

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, 14 MARCH 2017
at 5.00pm

Terry Buss
Chief Executive Officer

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5.00pm.

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 C Dunn, Mr W Stokes, 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 Hartnett	(Senior Development Officer - Planning)
Ms S Gallarelo	(Development Officer Planning)
Ms J Grima	(Development Officer Planning)
Mr J Leverington	(Development Officer Planning)
Ms N Durovic	(EA Urban Services - Minute Secretary)

3 APOLOGIES

Lateness:

Ms J Strange (5.04pm)

4 CONFIRMATION OF MINUTES

RECOMMENDATION

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

DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: T Polito
Seconded: W Stokes

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

The following disclosures of interest were made:

Item	Type of Conflict	DAP Member
DAP Item 6.3 - 189-195 Holbrooks Road and 27 Norman Street, Underdale	Perceived	D Ferretti

MOTION

Moved: G Demetriou
 Seconded: G Nitschke

That Item 6.12 Appointment of Deputy Presiding Member, be brought forward from Reports of the Chief Executive Officer for consideration following Item 5 Disclosure Statements.

CARRIED

5.1 Item 6.12 - Appointment of Deputy Presiding Member Brought Forward for Consideration at this Point of the Meeting

The purpose of this report was to appoint a Deputy Presiding Member for the Development Assessment Panel (DAP).

RECOMMENDATION(S)

Thatbe appointed as Deputy Presiding Member of the Development Assessment Panel (DAP) for the period 1 January 2017 to 31 December 2018.

DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: W Stokes
 Seconded: G Demetriou

That C Dunn be appointed as Deputy Presiding Member of the Development Assessment Panel (DAP) for the period 1 January 2017 to 31 December 2018.

CARRIED

6 REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 22 Galway Avenue, NORTH PLYMPTON

Application No 211/1040/2016

5.04pm Ms J Strange entered the meeting.

Appearing before the Panel:

Representors: **Hayley Walker** of 5a Packard Street, North Plympton appeared in support of the representation.

Dorothy Purdie of 2 Scott Street, North Plympton appeared in support of the representation.

Applicant/s: **Chris Wates** appeared to respond to the representations.

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 GRANT Development Plan Consent for Application No. 211/1040/2016 by Mr C Wates to undertake demolition of existing structures and the construction of a two storey detached dwelling and a two storey residential flat building (comprising two dwellings) with associated landscaping at 22 Galway Ave, North Plympton (CT5764/110) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Development Plan Consent Conditions

1. 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 14.80 (Unit 1), 14.94 (Unit 2) & 14.94 (Unit 3) in reference to the plan provided by "Existing Site Survey", (IPAD Building Services drwg GWDA08 sheet 8 of 8 dated 24/08/16).
3. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.

6. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
7. That the upper level windows of the dwellings will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.
8. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.2 6 Kimber Terrace, KURRALTA PARK

Application No 211/1079/2016 & 211/1295/2016

Appearing before the Panel:

Representors: **Ms Voula Mestros** on behalf of **Mr & Mrs Mestros** of 4 Kimber Terrace, Kurralta Park appeared in support of the representation.

Mr Brad Polling on behalf of **Mrs Tornaros** of 8 Kimber Terrace, Kurralta Park appeared in support of the representation.

Applicant/s: **Garth Heynen** of Heynen Planning Consultants appeared to respond 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 and Land Division Consent for Application No. 211/1295/2016 by Riviera Homes to undertake Land Division at 6 Kimber Terrace, Kurralta Park (CT 5283/253) 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 '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. 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 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.

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.

DEVELOPMENT ASSESSMENT PANEL

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent and Land Division Consent for Application No. 211/1295/2016 by Riviera Homes to undertake Land Division at 6 Kimber Terrace, Kurralta Park (CT 5283/253) for the following reason:

The proposed development is contrary to:

Residential Zone, Policy Area 19 Principle of Development Control 17

Reason: In that the Development does not does not meet minimum allotment areas.

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. 211/1079/2016 by Riviera Homes to undertake development at 6 Kimber Terrace, Kurralta Park (CT 5284/253) subject to the following conditions of 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 plan provided from Zafirir and Associates Pty Ltd (Job Number 2161123) dated 6 February 2017.

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 the upper level balconies and windows of the dwellings (with the exception of the north facing façade 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 balconies and windows will be maintained in reasonable condition at all times.
8. External material and finishes must be low-light reflective.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/1079/2016 by Riviera Homes to undertake development at 6 Kimber Terrace, Kurralta Park (CT 5284/253) for the following reasons:

The proposed development is contrary to:

- Building design will negatively impact upon the visual amenity of the streetscape and adjoining private open space.
- Driveway area is insufficiently landscaped.
- Insufficient setbacks between the rear of the dwellings and the property boundary.

6.3 189-195 Holbrooks Road & 27 Norman Street, UNDERDALE

5.33pm Dr D Ferretti declared a perceived conflict of interest in this item as a previous application for the site, which is not dissimilar from the current application, was assessed by an associate of Donna Ferretti & Assoc Pty Ltd. Whilst Item 6.3 is a different application, Dr D Ferretti believes that she does have a conflict and will, as a result, withdraw from the consideration of this item and left the meeting for the discussion and vote on the item.

As Dr D Ferretti, Presiding Member, left the meeting for the discussion and vote on the item, Ms C Dunn as Deputy Presiding Member assumed the Chair as Presiding Member for the remainder of the item.

Application No 211/1576/2016

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/780/2016 by Karidis Corporation Ltd to construction of a retirement village consisting of 16 single storey dwellings and one community centre (Stage 1) at 189 - 195 Holbrooks Road, 27 and 27A Norman Street, Underdale (CT's 5704/579, 5729/90, 5819/446) for the following reasons:

1. The proposed development is contrary to:
 - Zone section, Residential Zone, Low Density Policy Area 21, Objective 1
 - Zone section, Residential Zone, Low Density Policy Area 21, Desired Character
 - Zone section, Residential Zone, Low Density Policy Area 21, Principle of Development Control 1
 - Zone section, Residential Zone, Low Density Policy Area 21, Principle of Development Control 3

Reason: The proposed development is not consistent with the relevant provisions of the Development Plan

DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: G Demetriou
Seconded: G Nitschke

That Item 6.3 be deferred on the following grounds:

- More information is required to satisfactorily assess the sites waste management plan.
- It is recommended that the applicant use this time to review their site area sizes in discussion with the Administration.

CARRIED

5.42pm Dr D Ferretti returned to the meeting.

6.4 100 Main Street, LOCKLEYS

Application No 211/1585/2016 (211/C222/16)

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. 211/1585 /2016 by Main Street Holdings to undertake Land division - Community Title; DAC No. 211/C222/16 (Unique ID56523), create six additional allotments; and construction of seven two-storey detached dwellings at allotment 3 Main Street, Lockleys (CT 6183/11) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT Council Conditions

1. The built form development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. The land division must be undertaken and completed in accordance with the plans and information detailed in this application (211C222/16) except where varied by any condition(s) listed below.
3. The finished floor level of each dwelling must be a minimum 350mm above the highest point of the water-table adjacent to the subject land.
4. Each dwelling must be fitted with a stormwater detention tank meeting the following design criteria:
 - A minimum 1,500 litre detention storage tanks. This detention storage requirement is over and above any Building Code of Australia requirements for a rainwater tank. These tanks must be arranged such that stormwater is directed to the rainwater tank first, and overflow from this tanks must be directed to the detention tank.
 - 100% of the roof area from each dwelling shall be directed to the detention storage.
 - Discharge from the detention tank is to be limited through the utilisation of a 20mm outlet orifice.
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 flow across footpaths or public ways.
6. External materials and finishes must comprise low-light reflective materials to preserve the amenity of the locality.

7. Any lights on the subject land must be directed and screened so that light-spill into nearby premises is avoided.
8. West and south facing upper level windows of each dwelling must be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to the occupation of any building. The glazing in these windows shall be maintained in reasonable condition at all times.
9. All driveways, parking and manoeuvring areas must be formed, surfaces with concrete, bitumen or paving, and be properly drained and maintained to the reasonable satisfaction of council.

LAND DIVISION CONSENT

Council Conditions

Nil

Development Assessment Commission Conditions

1. Payment of \$40,056 into the Planning and Development Fund (6 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 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. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 23 James Congdon Drive, THEBARTON

Application No 211/580/2016

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. 211/580/2016 by ICSNOW Pty Ltd to undertake a partial change of land use from car park to public car park and signage at 23 James Congdon Drive, Thebarton subject to the following conditions:

Conditions

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. The requirement to pay a fee for car parking on-site will be limited to the hours of 7am to 6pm Monday to Friday.
3. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. They must be maintained to the reasonable satisfaction of Council thereafter.
4. All carparking spaces must be linemarked, in accordance with the approved plans and in accordance with Australian Standards Association Code AS 2890.1, 2004 Parking Facilities, Part 1, Off Street Carparking.
5. Driveways, carparking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods including waste products and refuse.
6. The signs, herein approved, must be maintained in good repair with all words and symbols being clearly visible at all times.
7. The signs, herein approved, must not move, flash, blink or rotate in any manner.
8. The signs, herein approved, shall not be internally or externally illuminated.
9. Signage relating to parking on the site must reflect the hours of paid car parking granted consent being 7am – 6pm Monday to Friday.
10. Fifty-four (54) car park spaces shall be retained for exclusive use by staff or patrons of the ice skating rink between the hours of 7am to 6pm Monday to Friday. These 54 parks shall be provided free of cost for at least the first three hours of use by each patron or staff member of the ice skating rink.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.6 2 Queens Road, CAMDEN PARK

Application No 211/1274/2016 & 211/552/2016

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 Consent for Application No. 211/1274/2016 (211/D157/2016) by Behyar Elahi to undertake Land Division - Torrens Title at 2 Queens Road, Camden Park (CT5632/91) 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 Section 51 clearance, existing buildings and structures on the land shall be removed.

Development Assessment Commission Conditions

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

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

On 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 \$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 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 211/552/2016 by Caspian Homes to undertake development at 2 Queens Road, Camden Park (CT 5632/91) subject to the following conditions of 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 FMG engineering Civil Plan S33841-253680 dated as received 10 February 2017.
3. That the upper level rear and side windows of the dwelling shall be provided with fixed obscure glass to a minimum 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 shall be maintained in reasonable condition at all times.
4. 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 the 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. 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.
6. 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.
7. 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.
8. External materials and finishes shall be low-light reflective.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.7 41 Stonehouse Avenue, CAMDEN PARK

Application No 211/742/2016

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. 211/742/2016 by J K Lao, N N Lao and C H Lao to undertake Land Division - Torrens Title: DAC No. 211/D091/16 (Unique ID 54661); create one (1) additional allotment at 41 Stonehouse Avenue, Camden Park (CT 5118/581) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

DEVELOPMENT PLAN CONSENT

Council Conditions

1. Development is to take place in accordance with the plans prepared by Andrew Butcher Project Management relating to Development Application No. 211/742/2016 (DAC 211/D091/16).

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.
2. That prior to the issue of Section 51 Clearance to the land division approved herein the applicant/owner shall pay Council \$10,526 pursuant to Council's Fees and Charges 2016 for alterations to the verge area to permit access to the new allotments. Council will subsequently undertake works at an agreeable time with the applicant/owner.

Development Assessment Commission Conditions

3. Payment of \$6488 into the Planning and Development Fund (1 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 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.
5. 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted

6.8 4 and 6 Broadmore Avenue, FULHAM

Application No 211/1201/2016, 211/1193/2016, 211/1195/2016 and 211/1196/2016

RECOMMENDATION(S)

Recommendation 1 - 211/1201/2016

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. 211/1201/2016 (211/D147/16 (Unique ID 55744)) by Lewis Cannella and Leonie Betterman to undertake land division at 4 and 6 Broadmore Avenue (CT 5537/425 and CT 5181/325) subject to the following conditions of consent:

DEVELOPMENT PLAN 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.

LAND DIVISION CONSENT

Council Conditions

1. Prior to the issue of clearance to the approved land division, all existing buildings, including the swimming pool but except 'existing sheds to be retained', shall be removed from each allotment.

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.
3. 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.

4. 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.
5. 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.

6. 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 - 211/1193/2016

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 for Application No. 211/1193/2016 by Metricon Homes to undertake development at 4 and 6 Broadmore Avenue (CT 5537/425 and CT 5181/325) subject to 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. Upper level windows, other than street facing windows, shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level, prior to occupation of the building. The glazing in these windows shall be maintained in good condition at all times.
3. External materials and finishes must be non-reflective.
4. Any lighting on the site shall be directed and screened so that light-spill into the nearby premises is avoided.
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 flow across footpaths or public ways.
6. The finished floor level must be a minimum 350mm above the highest adjacent street water-table

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

Recommendation 3 - 211/1195/2016

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 for Application No. 211/1195/2016 by Metricon Homes to undertake development at 4 and 6 Broadmore Avenue (CT 5537/425 and CT 5181/325) subject to 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. Upper level windows, other than street facing windows, shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level, prior to occupation of the building. The glazing in these windows shall be maintained in good condition at all times.
3. External materials and finishes must be non-reflective.
4. Any lighting on the site shall be directed and screened so that light-spill into the nearby premises is avoided.
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 flow across footpaths or public ways.
6. The finished floor level must be a minimum 350mm above the highest adjacent street water-table

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

Recommendation 4 - 211/1196/2016

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 for Application No. 211/1196/2016 by Metricon Homes to undertake development at 4 and 6 Broadmore Avenue (CT 5537/425 and CT 5181/325) subject to 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. Upper level windows, other than street facing windows, shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level, prior to occupation of the building. The glazing in these windows shall be maintained in good condition at all times.
3. External materials and finishes must be non-reflective.
4. Any lighting on the site shall be directed and screened so that light-spill into the nearby premises is avoided.
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 flow across footpaths or public ways.
6. The finished floor level must be a minimum 350mm above the highest adjacent street water-table

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.9 28 Ashburn Avenue, FULHAM

Application No 211/1406/2016

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. 211/1406/2016 or 211/D187/16 by Mrs Maria Fachin to undertake development at 28 Ashburn Avenue, Fulham (CT5693/879) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT

Council Conditions

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.10 18 Ramsey Street, NETLEY

Application No 211/1439/2016

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 Number 211/1439/2016 by Mr C Raftopoulos to undertake a combined application: Land Division Torrens Title (Unique ID 56290) DAC No. 211/D197/16; construct two (2) two storey semi-detached dwellings at 18 Ramsey Street, Netley (CT 5178/594) subject to the following conditions of consent:

DEVELOPMENT PLAN 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 conditions(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 building 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 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.
6. Stormwater detention, finished floor levels, re-use and/or water quality measures shall be implemented in accordance with the engineering details and design drawing(s) prepared by Zafiris and Associates Pty Ltd.
7. The finished floor level of each dwelling shall be in accordance with the 'Site and Drainage Layout Plan', Job Number 2161113, Drawing Number CFS received at Council dated 23 November 2016.
8. Any lighting shall be directed and screened so that light-spill into the nearby premises is avoided.

LAND DIVISION CONSENT

Council Conditions

1. Prior to the issue of clearance to the approved land division, all existing buildings and structures shall be removed for each allotment.

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.
3. 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.

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.11 5 West Street, TORRENSVILLE

Application No 211/1394/2016 & 211/1541/2016

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 Consent for Application No. 211/1541/2016 by LS Design and Construct (Leon Seltsikas) to undertake Land Division to create one additional allotment at 5 West Street, Torrensville (CT5382/724) 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 must be removed from the allotment.

Development Assessment Commission Conditions

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

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

On 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 \$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.
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. 211/1394/2016 by Vuong Central Pty Ltd to undertake the demolition of an existing dwelling and associated structures; and construct two, semi-detached dwellings both with an attached carport at 5 West Street, Torrensville (CT5382/724) subject to the following conditions of 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.
2. That the finished floor level shall be in accordance with the plan provided by Ginos Engineers (Drawing Number 30394 SR-2).
3. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
 - a) result in the entry of water into a building; or
 - b) affect the stability of a building; or
 - c) create unhealthy or dangerous conditions on the site or within the building; or
 - d) flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.

Note:

The subject land is located within an area depicted within AS2021 as being exposed to an Australian Noise Exposure Forecast of 20 or higher. Building work in relation to this land shall comply with Australian Standard AS2021 (as applicable) insofar as it is relevant to the particular building work (in addition to the requirements of the Building Code). As such, an acoustic report prepared by a suitably qualified professional should be provided and included in the building documentation submitted for Building Rules Consent.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.12 Appointment of Deputy Presiding Member

This item was considered following Item 5 Disclosure Statements.

6.13 Development Assessment Panel Annual Report to Council

The purpose of this report was to provide Council with information on the activities of, and feedback from, the Development Assessment Panel.

RECOMMENDATION

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

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

7 CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

Nil

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 6.19pm.