

CITY OF WEST TORRENS



MINUTES
of the
DEVELOPMENT ASSESSMENT PANEL

of the

CITY OF WEST TORRENS

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

on

TUESDAY, 9 MAY 2017
at 5.00pm

Bill Ross
Chief Executive Officer (Acting)

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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: Mr W Stokes

Officers:

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)
Ms C Sprangler	(Development Officer)
Ms J Grima	(Development Officer)
Mr J Leverington	(Development Officer)
Ms N Durovic	(EA Urban Services - Minute Secretary)

3 APOLOGIES

Panel Members:

C Dunn
J Strange

Officers:

Mr T Buss (Chief Executive Officer and DAP Public Officer)

RECOMMENDATION

That the apologies be received.

DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: G Demetriou
Seconded: T Polito

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Development Assessment Panel held on 11 April 2017 be confirmed as a true and correct record.

DEVELOPMENT ASSESSMENT PANEL DECISION

Moved: G Nitschke

Seconded: T Polito

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

The following disclosures of interest were made:

Item	Type of Conflict	Elected Member
DAP Item 6.2 - 189-195 Holbrooks Road & 27-27A Norman Street, Underdale	Perceived	D Ferretti

6 REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 8 Packard Street, NORTH PLYMPTON

Application No 211/348/2017

Representors: **K and H Yamamoto** of 1/6 Packard Street, North Plympton did not appear in support of the representation.

H and J Candlett of 2/6 Packard Street, North Plympton appeared in support of the representation.

Applicant/s **Anthony Carbone** appeared in response to representations.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/348/2017 by Mr Anthony Carbone to retain existing dwelling and construct new alfresco and carport, and construction of a two-storey residential flat building containing three (3) dwellings each with garage under main roof at 8 Packard Street, North Plympton (CT 5805/548) 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):

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. That detailed stormwater management and quality information is submitted to council by way of a 'Civil and Drainage Plan'.

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 finished floor level of each dwelling shall be a minimum of 300mm above the highest point of the adjacent water-table.
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. All upper level windows, other than the east facing windows of 'Residence 1' (street facing), 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.
8. Any lighting on the site shall be directed and screened so that light-spill into the nearby premises is avoided.
9. Noise emanating from the site shall achieve the relevant Environment Protection (Noise) Policy criteria.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.2 189-195 Holbrooks Road & 27-27A Norman Street, UNDERDALE

5.12pm 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 6.2 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.

Due to Dr D Ferretti's perceived conflict of interest for this item and the absence of the Deputy Presiding Member, Mr Wayne Stokes assumed the Chair as Presiding Member for the remainder of this 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 GRANT Development Plan Consent for Application No. 211/780/2016 by Karidis Corporation Ltd to construct 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) subject to the following conditions:

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 plan and collection details with particular regard to how visitor car parking will be managed.

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 conditions listed below:
2. The finished floor level of each dwelling shall be in accordance with the submitted Civil Plan' (TMK - Drawing Number 1603086-CI/PD dated 19/12/2016).
3. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.

5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all planting and landscaping will be completed prior to 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. External material and finishes must be low-light reflective.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

5.14pm Dr D Ferretti returned to the meeting.

6.3 311-313 Marion Road, NORTH PLYMPTON

Application No 211/499/2016 and 211/694/2016

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. 211/694/2016 by Mr Kaiz Zaman to undertake Land Division - Community Title; DAC No. 211/C081/16 (Unique ID 54533); Create three (3) additional allotments at 311-313 (allotment 111) Marion Road, North Plympton (CT 5853/626) 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. Payment of \$19464 into the Planning and Development Fund (3 allotment(s) @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

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

The 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 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 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. 211/499/2016 by J and M Demetlica Constructions to undertake Construction of a residential flat building comprising four (4) two storey dwellings with associated garages at 311-313 (allotment 111) Marion Road, North Plympton (CT 5853/626) subject to the following conditions of consent:

Council 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 'Proposed Site Plan' (Civil and Drainage Plan - Job Number 616/4564-1 - Figure 1).
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 measures must be implemented to ensure that all surface run-offs, stormwater or other liquid discharge from the site, is free of site contaminants. The contaminants include, but are not limited to oils, grease, fuels, rubbish, litter or silt.
5. External materials and finishes shall be low-light reflective to prevent glare.
6. 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.

7. 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.
8. 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.
9. That the upper level windows of all 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 27A Stephens Avenue, TORRENSVILLE

Application No 211/74/2017

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. 211/74/2017 by Fairmont Homes Group Pty Ltd to undertake construction of a two-storey detached dwelling with portico and double garage under main roof at 27a Stephens Avenue (allotment 702) (CT 6139/550) subject to the following conditions of consent:

Council 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 shall be in accordance with the submitted 'Drainage Plan' (Job Number 1612022 - Drawing Number CRD - Dated January 2017).
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. External materials and finishes shall be low-light reflective to prevent glare.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 23 White Avenue, LOCKLEYS

Application No 211/271/2017

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/271/2017 by Betty Douflias to construct a carport, alfresco, swimming pool and a safety fence and a masonry front fence with sliding gate at 23 White Avenue Lockleys (CT 5923/408) for the following reasons:

1. The proposed development is contrary to
 - Design and Appearance Council Wide Objectives 1
Reason: The proposal does not exhibit a high design standard that reinforces the positive aspects of the local environment.
 - Design and Appearance Council Wide Principles of Development Control 13 & 15
Reason: The proposal does not have a co-ordinated appearance that maintains the attractiveness of the locality and the dwelling entry point is not readily perceptible from the public realm.
 - Landscaping, Fences and Walls Council Wide Objectives 2
Reason: The proposal will not be in keeping with the locality or the Desired Character of the Policy Area.
 - Landscaping, Fences and Walls Principles of Development Control 6
Reason: The proposal will not be compatible with existing predominant, attractive fences in the locality, will not enable visibility of the buildings from the street to allow casual surveillance and will not be constructed of non-flammable materials.
 - Design and Appearance Council Wide Principles of Development Control 21
Reason: the proposal does not have a similar or compatible setback with buildings on adjoining land.
 - Residential Development Council Wide Principles of Development Control 4, 8, 16
Reason: The proposal will detrimentally impact the visual amenity of the site and locality.
 - Residential Development Council Wide Principles of Development Control 18, 19, 20 & 21
Reason: The proposal does not provide enough private open space.
 - Residential Zone Objective 4
Reason: The proposal does not contribute to the Desired Character of the Zone
 - Residential Zone Principles of Development Control 5 & 8
Reason: The proposal is not consistent with the Desired Character of the Zone and Policy Area and it will not have a setback that is the same as one of the adjacent buildings.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.6 11 Marker Avenue, MARLESTON

Application No 211/235/2016

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. 211/235 /2016 by Coco Investments (SA) Pty Ltd to undertake the construction of a warehouse & store incorporating an ancillary office and amenities and the construction of a carpark and ancillary landscaping at 11 Marker Ave, Marleston (CT 6061/123) subject to the following conditions of consent, reserve matter and subject to concurrence of the Development Assessment Commission;

Reserved Matter

1. A detailed stormwater management plan and stormwater design shall be provided in consultation with City of West Torrens to the satisfaction of the Manager of City Asset prior to the lodgement of building rules consent application. Stormwater surface runoff from the proposed warehouse and the carpark including the open space area as depicted in proposed the 'Stormwater Management Plan', Project Number: 2017-5928MA, Drawing Number C0, Revision P1 Dated 5 April 2017) shall be restricted to the 20L/s in the 20 Year ARI storm event. A functional detention system at the minimum size of 8KL detention system and provisions of stormwater quality sensitive design shall be implemented for the site.

DEVELOPMENT PLAN CONSENT

Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times
3. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. All loading and unloading of goods and merchandise shall be carried out upon the subject land and no loading of any goods or merchandise shall be permitted to be carried out in the street in conjunction with the consent herein granted.
5. No materials or equipment are to be stored outdoors.

6. All off-street commercial vehicle parking areas must be linemarked in accordance with the approved plans and in accordance with Australian Standards AS 2890.2:2002, Off Street Commercial Vehicle Facilities. Line marking and directional arrows must be maintained such that they remain clearly visible at all times.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.7 18 Capper Street, CAMDEN PARK

Application No 211/77/2017 and 211/117/2017

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 and Land Division Consent for Application No. 211/117/2017 by Mr Steven Downs to undertake Land Division at 18 Capper Street, Camden Park (CT5749/276) 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 State Surveys, Reference 17004, Drawn by EF 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.

Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine of 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. 211/77/2017 by Coast to Coast Homes Pty Ltd to undertake development at 18 Capper Street, Camden Park (CT5749/276) 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 levels shall be in accordance with the plan provided by Triaxial Consulting Civil Plan Drawing No TX 11998.21, C01, Issue A.
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 or 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. The driveways shall be of a shared arrangement instead of separate driveways. The shared driveway shall be a maximum width of 6.6 metres.

Amended plans (subject to Council satisfaction) to reflect the above shall be presented to Council prior to Development Approval.

6. Stormwater connection through the road verge shall be constructed of a shape and material to satisfy Council's standard requirements
 - 100 x 50 x 2mm RHS Galvanised Steel or
 - 125 x 75 x 2mm RHS Galvanised Steel or
 - Multiples of the above.

Amended plans (subject to Council satisfaction) to reflect the above shall be presented to Council prior to Development Approval.

7. 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.
8. That all landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who will have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any landscaping which may become diseased or die.
9. External materials and finished must be low-light reflective.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.8 3 Cudmore Terrace, MARLESTON

Application No 211/1288/2016

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/1411/2016 by Mr Arthur Hrelescu to Combined Application: Land Division - Community Title; DAC No. 211/D165/16 (Unique ID 55845), Create one (1) additional allotment; and construction of two semi-detached dwellings at 3 Cudmore Terrace, Marleston (CT 5454/193) for the following reasons:

1. The proposed development is contrary to:
 - General Section
Residential Development
Principle of Development Control 8
Reason: The development does not provide a clearly visible entrance to the dwelling from the street.
 - Residential Zone
Medium Density Policy Area 19
Principles of Development Control 5
Reason: The frontage falls short of the provision and restricts the design of the dwelling to the street.

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. 211/1411/2016 by Mr Arthur Hrelescu to Combined Application: Land Division - Community Title; DAC No. 211/D165/16 (Unique ID 55845), Create one (1) additional allotment; and construction of two semi-detached dwellings at 3 Cudmore Terrace, Marleston (CT 5454/193) subject to the following conditions:

*DEVELOPMENT PLAN CONSENT***Council Conditions**

1. The development must be undertaken and completed in accordance with the plans prepared by Pyper Leaker and Martin Goostrey except where varied by any condition(s) listed below:
2. That the finished floor levels shall be in accordance with the Site Set Out Plan provided by Martin Goostrey Job No TTHREL-2-17-10-16 dated 3/3/2017.
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 or 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. Stormwater connection through the road verge shall be constructed of a shape and material to satisfy Council's standard requirements
 - 100 x 50 x 2mm RHS Galvanised Steel or
 - 125 x 75 x 2mm RHS Galvanised Steel or
 - Multiples of the above.

Amended plans (subject to Council satisfaction) to reflect the above shall be presented to Council prior to Development Approval.

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 landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who will have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any landscaping which may become diseased or die.
8. External materials and finished must be low-light reflective.

*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.

Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine of 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.

6.9 13 Maynard Road, PLYMPTON

Application No 211/92/2017 & 211/406/2017

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. 211/406/2017 by Warren Gore to undertake Land division - Torrens title DAC No- 211/D039/17 Create Two (2) additional allotments at 13 Maynard Road, Plympton (CT 5160/532) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

Council Conditions

1. Development is to take place in accordance with the plans prepared by Cavallo Forest & Associates, Reference No 17-052 dated 02 March 2017, relating to Development Application No. 211/406/2017 (DAC 211/D039/17).

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 all of the proposed Allotments.

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 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 \$13352.00 into the Planning and Development Fund (2 allotments @ \$6676.00/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 Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation 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. 211/92/2017 by Zybek Consulting and Management to undertake demolition of existing dwelling and associated structures and construction of three (3) two- storey row dwellings all with single garages under main roof and a front porch to Dwelling 3 at 13 Maynard, Plympton (CT 5160/532) 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):

1. That the development will be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 9 May 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 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. 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 will be maintained in reasonable condition at all times.
5. That all planting and landscaping will be completed prior to occupation of this development and will be maintained in reasonable condition at all times. Any plants that become diseased or die shall be replaced with a suitable species.
6. All upper level windows, other than the west facing windows (street facing), 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.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.10 57 McArthur Avenue, PLYMPTON

Application No 211/1420/2016

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/1420/2016 by Dedicated Developments Pty Ltd to Create three additional allotments, and the construction of four two-storey row dwellings at 57 McArthur Avenue, Plympton (CT 5101/647) for the following reasons:

1. The proposed development is contrary to
 - Residential Development Module; Principle of Development Control 18
Reason: Lack of quality private open space for Dwelling 4
 - Transportation and Access Module; Principle of Development Control 45
Reason: Lack of safe & convenient egress to the garage of Dwelling 4
 - Policy Area 18 Principles of Development Control 5
Reason: Failure to meet minimum setbacks for Dwelling 4
 - Policy Area 18 Principles of Development Control 6
Reason: Failure to meet minimum frontage width for Dwelling 4

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 5.32pm.