993*):

### Reserved Matters:

The following information requires further assessment and approval by the City of West Torrens as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Verification of stormwater calculations prior to the issue of Building Rules Consent.

### Council Conditions

1. The development must be undertaken and completed in accordance with the plans and information detailed in the application except where varied by any condition(s) listed below.
2. The finished floor level of each building shall be in accordance with the submitted Civil, Drainage and Grading Plan (Sheet C101, Revision B).
3. 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. Stormwater quality, detention and re-use measures must be implemented to ensure that all surface run-off, stormwater or other liquid discharge from the site, is free of site contaminants. These contaminants include, but are not limited to oils, grease, fuels, rubbish, litter or silt.
5. All driveway, 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. All car parking spaces must be delineated in accordance with approved plans and in accordance with Australian Standard 2890.1, 2004 Parking Facilities, Part 1, Off Street Car parking, prior to the occupation of the proposed development. Line-marking and directional arrows must be clearly visible at all times.
7. Vehicle wheel stops must be installed along property boundaries or landscaping areas.
8. Two double sided bicycle rails must be installed on-site adjacent the entrance to the authorised office building.
9. External materials and finishes shall be low-light reflective to prevent glare.
10. Any lights on the subject site shall be directed and screened to prevent light-spill into nearby premises.
11. Loading and un-loading of all items, goods and merchandise must be carried out upon the subject land. No loading or un-loading shall be undertaken on public space or within a street.
12. Noise emanating from the site shall achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest noise sensitive premises.
13. Any rubbish or waste must be stored or screened away from public view.
14. The hours of operation for the site shall not exceed the following:

Warehouse	7am to 5pm, Monday to Friday 7am to 12pm, Saturday
Office	7am to 6pm, Monday to Friday
Shops	7am to 6pm, Monday to Friday 7am to 12pm, Saturday

Notes:

- a) This authorisation does not include consent for advertisements or signage.
- b) This authorisation does not include consent for the removal of a regulated tree.

### DEVELOPMENT ASSESSMENT PANEL DECISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1241/2016 by Bryant Concepts to undertake development at 107-115 Mooringe Avenue (CT5444/752) 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 1993*):



**Reserved Matters:**

The following information requires further assessment and approval by the City of West Torrens as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Verification of stormwater calculations.
2. Detail of 10% landscaping of the site in accordance with Industry Zone PDC 10.

**Council Conditions**

1. The development must be undertaken and completed in accordance with the plans and information detailed in the application except where varied by any condition(s) listed below.
2. The finished floor level of each building shall be in accordance with the submitted Civil, Drainage and Grading Plan (Sheet C101, Revision B).
3. 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. Stormwater quality, detention and re-use measures must be implemented to ensure that all surface run-off, stormwater or other liquid discharge from the site, is free of site contaminants. These contaminants include, but are not limited to oils, grease, fuels, rubbish, litter or silt.
5. All driveway, 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. All car parking spaces must be delineated in accordance with approved plans and in accordance with Australian Standard 2890.1, 2004 Parking Facilities, Part 1, Off Street Car parking, prior to the occupation of the proposed development. Line-marking and directional arrows must be clearly visible at all times.
7. Vehicle wheel stops must be installed along property boundaries or landscaping areas.
8. Two double sided bicycle rails must be installed on-site adjacent the entrance to the authorised office building.
9. External materials and finishes shall be low-light reflective to prevent glare.
10. Any lights on the subject site shall be directed and screened to prevent light-spill into nearby premises.
11. Loading and un-loading of all items, goods and merchandise must be carried out upon the subject land. No loading or un-loading shall be undertaken on public space or within a street.
12. Noise emanating from the site shall achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest noise sensitive premises.
13. Any rubbish or waste must be stored or screened away from public view.

14. The hours of operation for the site shall not exceed the following:

Warehouse	7am to 5pm, Monday to Friday 7am to 12pm, Saturday
Office	7am to 6pm, Monday to Friday
Shops	7am to 6pm, Monday to Friday 7am to 12pm, Saturday

Notes:

- a) This authorisation does not include consent for advertisements or signage.
- b) This authorisation does not include consent for the removal of a regulated tree.

## 6.6 55 Torrens Avenue, LOCKLEYS and 15 Dunrobin Street, LOCKLEYS

Application No. 211/1355/2016 (DAC - 211/D178/2016)

### RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1355/2016 by River Green Estate Pty Ltd to undertake land division - Torrens Title; DAC No. 211/D178/16 (Unique ID 56008) to create fifteen (15) additional allotments; and the construction of six (6) detached dwellings (4 two-storey and 2 three-storey) all with garages under main roof at 55 Torrens Avenue and 15 Dunrobin Street, Lockleys (CT 5476/402 and CT 5827/444) 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 1993*):

#### Reserved Matters:

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

1. Final details of all stormwater management infrastructure including, but not limited to, stormwater detention and re-use, stormwater quality, water sensitive urban design and the like, as well as calculations and design information shall be supplied to Council for approval prior to the issue of Building Rules Consent.

Please note that some stormwater management infrastructure may require a Land Management Agreement.

2. Detailed design of the public realm infrastructure, landscaping and services are required to be provided and approved to the reasonable satisfaction of Council. Details must include (but not limited to);
  - Landscape design
  - Road, kerbing and footpath design
  - Street lighting
  - Public and private servicing
  - Private stormwater connections and driveway crossing places to street

Construction of all of the above elements is to be undertaken by the land division developer.

*DEVELOPMENT PLAN CONSENT***Council Conditions**

1. The development must be undertaken in accordance with the plans and information detailed within the application, except where varied by any condition(s) listed below.
2. The finished floor level of each dwelling must be a minimum 300mm above the highest adjacent street water-table.
3. All road, driveway, 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.
4. External materials and finishes shall be low-light reflective to prevent glare.
5. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
6. Other than vehicle cross-overs or driveways, private pedestrian paths must not extend beyond individual allotment boundaries.
7. East and west facing upper level habitable room windows must be provided with fixed obscured/frosted glass to a minimum height of 1.7 metre above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to the occupation of each building. The glazing in these windows shall be maintained in reasonable condition at all times.
8. Any retaining walls must be designed to an accepted engineering standard.
9. The recommendations within the Tree Report (ATS2189-055TorAvEcamEsp) by Aborman Tree Solutions Pty Ltd dated 12 December 2011 shall be implemented and applied.

*LAND DIVISION CONSENT***Development Assessment Commission and SA Water Corporation Conditions**

1. The financial and augmentation requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water 90123/16)

The necessary easements shall be granted to the S A Water Corporation free of cost.

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

2. Payment of \$100,140 into the Planning and Development Fund (15 allotment/s @ \$6676/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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.

## **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **6.7 57 Bagot Avenue, HILTON**

Application No. 211/973/2016 and 211/1292/2016

#### **RECOMMENDATION 1**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out Land division - Torrens Title; DAC No. 211/D164/16 (Unique ID 55886); create two (2) additional allotments, pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1292/2016 (DAC 211/D164/16) by Mr Peter Miglis and Mr Nektraios Miglis to undertake land division at 57 Bagot Avenue, Hilton (CT 5683/636) subject to the following conditions of consent

#### *DEVELOPMENT PLAN CONSENT*

##### **Council Conditions**

1. The development shall be undertaken in accordance with the plans and information details in this application except where varied by any condition(s) listed below.

#### *LAND DIVISION CONSENT*

##### **Council Conditions**

1. Prior to the issue of clearance to this division, existing structures that cross authorised allotment boundaries must be removed from the subject land.

#### **Development Assessment Commission 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.

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 \$13352 into the Planning and Development Fund (2 allotment(s) @ \$6676/allotment).

Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

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

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

### RECOMMENDATION 2

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out construction of two (2), two (2) storey detached dwellings each with garage under main roof, pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/973/2016 by 365 Studio Pty Ltd to undertake development at 57 Bagot Avenue, Hilton (CT 5683/636) subject to the following conditions of consent

1. The development shall be undertaken in accordance with the plans and information detailed within the application, except where varied by any condition(s) listed below.
2. All recommendations detailed in the Aircraft Noise Assessment undertaken by BESTEC dated 9 March 2017 must be implemented into both authorised dwellings to be situated on lots 101 and 102.
3. The finished floor level of each dwelling shall be in accordance with the submitted Drainage Plan (Job No. 1607092 - Drawing Number CRD/PE).
4. 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.
5. Stormwater detention measures must restrict the total discharge from the total development site to a maximum of 20 litre per second during a 20 year average recurrence interval storm event.
6. All driveway, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
7. External materials and finishes shall be low-light reflective to prevent glare.
8. Any lights on the subject site shall be directed and screened to prevent light-spill into nearby premises.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

## 6.8 466-480 South Road, MARLESTON

Application No. 211/1466/2016

### RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent or Application No. 211/1466/2016 to undertake development at 466-480 South Road, Marleston (CT 5108/928) subject to the concurrence of the Development Assessment Commission and the following conditions of consent:

### Council Conditions

1. The development shall be undertaken and completed in accordance with the plans and information detailed in the application except where varied by any condition(s) listed below.
2. The maximum number of children at the premises must not exceed 90 at any one time.
3. 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.
4. Car parking spaces must be delineated in accordance with the approved plans and in accordance with Australian Standard 2890.1, 2004 Parking Facilities, Part 1, Off Street Car Parking, prior to occupation of the proposed development.
5. All loading and unloading of goods and merchandise must be carried out upon the subject land. No loading or unloading is permitted on public streets.
6. External materials and finishes, including those of the 'shed' and 'bin enclosure', must be low-light reflective to prevent glare and distraction to motorists.
7. Any lights on the site must be directed and screened so that overspill of light into nearby premises is avoided and minimal impact to motorists occurs.
8. The acoustic fence must be erected prior to operation of the approved use and must be maintained in a reasonable condition at all times.
9. Noise emanating from the site must not exceed the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest noise sensitive premises.
10. Authorised signs must not be illuminated and must not move, flash, blink or rotate in any manner.
11. The hours of operation for the child care centre shall not exceed 7:30am to 6:00pm Monday to Friday.
12. All stormwater design and construction must be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

For this purposes, stormwater shall not

- a) result in the entry of water into a building,
- b) affect the stability of a building,
- c) create unhealthy or dangerous conditions, or
- d) flow/discharge onto the land of an adjoining owner, footpath or public space.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

### 6.9 246 & 248 Henley Beach Road, UNDERDALE

Application No. 211/1558/2016

#### RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1558/2016 by EMALI EARLY LEARNING CENTRES to undertake demolition of existing dwelling, and construction of a child care centre with associated car parking and landscaping at 246 & 248 Henley Beach Road, Underdale (CT 5687/799 & CT 6009/391) subject to the following conditions of consent:

#### Council Conditions

1. That the development must be undertaken, completed and maintained in accordance with the plan(s) 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 prior to commencement of the use of the development, and shall be maintained in reasonable condition at all times.
5. That driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for storage of materials or goods such as waste products and refuse.
6. That all landscaping shall be undertaken in accordance with the approved plans. All landscaping shall be completed prior to occupancy of the development and be maintained in a reasonable condition at all times.
7. That final details of all stormwater management infrastructure including calculations and design information, detention measures (that restrict the total discharge from the total development site to a maximum of 20 litres per second for the site critical 20 year ARI storm event), re-use, and stormwater quality (including appropriate Water Sensitive Urban Design) be received and approved to Council's satisfaction prior to, or at the time of application for Building Rules Consent.

8. That any private waste collection service vehicle access to the site shall be restricted to a maximum size of 'MRV' (in reference to AS 2890.2-2002), and be restricted to outside of operating hours.
9. That general service vehicles for the subject development shall be restricted to an 'SRV' (in reference to AS 2890.2-2002), and servicing shall be restricted to outside of peak times.
10. The hours of operation for the child care centre shall not exceed 6:30am to 6:30pm Monday to Friday.

## **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **6.10 2 Netherby Avenue, PLYMPTON**

Application No. 211/1340/2016

#### **RECOMMENDATION**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1340/2016 by BGK Contech Investment Trust to undertake a Torrens Tilted land division; creating one (1) additional allotment and the construction of a single storey detached dwelling at 2 Netherby Ave, Plympton (CT5714/853) 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 Zaina Stacey Development Consultants and Contech relating to Development Application No. 211/1340/16 (DAC 211/D177/16).
2. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
  - a. Result in the entry of water into a building; or
  - b. Affect the stability of a building; or
  - c. Create unhealthy or dangerous conditions on the site or within the building; or
  - d. Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.
4. All stormwater (roof and surface) shall be discharged to the street watertable by means of a galvanised RHS steel section under the footpath conforming to Council's Drawing No. 8685-100 or 8685-101.

**Note:** An application is required to be lodged with Council's Engineering department before any work is commenced on Council land.



**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 proposed Allotment 2 and alterations and additions to the existing dwelling shall be completed.
2. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0051853).

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

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

**DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted

**6.11 208A Holbrooks Road, UNDERDALE**

Application No. 211/1535/2016 & 211/192/2017

**RECOMMENDATION 1**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/192/2017 by A & A Dimitrakopoulos to undertake land division - Community Title; DAC No. 211/C019/17 (Unique ID 57029); create one (1) additional allotment at 208A Holbrooks Road (CT 6148/979) 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 1993*):

**DEVELOPMENT PLAN CONSENT****Council Conditions**

1. Development is to take place in accordance with the plans prepared by Elite Land Solutions relating to Development Application No. 211/192/2017 (DAC 211/C019/17).

**LAND DIVISION CONSENT****Council Conditions**

Nil

## Development Assessment Commission Conditions

1. 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](http://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.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
3. The financial requirements of SA Water Cooperation shall be met for the provision of water services (SA H0055694). 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.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

## RECOMMENDATION 2

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1535/2016 by A & A Dimitrakopoulos to undertake construction of two(2) single-storey group dwellings with garage under main roof at 208A Holbrooks Road (CT 6148/979) 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 1993*):

### Reserved Matter

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

1. Stormwater detention measures will be required to be undertaken to restrict the total discharge from the total development site to a maximum of 20 litres per second for the site critical 20 year ARI storm event.

Indication of how the storage is to be provided and calculations supporting the nominated volume must be submitted to Council to determine if it is satisfactory.

2. The location of 8m<sup>3</sup> of storage per dwelling in accordance with Residential General Provisions PDC 31.

## Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 11 April 2017 as detailed in this application except where varied by any condition(s) listed below.
2. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or

- c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
  4. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
  5. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
  6. Council requires one business day's notice of the following stages of building work:
    - Commencement of building work on site:
    - The commencement of placement of any structural concrete.
    - The completion of wall and roof framing prior to the installation of linings.
    - Completion of building work.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

### 6.12 106 Ashley Street, TORRENSVILLE

Application No. 211/1236/2015/B

#### RECOMMENDATION(S)

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/1236/2015/B by KAS Property Development Group for removal of existing office, sliding doors, driveway and carparks from existing warehouse and additions and alterations including, new roller doors, two storey office and showroom addition (Unit 1), lunch room and toilets (Unit 2), internal dividing wall, 2.5 metre high colorbond fence and additional car parking to the rear of the existing warehouse - variation to previously granted authorisation - Remove Planning Condition 10 at 106 Ashley Street, Torrensville (CT 5584/807) for the following reasons:

1. The proposed development is contrary to General Section
  - Design & Appearance Module
    - Objectives 2
    - Principles of Development Control 10 & 11
  - Industrial Development Module
    - Objectives 3
  - Interface between Land Uses Module
    - Objectives 1 & 3
    - Principles of Development Control 3

**Orderly & Sustainable Development Module**

- Objectives 1, 3 & 4
- Principles of Development Control 1

Reason - As the proposed development does not adequately mitigate overlooking into adjacent residential private space.

**DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted

**6.13 4 Kellet Avenue, LOCKLEYS**

Application No. 211/1584/2016

**RECOMMENDATION**

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1584/2016 by M J Battifuoco to undertake land division - Torrens Title; DAC No. 211/D223/16 (Unique ID 56732); create one (1) additional allotment at 4 Kellett Avenue, Lockleys (CT5687/298) subject to the following conditions:

**DEVELOPMENT PLAN CONSENT****Council Conditions**

1. Development is to take place in accordance with the plans prepared by Pyper Leaker Surveying Services relating to Development Application No. 211/1548/2016 (DAC 211/D223/16).

**LAND DIVISION CONSENT****Council Conditions**

1. Prior to the issue of clearance to this division, existing structures must be removed from the allotments approved herein. For this purpose, a separate application for demolition shall be submitted for the consideration and determination by Council.

**Development Assessment Commission Conditions**

1. 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](http://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.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
3. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. Subject to SA Water's new process, on receipt of the developer details and site specifications, an investigation will be carried out to determine if the connections to the development will be standard or non-standard fees. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

### 6.14 15 Coral Sea Road, FULHAM

Application No. 211/220/2017 & 211/4/2017

#### RECOMMENDATION 1

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/220/2017 by Junction Australia Pty Ltd to undertake land division - Torrens Title; DAC No. 211/D026/17 (Unique ID 57005); create one (1) additional allotment at 15 Coral Sea Road, Fulham (CT5438/458) 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 1993):

#### *DEVELOPMENT PLAN CONSENT*

##### **Council Conditions**

1. Development is to take place in accordance with the plans prepared by Mattsson & Martyn Surveying and Planning Consultants relating to Development Application No. 211/220/2017 (DAC 211/D026/17).

#### *LAND DIVISION CONSENT*

##### **Council Conditions**

1. Prior to the issue of clearance to this division, existing structures must be removed from the allotments approved herein.

#### **Development Assessment Commission Conditions**

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](http://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.
4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

## RECOMMENDATION 2

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/4/2017 by Rossdale Homes Pty Ltd to undertake construction of two (2) single storey semi-detached dwellings, each with a garage under the main roof and an attached verandah at 15 Coral Sea Road, Fulham (CT5438/458) 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 1993*):

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 11 April 2017 as detailed in this application except where varied by any condition(s) listed below.
2. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.

For this purpose, the stormwater outlet to the street proposed for each dwelling should maintain a minimum offset of 1 metre from existing and proposed driveway crossovers and 1 metre away from all other verge features.

3. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
5. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
6. Council requires one business day's notice of the following stages of building work:
  - Commencement of building work on site:
  - The commencement of placement of any structural concrete.
  - The 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 of the *Development Regulations 2008*.

The relevant person must be:

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

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

### 6.15 17 Coral Sea Road, FULHAM

Application No. 211/1473/2016

#### RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1473/2016 by Cavallo Forest & Associates to undertake Land division - Torrens Title; DAC No. 211/D203/16 (Unique ID 56380); create one (1) additional allotment at 17 Coral Sea Road, Fulham (CT5652/746) 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 1993*):

#### DEVELOPMENT PLAN CONSENT

##### Council Conditions

1. Development is to take place in accordance with the plans prepared by Cavallo Forest & Associates Surveying and Land Division Consultants relating to Development Application No. 211/1473/2016 (DAC 211/D203/16).

#### LAND DIVISION CONSENT

##### Council Conditions

1. Prior to the issue of clearance to this division, existing structures must be removed from the allotments approved herein.

#### Development Assessment Commission Conditions

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](http://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.
4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

## DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

## **7 CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER**

### **7.1 17 and 19 Arthur Street, RICHMOND**

Application No. 211/354/2016

#### **Reason for Confidentiality**

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

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

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

#### **RECOMMENDATION**

It is recommended to Development Assessment Panel that:

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

#### **DEVELOPMENT ASSESSMENT PANEL DECISION**

Moved: G Demetriou

Seconded: G Nitschke

The Panel resolved that the recommendation be adopted.

**CARRIED**

**5.57pm** the meeting moved into Confidence and session commenced.

**5.59pm** the Confidential session closed and the meeting reopened to the public.

**Note: The Confidential minutes are kept separate from this document.**



## 7.2 24 Garfield Avenue, KURRALTA PARK

Application No. 211/486/2016

### Reason for Confidentiality

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

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

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

### RECOMMENDATION

It is recommended to Development Assessment Panel that:

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

### DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: G Demetriou

Seconded: G Nitschke

The Panel resolved that the recommendation be adopted.

**CARRIED**

**6.00pm** the meeting moved into Confidence and session commenced.

**6.02pm** the Confidential session closed and the meeting reopened to the public.

**Note: The Confidential minutes are kept separate from this document.**

### 7.3 21 Fulham Park Drive, LOCKLEYS

Application No. 211/791/2016

#### Reason for Confidentiality

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

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

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

#### RECOMMENDATION

It is recommended to Development Assessment Panel that:

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

#### DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: G Demetriou

Seconded: G Nitschke

The Panel resolved that the recommendation be adopted.

**CARRIED**

**6.03pm** the meeting moved into Confidence and session commenced.

**6.05pm** the Confidential session closed and the meeting reopened to the public.

**Note: The Confidential minutes are kept separate from this document.**

## **8 SUMMARY OF COURT APPEALS**

### **8.1 Summary of Court Appeals**

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

1. any matters being referred to the Development Assessment Commission (DAC); and
2. any planning appeals before the Environment, Resources and Development Court (ERDC) and their status.

### **RECOMMENDATION**

The Development Assessment Panel receive and note the information.

### **DEVELOPMENT ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## **9 MEETING CLOSE**

The Presiding Member declared the meeting closed at 6.06pm.