

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the
COUNCIL ASSESSMENT PANEL

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

on

TUESDAY, 10 JULY 2018
at 5.00pm

Donna Ferretti
Assessment Manager

City of West Torrens Disclaimer

Council Assessment Panel

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

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

INDEX

1	Meeting Opened	1
1.1	Evacuation Procedures	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes.....	1
5	Disclosure Statements	1
6	Reports of the Assessment Manager	2
6.1	240-242 Sir Donald Bradman Drive and 27 Wilson Street, COWANDILLA.....	2
6.2	77 Gray Street, PLYMPTON	121
6.3	217 Henley Beach Road, TORRENSVILLE and 2 Rawlings Avenue, TORRENSVILLE.....	175
6.4	81 Hayward Avenue, TORRENSVILLE	233
6.5	38 Garfield Avenue, KURRALTA PARK	276
6.6	18 Broadmore Avenue, FULHAM.....	344
6.7	12 & 14 Weetunga Street, FULHAM.....	361
7	Confidential Reports of the Assessment Manager.....	390
	Nil	
8	Summary of Court Appeals.....	390
8.1	Summary of SCAP, ERD Court and deferred CAP matters - July 2018.....	390
9	Meeting Close	391

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

That the Minutes of the meeting of the Council Assessment Panel held on 12 June 2018 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

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

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

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

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

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 240-242 Sir Donald Bradman Drive and 27 Wilson Street, COWANDILLA

Application No 211/1256/2017

Appearing before the Panel will be:

Representors: **Danny Scinto** of 395 Payneham Road, Marden wishes to appear in support of their representation.

Bill Stefanopoulos on behalf of;

- M Dunstan of 12 Wilson Street, Cowandilla
- L Graham of 14 Wilson Street, Cowandilla
- D Kemp of 16 Wilson Street, Cowandilla
- A Gialamas of 18 Wilson Street, Cowandilla
- K Lester of 20 Wilson Street, Cowandilla
- C & S Efthimiadis of 21 Wilson Street, Cowandilla
- L & C Walter of 23 Wilson Street, Cowandilla
- J & H Christofilos of 25 Wilson Street, Cowandilla

wishes to appear in support of their representation.

Applicant: **Michael Richardson** from Master Plan wishes to appear in support of the application.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Change of use and construction of a single storey building to operate as a child care centre with outdoor play area, associated car parking, landscaping and 2.7m high acoustic fencing
APPLICANT	Emmett Property
APPLICATION NO	211/1256/2017
LODGEMENT DATE	18 October 2017
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20 & Cowandilla/Mile End West Torrensville Policy Area 23
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 3
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets External <ul style="list-style-type: none"> ▪ DPTI
DEVELOPMENT PLAN VERSION	Consolidated 30 May 2017
MEETING DATE	10 July 2018

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1256/2017 by Emmett Property to undertake a change of use and construction of a single storey building to operate as a child care centre with outdoor play area, associated car parking, landscaping and 2.7m high acoustic fencing at 240-242 Sir Donald Bradman Drive and 27 Wilson Street, Cowandilla (CT5685/238, CT5231/537 & CT5534/478) 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 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. A Stormwater Management Plan detailing and providing demonstration for stormwater quality measures which meet industry recognised (State Government Waster Sensitive Urban Design Policy) quality treatment targets are to be submitted to the satisfaction of Council prior to issue of development approval.

The system must achieve the following minimum reductions in total pollutant load, compared with that in an untreated stormwater runoff, from the developed part of the site:

- Total suspended solids by 80 per cent;
- Total phosphorus by 60 per cent;
- Total nitrogen by 45 per cent;
- Litter/gross pollutants by 90 per cent;
- No visible oil and greases for flows up to the 3 month ARI peak flow.

Development Plan Consent Conditions

1. 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. Waste collection shall be undertaken by a private contractor at least twice a week and occur between the hours of 6:30 pm and 8:00 pm Monday to Friday.
3. All waste shall be placed within garbage containers with lids that are closed at all times to prevent odours and to prevent insects and vermin accessing the waste.
4. The private waste vehicle is restricted to a Medium Rigid Vehicle. This vehicle must enter and exit the site in a forward direction.
5. The hours of operation shall not exceed 6:30am to 6:30pm Monday to Friday, excluding public holidays.
6. Deliveries to the child care centre shall occur outside of operating times and be restricted to Small Rigid Vehicle sized vehicles or smaller. Service vehicles must enter and exit the site in a forward direction.
7. An 8.4 kilolitre underground detention storage tank with a pump system designed to restrict the outflow from the tank to a maximum 20 litres per second during a 20 year site critical storm event, shall be installed and operational prior to the occupation of the development.

8. A 2.7m high acoustic fence, as described in the Sonus Acoustic report dated May 2018, shall be installed along the northern and southern boundaries of the car park with a return along the eastern boundary prior to the occupation of the building and maintained in good condition to the satisfaction of Council.
9. Driveways, parking and manoeuvring areas and footpaths must be lit in accordance with the Australian Standard AS 1158 when necessary between 6am and 8pm Monday to Friday. Such lights must be directed and screened so that overspill of light into nearby properties is avoided and motorists are not distracted.
10. As the subject land is located within an area affected by aircraft noise from Adelaide Airport, the building shall be treated with the appropriate noise attenuation measures in accordance with Australian Standards 2021 - Acoustics - Aircraft Noise Intrusion - Building, Siting and Construction. Such measures shall be shown on the plans and endorsed by Council prior to the issue of Development Approval.
11. Any existing crossovers not providing vehicle access on the approved plans shall be replaced with kerb and water table and the verge restored with materials consistent with the surrounding verge to a uniform level free of obstructions.
12. The sliding entry gate shall remain open between 6:15am and 6:45pm Monday to Friday to facilitate unrestricted traffic movements on and off the site.

BACKGROUND

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

- All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the CAP.

PREVIOUS RELATED APPLICATION(S)

Nil

SITE AND LOCALITY

The subject site is irregular in shape and comprises three separate allotments, commonly known as 240, 242 Sir Donald Bradman Drive and 27 Wilson Street, Cowandilla. The subject site has a primary street frontage to Sir Donald Bradman Drive of 29 metres (m) and a secondary frontage to Wilson Street of 18m. The site has varying depths and a total site area of approximately 2500 square metres (m²).

Each of the existing allotments contain a single storey detached dwelling and ancillary domestic structures. All of these structures and the existing vegetation will need to be removed in order to facilitate the proposed development.

As each of the existing allotments has its own crossover, the subject site has three vehicular access points. Two of these are to Sir Donald Bradman Drive and one is to Wilson Street. The subject site crosses over the boundary between the Residential Zone, Low Density Policy Area 20 and Cowandilla/ Mile End West Torrensville Policy Area 23.

The subject site and locality is located within a flood prone area, with an expected flood depth of between 0.1 - 0.25m during a 1 in 100 year ARI flood event. It is also located within the 30+ Aircraft Noise Exposure Forecast (ANEF) contour. This means that it is in an area most affected by aircraft taking off and landing from Adelaide Airport.

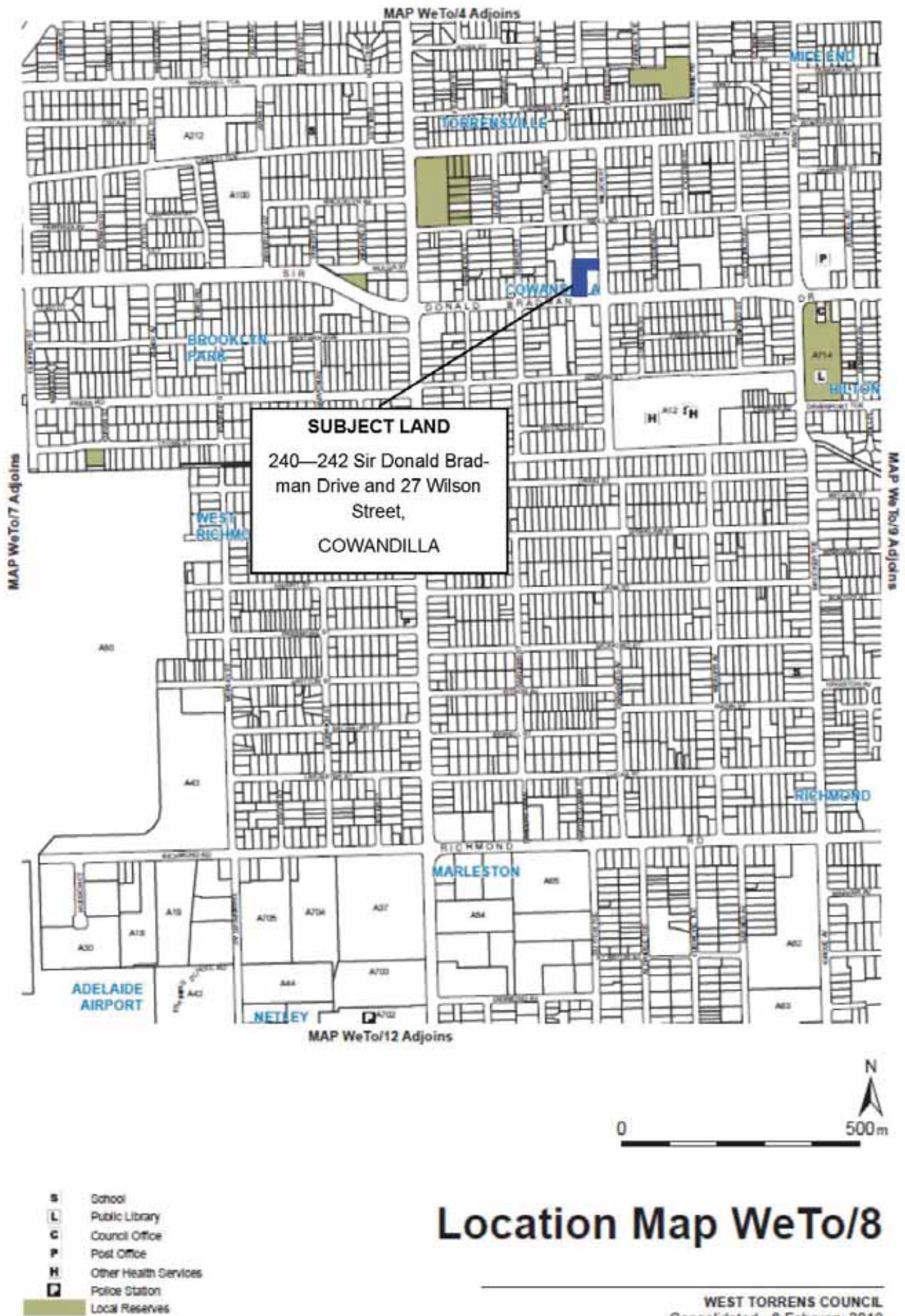
The locality is mixed use in nature comprised of residential and commercial land uses. Residential properties are located north, east and west of the subject site. There are a variety of dwelling types including detached dwellings, group dwellings and residential flat buildings. Buildings are a mixture of both single and double storey and therefore vary in height.

Commercial land uses are located south of the subject site on the opposite side of Sir Donald Bradman Drive. They include take away restaurants, pet food, window tinting and grocery shops.

Sir Donald Bradman Drive is a secondary arterial road under the care and control of the Department of Planning, Transport and Infrastructure (DPTI).

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





PROPOSAL

It is considered that the proposal is best described as follows:

Change of use and construction of a single storey building to operate as a child care centre with outdoor play area, associated car parking, landscaping and 2.7m high acoustic fencing.

The three separate allotments are each currently occupied by dwellings and domestic structures. These structures will be removed in order to accommodate the proposed child care facility. The three allotments will form a single site that will accommodate the single storey building, play area, associated car park and landscaping.

Vehicular access will be gained via a double width crossover onto Wilson Street. The car park has 28 spaces including one for disabled access. All other existing crossovers will be replaced with kerb and gutter to match the existing water table.

The building has a modern design with skillion roofs, parapets and painted walls. The roof will be Colorbond corrugated iron profile in 'Surfmist' colour and the walls will be painted in Dulux 'Grey Pebble'.

The building will have a floor area of 812m² comprising a series of babies, toddler and pre-kindergarten/ kindy rooms, office, staff room and associated amenities. The centre will accommodate up to 110 children and up to 20 staff.

The hours of operation will be between 6:30am and 6:30pm excluding public holidays. Waste collection will be undertaken by a private contractor and will occur between 6:30pm and 8:00pm.

Acoustic fencing will be erected along the northern and southern boundaries of the carpark. The fencing will be 2.7m high and made from Colorbond corrugated iron.

The air-conditioning plant equipment will be located on the ground in the north western corner of the site.

The bin storage area is located on the southern side of the carpark and will be surrounded by a 1.8m Colorbond Corrugated fence.

Landscaping is shown along the western, southern and eastern side of the building and along the northern and southern sides of the carpark. The landscaping is comprised of a variety of plant species including grass, trees and shrubs.

A copy of the plans and accompanying reports are contained within **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the *Development Regulations 2008*.

Properties notified:	89 properties were notified during the public notification process.
Representations:	11 representations were received.
Persons wishing to be heard:	<p>Two representors identified that they wish to address the Panel.</p> <ul style="list-style-type: none"> • Danny Scinto • Bill Stefanopoulos on behalf of; <ul style="list-style-type: none"> ○ M Dunstan; ○ L Graham; ○ D Kemp; ○ A Gialamas; ○ K Lester; ○ C & S Efthimiadis; ○ L & C Walter; and ○ J & H Christofilos.
Summary of Representations:	<p>Concerns were raised regarding the following matters;</p> <ul style="list-style-type: none"> • The child care facility will detract from the character and amenity of the street; • Detrimental impact to the traffic network; • Children safety in heavily trafficked area; • Lack of on street parking; • Possibility of unsavoury activity occurring in carpark at night; • Noise from child care facility; • Design and bulk of building; • Impact on flooding; • Overlooking into backyard; • Light spill from car park; • Area already has enough child care centres; and • Non-residential use in a residential area.

The applicant has provided a response to the representations, as summarised below:

- This is a small scale non-residential land use which is envisaged by the relevant Zone and Policy Areas in the Development Plan.
- There are already a number of non-residential land uses within the locality.
- The noise generated by the proposed child care facility will not be an issue. The site and locality are directly under the flight path and immediately adjacent a secondary arterial road. An acoustic report has been submitted that states the proposed fencing will effectively mitigate the noise from the site.
- The proposed building is single storey and setback further from the street than the adjoining buildings. The two storey residential flat building is more visually prominent than the proposed building.

- The proposed building will be setback 3m from the western boundary, 8m from the eastern boundary and 1m from the rear northern boundary. These setbacks are suitable and will not cause a detrimental visual impact to adjoining neighbours.
- The subject site is lower than the adjoining properties.
- The proposed building will not have a detrimental impact in relation to flood waters as it will have a flood corridor of at least 1m all the way around the building and the FFL will be elevated above the anticipated flood depth. The FFL has been calculated as being 440mm above the natural ground level.
- Stormwater will be detained onsite via an 8.4 kilolitre underground tank with a maximum discharge rate of 20 litres per second during a 1 in 20 ARI.
- A 2.7m high fence will be constructed along the northern and southern boundaries of the carpark in accordance with the acoustic report.
- The proposed car park contains 28 carparks which is consistent with what the Development Plan requires for 110 children.
- The carpark will be closed after hours to ensure it won't be accessible by the general public.
- A lighting plan has been prepared and the design will be consistent with AS1158 to ensure that it provides a safe environment and light does not overspill on adjoining properties.

A copy of the representors' concerns and the applicant's response is contained in **Attachment 2**.

REFERRALS

Internal

- City Assets

City Assets only concern was the treatment of stormwater leaving the site. The applicant's suggestion was not considered suitable as it would not reach the necessary targets. It was suggested that this matter is not crucial to the proposal and could be resolved later. In line with this suggestion, it is considered that a reserved matter could be used in this instance and has been added to the staff recommendation.

To reinforce a number of details on the plans, City Assets suggested some conditions. These have also been added to the staff recommendation.

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

External

- DPTI

DPTI holds no concerns with the proposal but requests that the obsolete crossovers be reinstated to upright kerb at the applicant's cost. A condition to reflect this has been added to the staff recommendation.

ASSESSMENT

The subject land is located within the Residential Zone and more specifically the Low Density Policy Area 20 and Cowandilla / Mile End West Character Policy Area 23 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Community Facilities	Objectives	1 & 2
	Principles of Development Control	1, 2 & 3
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8 & 10
Design and Appearance	Objectives	1
	Principles of Development Control	1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22 & 23
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2 & 3
Hazards	Objectives	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15
Infrastructure	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12
Interface between Land Uses	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 5 & 7
Landscaping, Fences and Walls	Objectives	1 & 3
	Principles of Development Control	1, 2, 3, 4 & 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 4, 5 & 6
Transportation and Access	Objectives	1 & 2
	Principles of Development Control	1, 2, 8, 9, 10, 11, 12, 14, 18, 20, 21, 22, 23, 24, 26, 27, 28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 & 42
Waste	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5, 6, 10 & 11

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

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

Policy Area: Cowandilla / Mile End West Character Policy Area 23	
<p>Desired Character Statement:</p> <p><i>The policy area will contain predominantly detached dwellings and semi-detached dwellings. There will also be some small-scale non-residential activities such as offices, shops and consulting rooms in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will vary in size from low density to very low density and are generally deep, with narrow frontages to main streets. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.</i></p> <p><i>There will be a unity of built-form, particularly as viewed from the street, where all new development is complementary to the key character elements of Victorian-era villas, cottages, inter-war bungalows, Spanish mission and Dutch colonial-style dwellings, rather than dominating or detracting from them. Key elements of this character include pitched roofs, verandas /porticos and masonry building materials. There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings. Setbacks will be complementary to the boundary setbacks of older dwellings in the policy area, preserving considerable space in private yards for landscaping.</i></p> <p><i>There will be no garages/carports forward of the main facade of buildings. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape.</i></p>	
Objectives	1
Principles of Development Control	1 & 2

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
PRIMARY STREET SETBACK <i>Residential Zone</i> <i>PDC 8</i>	Up to 2m same as one of the adjacent buildings	5.7m Satisfies
SECONDARY STREET SETBACK <i>Residential Zone</i> <i>PDC 9</i>	Vertical wall height Less than 3m - 2m (min.)	37.5m Satisfies
SIDE SETBACK	Side No requirement for non- residential buildings	3m

REAR SETBACK	Rear No requirement for non-residential buildings	1m
BUILDING HEIGHT	No requirement for non-residential buildings	1 storey
LANDSCAPING General Section: Landscaping, Fences & Walls PDC: 4	10%	757m ² = 30% Satisfies
CARPARKING SPACES <i>Table WeTo/2</i>	1 car park per 4 children (110 children proposed)	28 spaces provided Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development has been discussed under the following sub headings:

Land Use and Zoning

A child care centre is specifically listed as an envisaged land use in the Residential Zone, Low Density Policy Area 20 and the Cowandilla / Mile End West Torrens Policy Area 23. It should be acknowledged that the prefacing sentence of PDC 1 of the zone and policy areas state:

PDC 1 The following forms of development are envisaged specifically in the policy area:

- affordable housing
- detached dwelling
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling addition
- group dwelling
- semi-detached dwelling
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop measuring 250 square metres or less in gross leasable floor area
- supported accommodation.

* underlined for emphasis

The above provision explicitly defines what type of non-residential uses are considered acceptable within the Residential Zone. A child care facility is clearly specified and envisaged. It is worthy of note that a primary school or secondary school is also envisaged, which may have a similar if not greater impact on the surrounding locality with children drop off, pick up and noise from students. Primary schools and secondary schools are also generally larger in student numbers and physical area and built form than child care centres. It is not uncommon to find all of the above described uses within a Residential Zone.

Having established that a child care facility is envisaged within a Residential Zone, it is necessary to consider whether this child care facility is 'small scale'.

Principle of Development Control 3 of the Residential Zone contemplates scale and states:

PDC 3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the local community*
- (b) is consistent with the character of the locality*
- (c) does not detrimentally impact on the amenity of nearby residents.*

PDC 3 contemplates the nature and scale of the development and, in the case of a child care facility, this relates to the number of occupants, the activity within and around the building and the size of the built form.

While this child care centre appears to be at the upper end of 'scale' in terms of the number of children in comparison to other child care centres operating within the City of West Torrens, this does not preclude it from being acceptable within a Residential Zone.

The applicant acts on behalf of Goodstart Early Learning who will run the child care centre. Goodstart Early Learning has researched its other locations to understand who uses their facilities. Their data suggests that 70% of their clients live within 3 kilometres of the child care centres. As these facilities are often located on main thoroughfares, it may be suggested that a portion of the remaining 30% work nearby or travel past the centre on their journey to work.

Goodstart Early Learning have not provided any information on their anticipated clients for the proposed child care centre, however from the data provided it is reasonable to extrapolate that the proposed facility will also service the local community.

The consistency of the proposal with character of locality is considered acceptable and discussed below.

Built form

The subject site is surrounded by predominantly residential uses, however there are commercial uses located on the southern side of Sir Donald Bradman Drive. There is a variety of dwelling types including detached dwellings, residential flat buildings and group dwellings. Residential flat buildings flank the site on the eastern and western boundaries, a detached dwelling is built to the north and group dwellings are to the northwest. The residential flat building to the east of the subject site is two storeys, whereas the rest of the dwellings are single storey.

The proposed childcare centre is single storey with an eave height of 2.9m and overall height of 4.3m. It has been set back from all property boundaries. The building has external materials that are consistent with typical dwelling construction, such as a Colorbond roof and painted walls. In terms of the external appearance of the built form, it is considered consistent and sympathetic to the neighbouring residential properties.

Amenity

It is not uncommon for neighbours to raise concerns with child care centres and often cite that residential areas are not the appropriate location for such a land use. The Development Plan envisages a child care facility in the following zones:

- Commercial Zone;
- District Centre Zone;
- Neighbourhood Centre Zone; and
- Residential Zone.

PDC 1 of the Interface between Land Uses module outlines the considerations of interface impacts and states:

Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants*
- (b) noise*
- (c) vibration*
- (d) electrical interference*
- (e) light spill*
- (f) glare*
- (g) hours of operation*
- (h) traffic impacts.*

Noise

The representations submitted raised concerns with potential noise generated from the child care centre. It should be noted that the subject site and locality are within the 30+ ANEF contour, meaning that they are in an area most impacted by aircraft noise. These properties are also adjacent Sir Donald Bradman Drive which is a secondary arterial road and in 2014 was surveyed as servicing 26,700 cars a day. These noise sources will tend to mask the potential noise emanating from the child care facility.

As part of the application, the applicant provided an acoustic engineering report. This report suggests that the potential noise generated from the car park could be mitigated by the installation of a 2.7m high fence along the northern boundary and the southern boundary adjacent the car park. The applicant agreed to install such fencing as part of the application and a condition has been added to the staff recommendation to this effect. This acoustic fence is considered sufficient to address PDC 1 mentioned above and mitigates the noise issue raised by the representors.

The uses on the southern side of Sir Donald Bradman Drive are retail and commercial and create a non-residential character. These developments are relatively remote from the subject land and are not of a kind that would adversely impact on the proposed child care centre.

Light spill

The applicant provided lighting design consistent with the requirements of Australian Standard AS1158 to ensure it provides a safe environment and minimises overspill to adjacent properties.

The car park will be lit by three LED lights mounted on 6m high poles with a 0.5m outreach arm.

The light spill diagram demonstrates that whilst there will be some overspill, it will be below the 10 lux maximum stated in the Australian Standard. The maximum will be 8 lux at the wall of the property to the north.

The lighting will only be used between 6am and 8pm, when the site will be used. The lighting will not be required overnight as the carpark will be gated to prevent access. A condition relating to the hours when the lights can be used has been included in the staff recommendation.

Aircraft noise

PDC 6 of the Building near Airfields module of the Development Plan states:

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

The property is located within the flight path into Adelaide Airport within the 30 ANEF contour. The Australian Standard AS2021:2015 primarily relates to greenfield development and states that sensitive development such as dwellings and schools should not be constructed in areas with an ANEF greater than 25.

However in the application of this standard to the subject site, it needs to be considered that it is located on a brownfield site (existing development) and that the land use is acceptable provided the building is treated so as to mitigate the impacts. A condition has been added to the staff recommendation ensuring that the proposal will satisfy the Noise Reduction requirements of AS2021 and require the endorsement of Council prior to the issue of Development Approval.

Bulk and Scale

PDC 4 of the Siting and Visibility module of the Development Plan states:

Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the roof lines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

The proposed building has a footprint which is larger than other buildings in the locality, however due to the size of the site, its site coverage is lower than several other examples in the locality.

The proposed building will be setback from all boundaries and has an eave height and total height less than the two storey residential flat building to the east of the subject site.

The representors' concerns related to the overall floor area and how that was considerably larger than that of surrounding buildings. As highlighted by the applicant, the residential flat building immediately east of the subject site, is two storeys and has a total floor area similar to that of the proposed building.

The proposed building is therefore not considered to have an unreasonable bulk and scale.

Setbacks

The zone and policy area only stipulate a quantitative figure for the front and secondary street setbacks (as described in the table above). The side and rear setback provisions only relate to dwellings or buildings that contain dwellings.

As the neighbouring properties are setback approximately 4.8m and 6.2m from Sir Donald Bradman Drive, the proposed building should be setback between these two distances. As previously mentioned, the proposal satisfies the front setback provision as it will be setback 5.7m from the front boundary.

The Development Plan calls for a minimum 2m secondary street setback. The proposal is setback 37.5m and as such satisfies the provision.

It is considered that adequate separation has been provided between the proposed building and neighbouring buildings. There is also a considerable amount of landscaping proposed along the western side of the proposed building that will further improve amenity for the adjoining residents.

Pedestrian, Cyclist and Vehicular Access

The development will require parents and guardians of children to enter the car park, sign their children into the centre and then depart. The car park will be fitted with a sliding gate at the entry. This will provide after-hours security but it is important that the gate is kept open when the centre is operating to maintain unhindered traffic movements at the junction of Wilson Street and Sir Donald Bradman Drive. This will be reinforced by way of condition should the CAP be minded to support the application.

Pedestrian access will only be available from Wilson Street as the Sir Donald Bradman Drive frontage will be fenced off.

Access and Parking

In accordance with Table WeTo/2 a childcare facility would require 27.5 car parking spaces on the basis of 1 space per 4 children accommodated in the centre. There will be a maximum of 20 staff located at the centre, but staff vehicle movements will occur outside of peak drop off and pick up times. The proposed car park will provide 28 spaces (including 1 disabled space). The applicant's and Council's Traffic Consultants agree that 28 spaces is adequate to meet the needs of the facility. It is noted that childcare centres produce traffic demands with less intense peaks than schools. Drop off and pick-up times are not dictated by the facility, but by the differing starting times for the day of parents and guardians.

The specified rate of 1 car park per 4 children accounts for both client and staff car parking requirements. This is different to some other land uses such as industry and warehouse that specify staff parking rates separately to the general parking rate.

The amount of parking available and vehicle turning movements have been considered by Council's traffic engineers and deemed acceptable.

The maximum number of children attending the site will be 110, this equates to a parking demand of 27.5 parks.

The parking provided meets Australian Standard AS 2890.0 in terms of dimensions of spaces, isle widths and turning movements for all anticipated forms of vehicles accessing the site.

Movement of People

Access and egress to the site will occur from Wilson Street via a double width crossover. This approach is encouraged by DPTI as it reduces the amount of crossovers on Sir Donald Bradman Drive which ultimately improves traffic safety.

The applicant's traffic report has predicted that there will be approximately 88 trips between 7-9am and 77 trips between 4-6pm. The report also indicates that 80% of these movements will be generated from and distributed to Sir Donald Bradman Drive. As Wilson Street does not provide direct access to another major road, this estimation is considered reasonable. For this reason it is considered that there will be little increase in traffic north of the subject site as a result of this development.

Public Transport Access

PDC 8 of the Transportation and Access module of the Development Plan seeks development to "provide safe and convenient access for all anticipated modes of transport".

In addition to access for private vehicles described above, the facility has good access to public transport with a bus stop located 40m west of the subject site on Sir Donald Bradman Drive. This bus stop services three bus routes.

In addition to access for private vehicles described above, the facility has good access to public transport with a bus stop located 40m west of the subject site on Sir Donald Bradman Drive. This bus stop services three bus routes.

Waste Storage and Collection

PDC 6 of the Waste module of the Development Plan states:

- PDC 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:*
- (a) screened and separated from adjoining areas*
 - (b) located to avoid impacting on adjoining sensitive environments or land uses*
 - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system*
 - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water*
 - (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours*
 - (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.*

The bin storage area has been placed on the southern side of the carpark so as to provide convenient access from both the building and carpark. The enclosure is shown to be surrounded by a 1.8m fence and large enough to accommodate two large roller bins/skips. It will have the same sealed surface as the carpark, which will prevent ground contamination and make it easier to move the bins during collection.

Waste will be collected by a private collection vehicle not exceeding 10m in length (Medium Rigid Vehicle) outside of the operating hours of the child care facility (6:30pm - 8pm). The staff recommendation includes a condition to this effect. When empty, there is sufficient room for a vehicle of this size to undertake the manoeuvre to enter and exit the site in a forward direction.

Landscape Assessment

General Section - Landscaping, Fences & Walls Module PDC 4 calls for a minimum of 10 percent of a development site to be landscaped.

The proposal includes modest landscaping along the northern and southern sides of the carpark and considerable landscaping along the eastern and western facades of the building. There is a total of 757m² of vegetative landscaping which equates to 30% of the site area.

Plantings provide for a mix of trees, shrubs and grass that assist in shading of the car park and play areas.

The play areas will be fenced off from the carpark and adjoining properties which will ensure children will not be able to leave these areas without the accompaniment of an adult. There was representor concern around the safety of children, but this matter is considered to be resolved by the layout and form of the building and the ancillary structures.

This is considered sufficient to enhance the amenity of both the facility internally and as viewed from the streetscape.

SUMMARY

The proposal serves the needs of the community through the provision of childcare. The proposal has the following characteristics:

- a building that has a form that is compatible in terms of character and amenity of the locality;
- of a form and scale that is envisaged by the Development Plan provisions for the Residential Zone, Low Density Policy Area 20 and Cowandilla / Mile End West Torrensville Policy Area 23;
- not considered to impose excessive demands on the existing transport network;
- the location adjacent an arterial road provides for convenient travel to and from the centre with minimal impact on the residential amenity;
- the ambient noise levels from Sir Donald Bradman Drive and the flight path will tend to mask the activity associated with the proposed childcare centre;
- waste generated on site can be appropriately disposed;
- the facility will not operate into the evening or on weekends when residents of adjacent premises are enjoying leisure hours; and
- the number of car parking spaces is consistent with the Development Plan requirements.

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

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

Attachments

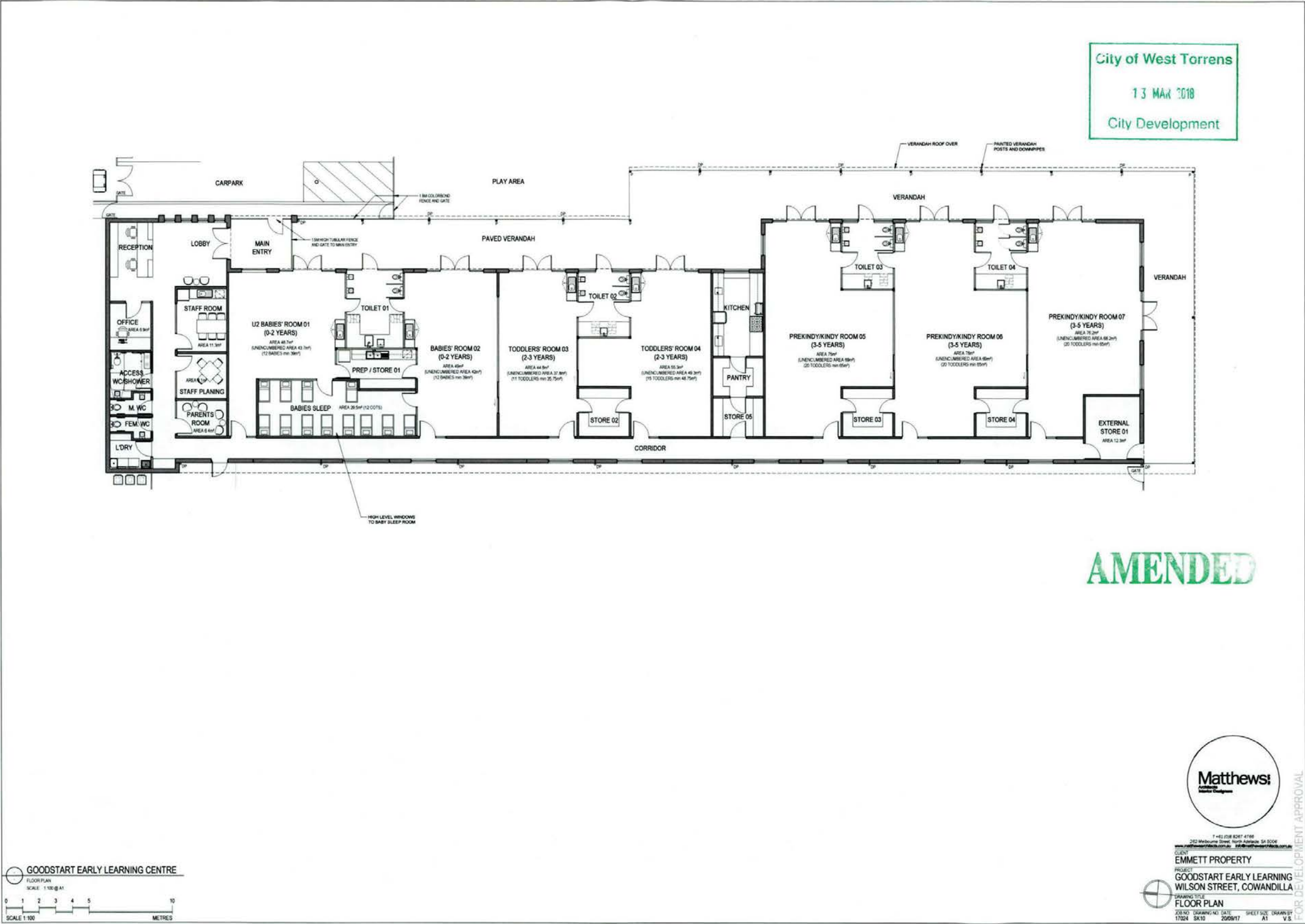
1. **Plans and Supporting Information**
2. **Representations and Response to Representations**
3. **City Assets Referral**



PROPOSED BUILDING	812 m²
PROPOSED OUTDOOR PLAY AREA	798 m²
TOTAL SITE	2537 m²
VERANDAH SPACE (INCLUDED IN OUTDOOR PLAY AREA)	236 m²
CARPARKS 28 CARS (INCLUDING 5 STAFF CARS)	



JOB NO.	DRAWING NO.	DATE	SHEET SIZE	DRAWN BY
17024	SK09C	15/05/18	A1	V.S.







PERSPECTIVE

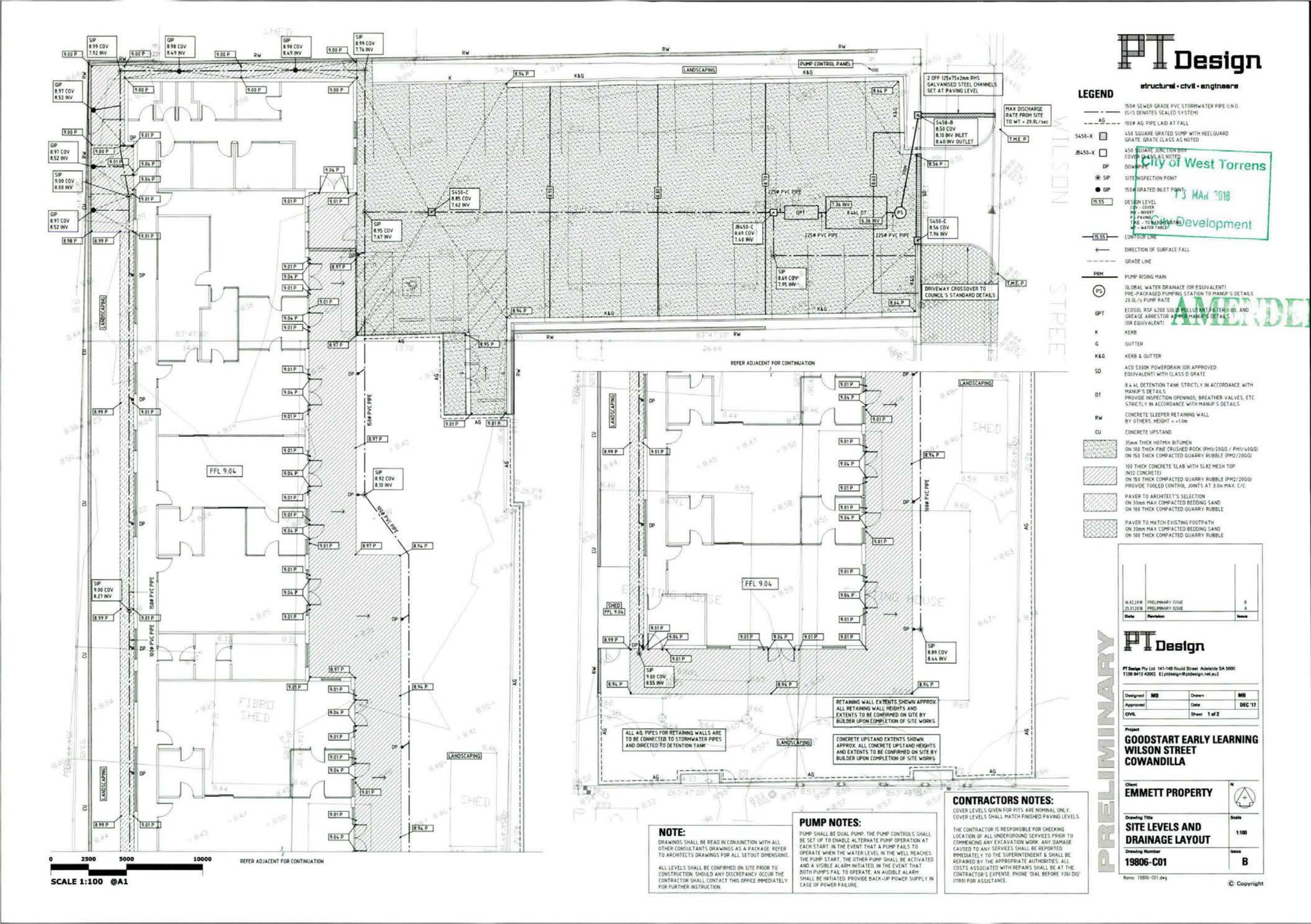
AMENDED
City of West Torrens
13 Mar 2018
City Development



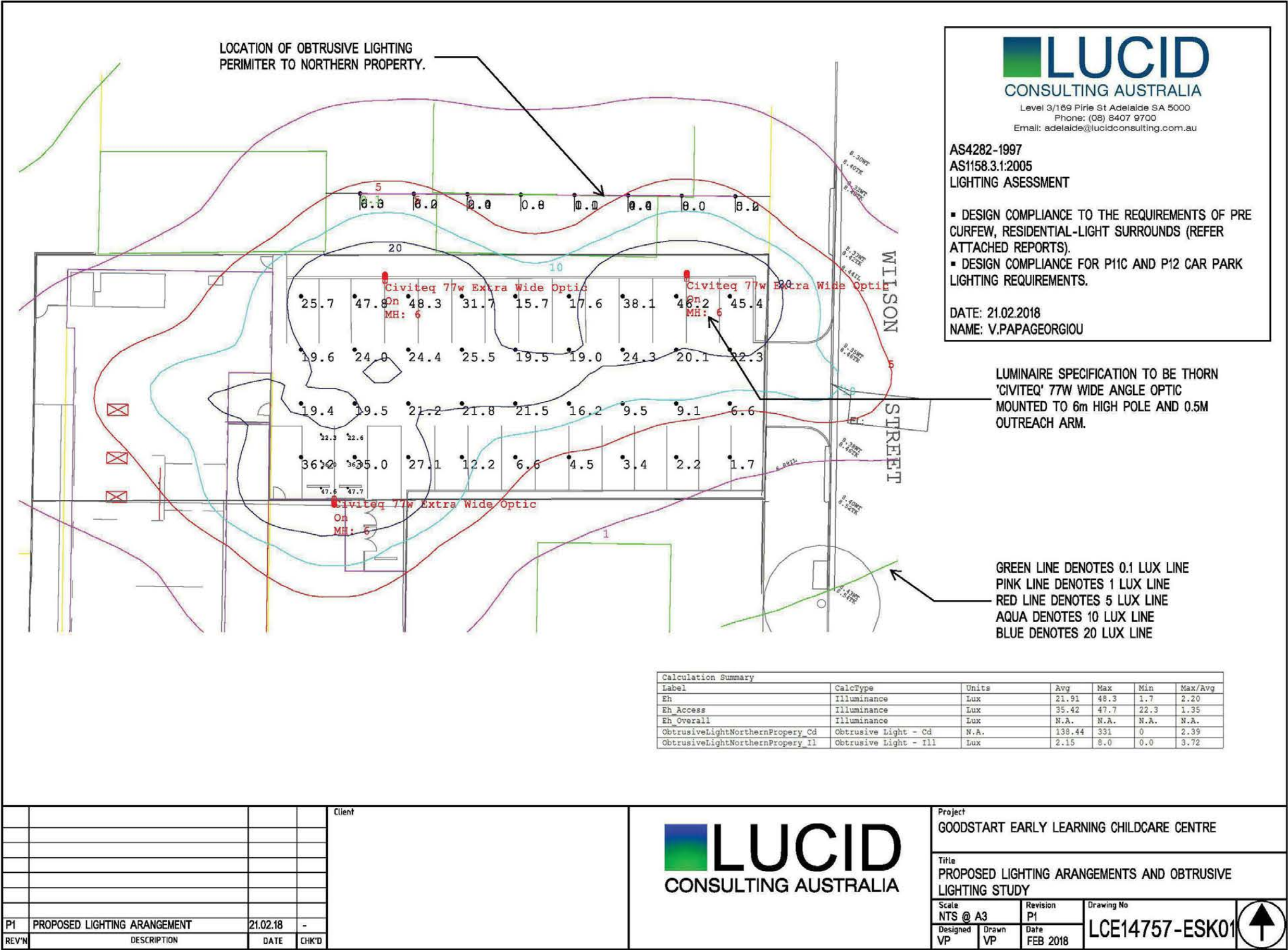
7-81 108 8267 4706
262 Wakehurst Street, North Adelaide SA 5006
www.matthews.com.au info@matthews.com.au
CLIENT
EMMETT PROPERTY
PROJECT
GOODSTART EARLY LEARNING
WILSON STREET, COWANDILLA
DRAWING TITLE
PERSPECTIVE
JOB NO. DRAWING NO. DATE SHEET SIZE DRAWN BY
17024 BK126 07/02/18 A1 V.S.

FOR DEVELOPMENT APPROVAL











22nd February 2018

Emmett Property Pty Ltd
PO Box 7165
Hutt Street
ADELAIDE SA 5000

ATTENTION: MR N EMMETT

AJG Ref: LCE14757 - 001

Dear Nick

**GOODSTART EARLY LEARNING CHILDCARE CENTRE
240-242 SIR DONALD BRADMAN DRIVE AND 27 WILSON STREET COWANDILLA
EXTERNAL CARPARK LIGHTING**

As requested, we have reviewed the Site Plan Drawing SK09B issued for Development Approval associated with the above proposed development.

Based on our experience with numerous similar developments whereby external carpark lighting is required to be installed adjacent to existing residential premises, we have prepared a lighting arrangement in a manner that is sensitive to nearby residents.

The National Construction Code (referred as Building Code of Australia) does not stipulate a compliance methodology for addressing the concerns of potential light spill into neighbouring properties.

Therefore, it is widely accepted by industry that the relevant Australian Standards are adopted for design guidelines and principles to mitigate the risk of light spill affecting neighbouring properties. The relevant standards are outlined as: -

- Australian/New Zealand Standard AS/NZS 1158 Lighting for roads and public spaces
- Australian Standard AS 4282 Control of the obtrusive effects of outdoor lighting

A lighting design layout for the carpark has been developed and evaluated utilising approved lighting simulation software. Refer to Lucid drawing LCE14757-ESK01 and test results certificate which demonstrates the lighting arrangement complies with the above-mentioned standards.

Additional features of the design include directional lighting positioned/angled away from property boundaries, luminaire optics and sophisticated control strategies which allow programmable dimming capabilities and auto-off outside of business operating hours.

We trust the above clarifies how compliance is achieved. Please contact the undersigned should you require further information.

Yours faithfully

LUCID CONSULTING ENGINEERS

A handwritten signature in blue ink, appearing to read 'A Greaves', is written over a faint blue line.

ADAM GREAVES
DIRECTOR

Level 3/169 Pirie Street, ADELAIDE, SA 5000
LCE14757

T: 08 8407 9700
Page 1 of 1

Obtrusive Light - Compliance Report

AS 4282-1997, Pre-Curfew, Residential - Light Surrounds

Filename: Car Park Lighting Simulation

21/02/2018 7:01:12 PM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (1):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLightNorthernPropery_Ill_Seg1	PASS	8.0

Luminous Intensity (Cd) Per Luminaire

Maximum Allowable Value: 7500 Cd

Control Angle: 83 Degrees

Luminaire Locations Tested (3)

Test Results: **PASS**



19/02/2018

Emmett Property Pty Ltd
205 Hutt St
ADELAIDE SA 5000

Attention: Nick Emmett



19806-180219-Civil Design Letter

SITE: Goodstart Early Learning
Wilson Street,
Cowandilla

Dear Nick,

PT Design has been in contact with City of West Torrens to ensure that the stormwater management design for the **GOODSTART EARLY LEARNING, COWANDILLA** project complies with Council requirements.

Stormwater Detention Requirements

In relation to the detention of stormwater run-off from the development, Council dictates that the rate of discharge of stormwater from the development site is to be restricted to a maximum rate equivalent to that of a site with a 0.25 run-off coefficient for the site critical 20-year ARI storm event (i.e. effectively mimicking a site with a 25% impervious cover and 75% pervious cover). The maximum discharge rate has been capped at 20L/sec, typical for commercial sites.

An underground detention tank with (min.) 8.4kL storage capacity has been specified to detain stormwater volumes that exceed Council's allowable stormwater discharge rate. A pre-packaged pump station, with a pump rate of 20L/sec, will control the maximum stormwater discharge rate from the development.

Refer to Appendix for Stormwater Calculations.

Stormwater Quality

Council requires stormwater quality measures be implemented within the car park and manoeuvring area to address the collection of oils, grease and sediment from the stormwater flow.

A proprietary Gross Pollutant Trap (GPT) has been nominated to treat and improve the stormwater quality on site before collection in the underground detention tank and discharging to the street water table.



Stormwater Connection to The Street

It is noted that Sir Donald Bradman Drive is an arterial road under the care and control of DPTI. Permission should be sought from DPTI with regards to the connection to the underground stormwater infrastructure along Sir Donald Bradman Drive.

The layout of the proposed development allows for the site stormwater to be discharged to the Wilson Street boundary. Permission from DPTI is not required for this method.

The standard City of West Torrens development requirements state that stormwater connections are required to be located (min.) 1.0m from existing or proposed driveways, connections, stobie poles, street lights, side entry pits and pram ramps etc (as measured from the front property boundary). It should also be nominated for the stormwater connection through road verge areas to be constructed of shape and material to satisfy Council's standard requirements.

Compliant, 2 off 125x75x2mm galvanised steel channels have been nominated to connect to the street. Pavers to match Council's existing footpath have been nominated to infill the area between the property boundary and kerb.

Flood Consideration – Finished Floor Level (FFL) Requirement – 100mm to 250mm zone

Portions of the development are located within the '100mm to 250mm' area of flood effect from Keswick and Brown Hill Creek flood plain mapping as nominated in Council's Development Plan.

Preliminary investigation indicates that the physical flood depth within the portions of the child care building proposed to be developed is in the order of 240mm and making allowance for the necessary freeboard (200mm) over and above the flood level, the minimum finished floor level (FFL) for the proposed development, to protect from flood inundation, would need to be 440mm above the existing natural site levels within the footprint of the building. This is reflected in the nominated FFL of 9.04.

In the '100mm to 250mm' anticipated flood depth zone, it is typically requested that a minimum 1000mm wide flood corridor be provided along one boundary.

To preserve the ability for flood flows to move through this site, it will also be required that the flood flow corridors indicated above, and the general site levels be maintained within 200mm of the existing natural site levels. The only exception to this being the works necessary to provide access into garages, although the servicing of such access locations must not be permitted to impact on the critical flow corridors.

The proposed layout of the child care centre indicates sufficient flood flow through the site. As such, the proposal has achieved the minimum flood corridor of at least 1.0m as required along on boundary of the site. Therefore, no other requirements regarding flood flow corridors will be necessary.



Refer to civil drawings 19806-C01 and C02 for further details.

Yours faithfully
PT DESIGN

A handwritten signature in black ink, appearing to read 'Mark Butler', written over a horizontal line.

MARK BUTLER
CIVIL DRAFTER

structural • civil • engineers

PT DESIGN Pty Ltd 141-149 Hould Street Adelaide SA 5000 T [08 8412 4300] F [08 8232 4311] W [ptdesign.com.au] ABN [35 008 116 916]



structural • civil • engineers

ABN [35 008 116 916]

W [ptdesign.com.au]

T [08 8412 4300]

PT DESIGN Pty Ltd 141-149 Ifould Street Adelaide SA 5000

APPENDIX

STORMWATER CALCULATIONS

Goodstart Early Learning, Cowandilla

Prepared by:

PT Design ABN 35 008 116 916
141 – 149 Ifould Street, ADELAIDE SA 5000
Tel: (08) 8412 4300

Project No: 19806
Revision: 00
Date of Issue: 19/02/2018



Project:	Goodstart Early Learning	Project #	19806
	Wilson Street, Cowandilla	Date	19/02/2018
Design By:	MB	Page	1

CRITICAL 1 IN 20 YEAR DETENTION VOLUME

PRE DEVELOPMENT FLOW (MINOR STORM)

Time of Concentration	5 mins
Rainfall Intensity	119 mm/hr

Catchment Area	C	Area (m ²)	
Site	0.25	2535	20.9
		0	0.0
		0	0.0
		Total	20.0 L/sec

Maximum allowable discharge

POST DEVELOPMENT FLOW (MAJOR STORM)

Time of Concentration	t mins (critical TBC)
Rainfall Intensity	¹⁰⁰ I _t mm/hr

Catchment Area	C	Area (m ²)	
Roof	0.9	820	0.21
Impervious	0.75	937	0.20
Pervious	0.2	778	0.04
		Total	0.44 ¹⁰⁰ I _t

Pumped System



Project: Goodstart Early Learning

Project # 19806

Wilson Street, Cowandilla

Date 19/02/2018

Design By: MB

Page 2

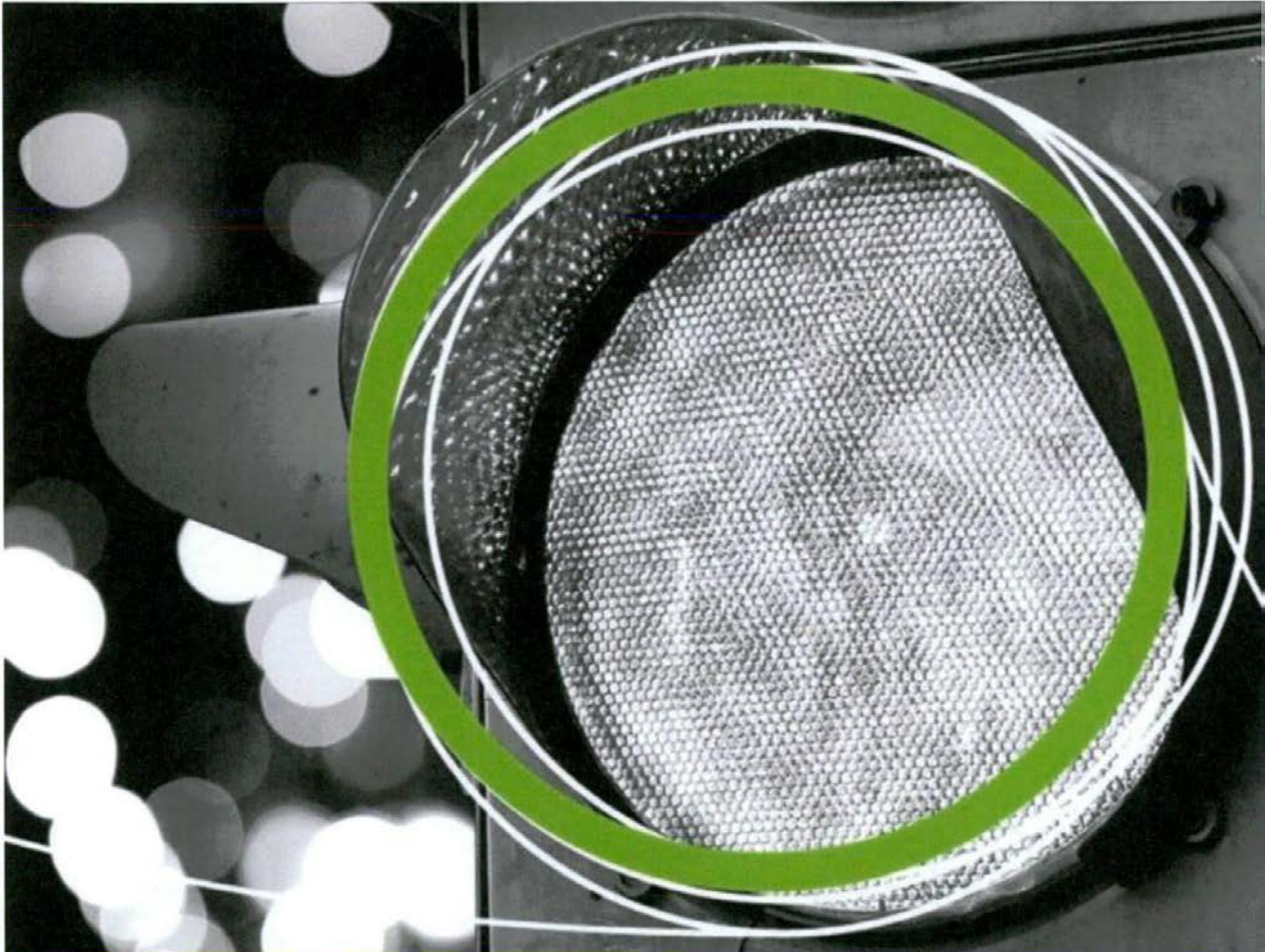
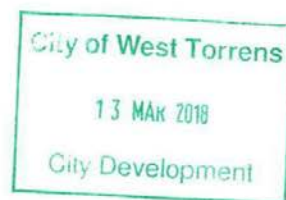
CRITICAL STORAGE VOLUME

$$\frac{Q_{in}}{Q_{out}} = \frac{0.44}{20.0} \times 100 \times I_t$$

Tc (mins)	Intensity, I (mm/hr)	Q in (L/sec)	Pump initiated t (mins)	V total (L ³)
5	119	52.8	1.9	6105
6	110	48.8	2.1	6820
10	87.5	38.8	2.6	8373
20	60.8	27.0	3.7	6804
30	47.8	21.2	4.7	1814
60	30.5	13.5	7.4	-20439
120	18.9	8.4	11.9	-75340
180	14.2	6.3	15.9	-134938
360	8.7	3.9	25.9	-323565
720	5.28	2.3	42.7	-717602
1440	3.14	1.4	71.8	-1527515

PEAK STORAGE REQUIRED 8373 L³

Pumped System



Cowandilla Childcare Centre 27 Wilson Street, Cowandilla Transport Impact Assessment

Client // Emmett Property Pty Ltd
Office // SA
Reference // S138311
Date // 8/03/2018

Cowandilla Childcare Centre

27 Wilson Street, Cowandilla

Transport Impact Assessment


Issue: B 8/03/2018

Client: Emmett Property Pty Ltd

Reference: S138311

GTA Consultants Office: SA

Quality Record

Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
A	18/10/2017	Final	Timothy Jones	David Kwong	David Kwong	DK
B	8/03/2018	Final – amended	Timothy Jones	David Kwong	David Kwong	

© GTA Consultants (GTA Consultants (SA) Pty Ltd) 2018

The information contained in this document is confidential and intended solely for the use of the client for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Use or copying of this document in whole or in part without the written permission of GTA Consultants constitutes an infringement of copyright. The intellectual property contained in this document remains the property of GTA Consultants.



Melbourne | Sydney | Brisbane
Canberra | Adelaide | Perth

Table of Contents

1. Introduction	1
1.1 Background	1
1.2 Purpose of this Report	1
1.3 References	1
2. Existing Conditions	2
2.1 Subject Site	2
2.2 Road Network	2
2.3 Sustainable Transport Infrastructure	3
3. Development Proposal	5
3.1 Land Uses	5
3.2 Car Parking	6
3.3 Vehicle Access	6
3.4 Loading Areas	6
4. Car Parking	7
4.1 Development Plan Car Parking Requirements	7
4.2 Adequacy of Parking Supply	7
4.3 Car Parking Layout	7
4.4 Car Parking Access	8
5. Sustainable Transport Infrastructure	9
5.1 Bicycle End of Trip Facilities	9
5.2 Walking and Cycling Network	9
5.3 Public Transport	9
6. Loading Facilities	10
6.1 Development Plan Requirements	10
6.2 Proposed Loading and Refuse Collection Arrangements	10
7. Traffic Impact Assessment	12
7.1 Traffic Generation	12
7.2 Traffic Impact	14
8. Conclusion	15

S138311 // 8/03/2018

Transport Impact Assessment // Issue: B

Cowandilla Childcare Centre, 27 Wilson Street, Cowandilla



Figures

Figure 2.1:	Subject Site and its Environs	2
Figure 2.2:	Bicycle network	4
Figure 3.1:	Proposed Site Layout	5
Figure 6.1:	10 m Refuse vehicle ingress	10
Figure 6.2:	10 m Refuse Vehicle Egress	11
Figure 7.1:	AM Peak Hour Site Generated Traffic Volumes	13
Figure 7.2:	PM Peak Hour Site Generated Traffic Volumes	14

Tables

Table 2.1:	Road Based Public Transport Provision	3
Table 7.1:	Traffic Generation Rates	12

S138311 // 8/03/2018

Transport Impact Assessment // Issue: B

Cowandilla Childcare Centre, 27 Wilson Street, Cowandilla



1. Introduction

1

1.1 Background

A development application is currently being undertaken for a proposed Childcare Centre on land located at Cowandilla. The proposed development incorporates a 110-place childcare centre with associated facilities and car parking.

GTA Consultants was commissioned by Emmett Property to undertake a transport impact assessment of the proposed development.

1.2 Purpose of this Report

This report sets out an assessment of the anticipated transport implications of the proposed development, including consideration of the following:

- i existing traffic and parking conditions surrounding the site
- ii parking demand likely to be generated by the proposed development
- iii suitability of the proposed parking in terms of supply and layout
- iv traffic generation characteristics of the proposed development
- v proposed access arrangements for the site
- vi transport impact of the development proposal on the surrounding road network.

1.3 References

In preparing this report, reference has been made to the following:

- o West Torrens Council Development Plan (Consolidated 30 May 2017)
- o Australian Standard/ New Zealand Standard, Parking Facilities, Part 1: Off-Street Car Parking AS/NZS 2890.1:2004
- o Australian Standard, Parking Facilities, Part 2: Off-Street Commercial Vehicle Facilities AS 2890.2:2002
- o Australian Standard / New Zealand Standard, Parking Facilities, Part 6: Off-Street Parking for People with Disabilities AS/NZS 2890.6:2009
- o plans for the proposed development received from Matthews Architects
- o various technical data as referenced in this report
- o other documents as nominated.

2. Existing Conditions

2

2.1 Subject Site

The subject site is located at 27 Wilson Street and 240-242 Sir Donald Bradman Drive in Cowandilla. The site of approximately 2537m² has frontages of 18m to Wilson Street and 28.6m to Sir Donald Bradman Drive.

The site is located within a Residential Zone as specified in the West Torrens Council Development Plan and is currently occupied by residential dwellings.

The surrounding properties include a mix of residential, retail and commercial land uses.

The location of the subject site and the surrounding environs is shown in Figure 2.1.

Figure 2.1: Subject Site and its Environs



(PhotoMap courtesy of NearMap Pty Ltd)

2.2 Road Network

2.2.1 Adjoining Roads

Sir Donald Bradman Drive

Sir Donald Bradman Drive is a two-way arterial road aligned in an approximately East/West direction. It is configured with 18.5-metre-wide carriageway set within a 24-metre-wide road reserve (approx) with two lanes in each direction. Kerbside parking is permitted outside bicycle lane operation time.

Sir Donald Bradman Drive carries approximately 27,300 vehicles per day¹ and is subject to a posted speed limit of 60km/h.

Wilson Street

Wilson Street is a two-way local road configured with a 10-metre-wide carriageway set within a 20-metre-wide road reserve (approx). Kerbside parking is permitted on either side of the street.

2.2.2 Surrounding Intersections

The following intersections currently exist in the vicinity of the site:

- Wilson Street/Sir Donald Bradman Drive (unsignalised)

2.3 Sustainable Transport Infrastructure

2.3.1 Public Transport

The subject site is located approximately 50m to Stop 6A on South Side of Sir Donald Bradman Drive. Stop 6A is within the 'GoZone' and provides frequent services of routes 163, J1 and J3. Within the vicinity of the site, stop 8C on west side of Marion Road is located approximately 550 meters with bus services 100, 101 and H20. The public transport provision in vicinity of the site is summarised in Table 2.1.

Table 2.1: Road Based Public Transport Provision

Route Nos	Route Description	Distance to nearest bus stop (m)
J1	Glenelg Interchange to City	50m
J1A	City to Adelaide Airport	50m
J3	Glenelg Interchange to City	50m
163	West Beach to City	50m
100	Arndale Centre Interchange to Glen Osmond	550m
101	Arndale Centre Interchange to Flinders University	550m
H20	Glenelg Interchange to Paradise Interchange	550m

2.3.2 Pedestrian Infrastructure

Pedestrian paths are located on either side of Sir Donald Bradman Drive and Wilson Street. Pedestrian articulated crossings are located 450m east to the site at the intersection of Bagot Avenue and Sir Donald Bradman Drive, as well as 340m west to the site at the intersection of Marion Road and Sir Donald Bradman Drive.

2.3.3 Cycle Infrastructure

Bicycle network map in the immediate vicinity of the subject site is shown in Figure 2.2. Marked bicycle lanes are located on Sir Donald Bradman Drive, Bagot Avenue, Marion Road, and Hounslow Avenue. Bicycle lanes on Sir Donald Bradman Drive and Marion Road are subject to operational hours as specified on the signs.

¹ Based on AADT estimates by DPTI dated 14 September 2015

Figure 2.2: Bicycle network



(Reproduced from CycleInstead website)

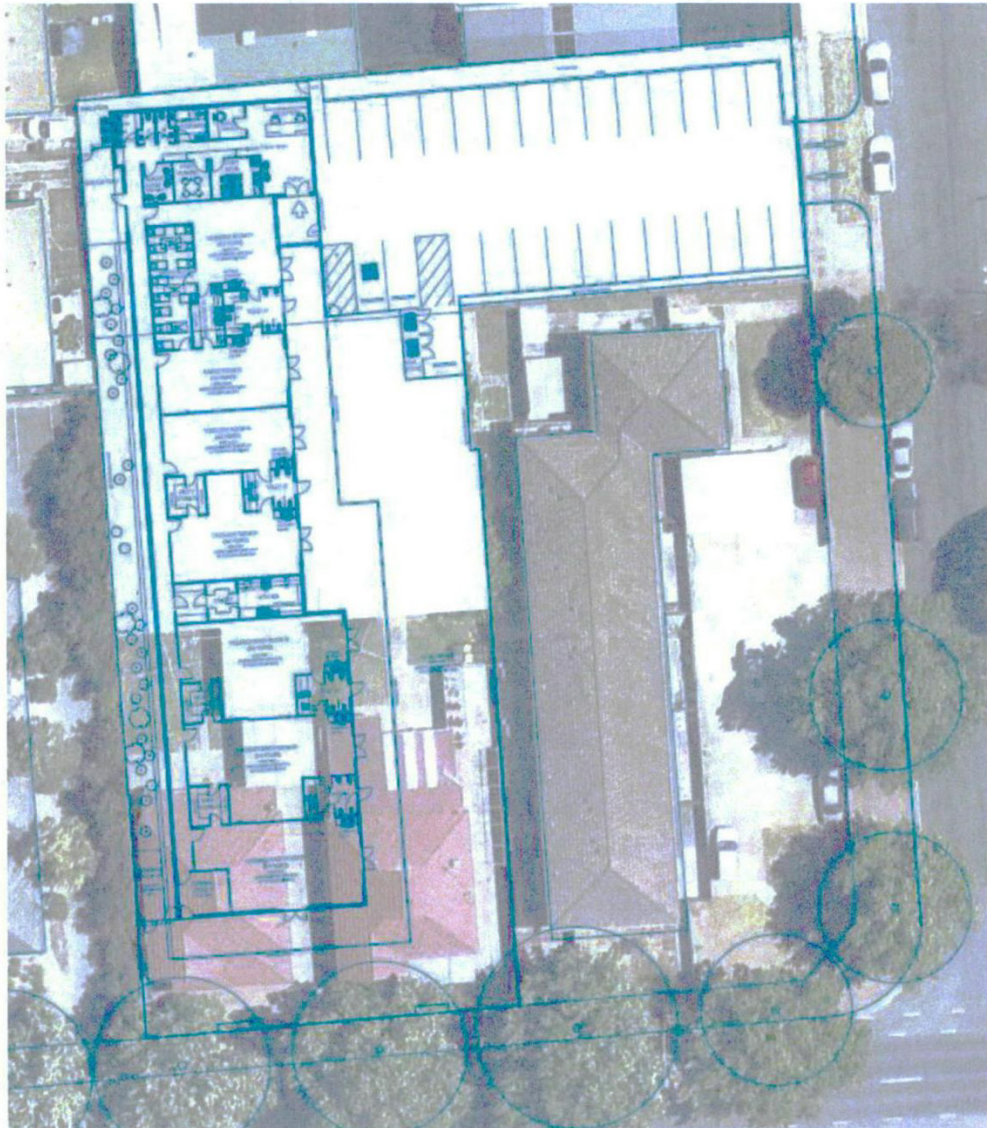
3. Development Proposal

3

3.1 Land Uses

The proposal includes the construction of a childcare centre with capacity of up to 110 children and associated off-street car parking. The proposed layout is shown in Figure 3.1.

Figure 3.1: Proposed Site Layout



3.2 Car Parking

The development proposed a car park with 28 car parking spaces including one disabled parking space. The proposed car park is located at the northeast of the site.

3.3 Vehicle Access

Vehicle access to the site is proposed via a single crossover to Wilson Street.

3.4 Loading Areas

It is proposed that waste from the site would be collected by refuse vehicles to the size of up to 10m in length and will occur outside of the childcare operating hours.

It is anticipated that deliveries to the proposed development would be made by light vehicles that would be accommodated in the on-site parking area. Any deliveries by vehicles unable to use the on-site car parking spaces would be scheduled to occur outside of business hours when the car park area would be clear of parked vehicles. Such deliveries will be very infrequent.

4. Car Parking

4

4.1 Development Plan Car Parking Requirements

The proposed development is located within a Residential Zone as specified in the West Torrens Council Development Plan. The car parking rate applicable for this proposed development within the West Torrens Council are set out in Table WeTo/2 of the Development Plan and is as follows:

<i>Child care centre</i>	<i>1 space per 4 children</i>
--------------------------	-------------------------------

Based on the above, the proposed childcare centre of 110 children has a Development Plan parking requirement of 28 car parking spaces.

4.2 Adequacy of Parking Supply

Based upon the above discussions and analysis, it is clear that the proposed on-site car parking provision of 28 car parking spaces will be appropriate as it meets the Development Plan car parking requirement.

4.3 Car Parking Layout

The proposed 28 car parking spaces comprises of 5 standard staff parking spaces, 1 small car staff parking space, 21 visitor parking spaces, and 1 disabled parking space with associated shared space. The parking layout has been designed in accordance with Australian Standard/New Zealand Standard for Off Street Car parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).

Some of the key design features are as follows:

- Visitor parking spaces will generally be 2.5m wide and 4.8m long with at least 600mm overhang clearance, set within a minimum 6.2 metre-wide aisle, exceeding the requirements for a User Class 2 parking facility;
- Staff parking spaces will generally be a minimum 2.4m wide and 4.8m long with 600mm overhang clearance, set within a minimum 6.2-metre-wide aisle, meeting the requirements for a User Class 1 parking facility. The staff parking space with fences on both side will be 3.0m wide and 5.4m long, which includes 300mm clearance widths on both sides to ensure the fences are outside the design envelope of the car parking space.
- Small car space will be 2.4m wide and 4.8m long with 600mm overhang clearance, exceeding the minimum dimensions for small car spaces of 2.3m wide by 5.0m long. However, 300mm clearance width will need to be provided to the side of small car space adjacent the fence. This should be reflected in the detailed design.
- A 2.4m wide and 5.4m long disability parking space and associated shared space has been provided near the main building entrance in accordance with the Australian Standard
- Blind aisle extensions of at least 1.0 metres will be included.

4.4 Car Parking Access

A crossover is proposed on Wilson Street to enable two-way vehicle movements.

5. Sustainable Transport Infrastructure

5.1 Bicycle End of Trip Facilities

The West Torrens Council development plan does not specify any off-street bicycle parking requirements for development in the Residential Zone.

The number of bicycle trips to the proposed development would be limited due to most children being delivered by private motor vehicle, and some by public transport. Some staff may ride to work, and some children may be delivered by bicycle however overall numbers would be low.

As such, GTA recommends that the demand for bicycle parking is monitored and some bicycle rails installed if required. There will be capacity to locate some bicycle rails near the main entrance to the building if required.

5.2 Walking and Cycling Network

A pedestrian entry point to the subject site is proposed via Wilson Street. This will provide pedestrian links to the footpaths on Wilson Street and Sir Donald Bradman Drive.

5.3 Public Transport

The site is accessible by public transport as discussed in Section 2.3.1.

6. Loading Facilities

6

6.1 Development Plan Requirements

Principle of Development Control (PDC) 14 of the Transportation and Access sets out requirements relating to loading as follows:

PDC 14: "Development should provide for the on-site loading, unloading and turning of all traffic, including any waste collection vehicles, likely to be generated."

6.2 Proposed Loading and Refuse Collection Arrangements

It is proposed that waste from the site would be collected outside of operating hours by refuse vehicles up to 10m in length. It is proposed that the vehicle enter the site in a forward motion, perform loading within the parking aisle, and then exit the site in a forward motion. Bins will be wheeled to a convenient location in the car park for refuse collection.

It is anticipated that deliveries to the proposed development would be made by small delivery vans that would be accommodated in the on-site parking area. Any deliveries by vehicles unable to use the on-site car parking spaces would be scheduled to occur outside of business hours when the car park area would be clear of parked vehicles.

Figure 6.1 and Figure 6.2 shows an assessment of the site for refuse collection.

Figure 6.1: 10 m Refuse vehicle ingress

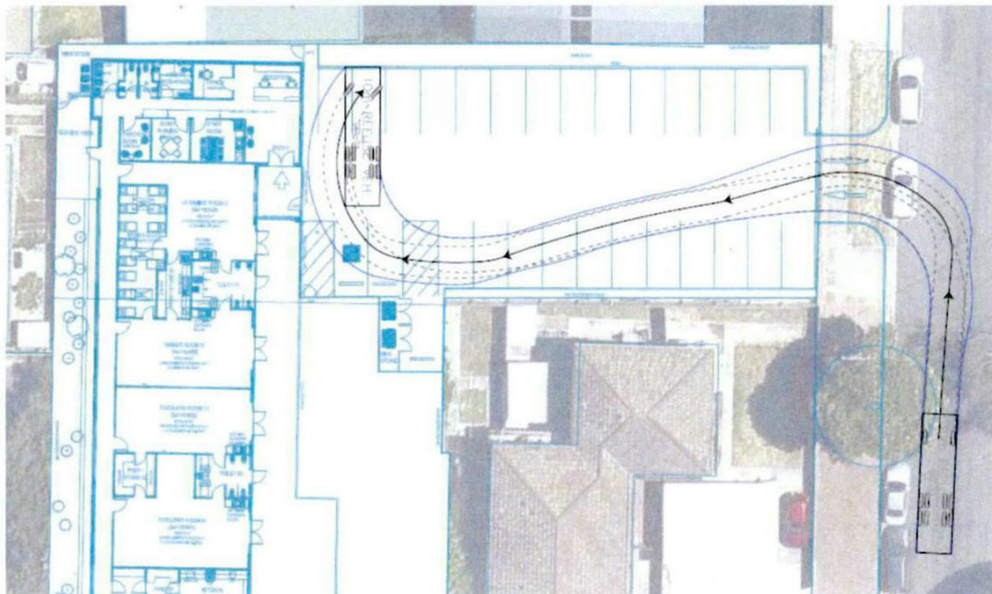
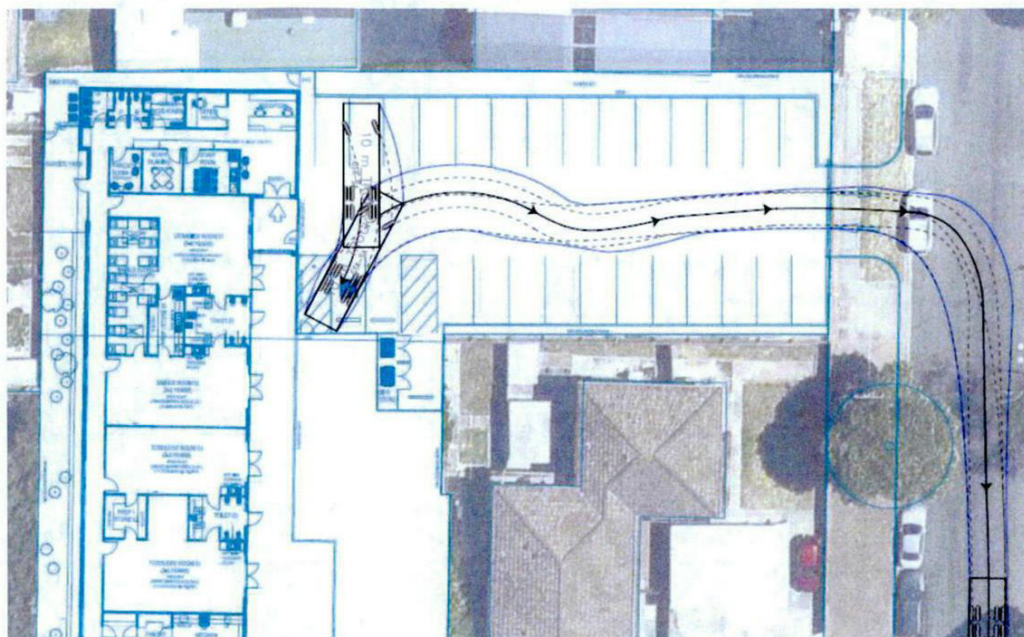


Figure 6.2: 10 m Refuse Vehicle Egress



GTA considers the above arrangements appropriate for the proposed development.

7. Traffic Impact Assessment

7

7.1 Traffic Generation

7.1.1 Design Rates

Traffic generation estimates for the proposed development have been sourced from the "Guide to Traffic Generating Development" by NSW Roads and Traffic Authority's (RTA) in 2002 (henceforth referred to as the RTA Guide), shown in Table 7.1.

Table 7.1: Traffic Generation Rates

Centre Type	Peak Vehicle Trips / Child	
	7.00-9.00AM	4.00-6.00PM
Long-day Care	0.8	0.7

Based on capacity of 110 children, the proposed childcare centre would generate 88 trips between 7-9AM and 77 trips between 4-6PM. Assuming 70% of trips occur during peak hour, the proposed childcare centre would generate 62 trips during AM peak (8-9AM) and 54 trips during PM peak (5-6PM).

7.1.2 Distribution and Assignment

The proposed site is accessible through the single crossover from Wilson Street. The directional split of traffic (i.e. the ratio between the inbound and outbound traffic movements) is assumed to be 50:50 (50% inbound, 50% outbound).

The following distribution of the site generated traffic is assumed:

- Sir Donald Bradman Drive – 80%
- Local streets – 20%

Based on the above, Figure 7.1 and Figure 7.2 have been prepared to show the estimated marginal increase in turning movements in the vicinity of the subject property following full site development.

Figure 7.1: AM Peak Hour Site Generated Traffic Volumes



Figure 7.2: PM Peak Hour Site Generated Traffic Volumes



7.2 Traffic Impact

The additional traffic generated by the proposed development is considered to be low and could not be expected to compromise the safety or function of the surrounding road network.

A high proportion of the generated trips would likely be from the surrounding residential areas and hence already using the roads surrounding the childcare centre to travel to and from other destinations (e.g. commuting from work). This is known as passing trade and would typically reduce the net traffic impact of the proposed development by up to 30%.

Childcare centres generate very few trips during the day between peak periods, hence the traffic impact will generally be during the morning and evening child delivery and collection periods respectively.

Accordingly, the impact of traffic on the adjacent streets will be unnoticeable within the traffic to be generated by the surrounding residential development.

8. Conclusion

8

Based on the analysis and discussions presented within this report, the following conclusions are made:

- i The proposed childcare centre with capacity of 110 children generates a development plan car parking requirement of 28 spaces.
- ii The proposed supply of 28 spaces is considered to be appropriate as it meets the West Torrens Council Development Plan requirements.
- iii The proposed parking layout is consistent with the dimensional requirements as set out in the Australian/New Zealand Standards for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009). 300mm clearance width should be added to the side of small car space adjacent the fence. This should be reflected in the detailed design
- iv The proposed development will provide a disabled parking space adjacent to the main building entrance.
- v Refuse collection is to occur outside of operating hours, with a collection vehicle up to the size of 10m in length entering and exiting the site in a forward direction.
- vi The site is expected to generate up to 62 and 54 vehicle movements in the AM and PM peak hour respectively.
- vii The additional traffic generated by the proposed development is considered to be low, and could not be expected to compromise the safety or function of the surrounding road network.

www.gta.com.au

Melbourne	A Level 25, 55 Collins Street PO Box 24053 MELBOURNE VIC 3000 P +613 9851 9600 E melbourne@gta.com.au	Sydney	A Level 6, 15 Help Street CHATSWOOD NSW 2067 PO Box 5254 WEST CHATSWOOD NSW 1515 P +612 8448 1800 E sydney@gta.com.au
Brisbane	A Ground Floor, 283 Elizabeth Street BRISBANE QLD 4000 GPO Box 115 BRISBANE QLD 4001 P +617 3113 5000 E brisbane@gta.com.au	Canberra	A Level 4, 15 Moore Street CANBERRA ACT 2600 P +612 6243 4826 E canberra@gta.com.au
Adelaide	A Suite 4, Level 1, 136 The Parade PO Box 3421 NORWOOD SA 5067 P +618 8334 3600 E adelaide@gta.com.au	Perth	A Level 2, 5 Mill Street PO Box 7025, Cloisters Square PERTH WA 6000 PERTH WA 6850 P +618 6169 1000 E perth@gta.com.au

Cowandilla Childcare Centre

Environmental Noise Assessment

S5633C1

May 2018

sonus.

Jason Turner
Associate
Phone: +61 (0) 410 920 122
Email: jturner@sonus.com.au
www.sonus.com.au

**Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018**

sonus.

INTRODUCTION

A child care facility is proposed to be located at 240 Sir Donald Bradman Drive, Cowandilla.

Following the conclusion of the public notification process, the West Torrens Council has requested an assessment of early morning access into the car parking area.

The proposed site is situated amongst existing residential properties. Notably, the child care centre will be located adjacent to existing two storey units adjacent the car park. The locations of the nearest dwellings and the proposed facility are shown and labelled in Appendix A. The site labelled as F is the two storey units.

The assessment considers the noise from on-site vehicle movements and general car park activity and has been based on:

- Mathews Architects drawings for the project entitled “GOODSTART EARLY LEARNING WILSON STREET, COWANDILLA” including:
 - “SITE PLAN” with drawing number “SK09B” (dated 25/01/2018);
 - “LANDSCAPE PLAN” with drawing number “SK09B” (dated 22/01/2018); and,
 - “ELEVATIONS” with drawing number “SK11B” (dated 07/02/2018).
- Background noise measurements conducted between 8-9 May 2018;
- The car park not being accessed prior to 5am; and,
- Previous noise measurements and procurement of data from similar sites for vehicle movements and car parking activity.

**Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018**

sonus.

CRITERIA

Development Plan

The proposed facility and residences A and F (in Appendix A) are located within the Low Density Policy Area of the Residential Zone within the West Torrens Council Development Plan¹. The noise sensitive receivers located north and northeast of the site (B through E in Appendix A) are within the Cowandilla / Mile End West Character Policy Area of the same Zone. The Development Plan has been reviewed and the following provisions are considered relevant to the noise assessment.

General Section – Interface Between Land Uses

OBJECTIVES

- 1 *Development located and designed to minimise adverse impact and conflict between land uses.*
- 2 *Protect community health and amenity from adverse impacts of development.*
- 3 *Protect desired land uses from the encroachment of incompatible development.*

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*
 - (b) *Noise*
- 2 *Development should be sited and designed to minimise negative impact on existing and potential future land uses desired in the locality.*
- 6 *Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.*

Noise Generating Activities

- 7 *Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant "Environment Protection (Noise) Policy" criteria when assessed at the nearest noise sensitive premises.*
- 8 *Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.*

¹ Consolidated 6 February 2018

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

Environment Protection (Noise) Policy 2007

Principle of Development Control 7 from the Development Plan references the *Environment Protection (Noise) Policy 2007*, which provides goal noise levels to be achieved at residences from general activity at a site.

The Policy is based on the World Health Organisation Guidelines to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area. Therefore, compliance with the Policy is considered to be sufficient to satisfy all provisions of the Development Plan relating to environmental noise.

General Activity

The Policy provides goal noise levels to be achieved at residences based on the principally promoted land use of the Development Plan Zones in which the noise source (the development) and the noise receivers (the residences) are located. Based on the land uses and the “development” nature of the project, the following goal noise levels are provided by the Policy to be achieved at residences:

- An average (L_{eq}) noise level of 40 dB(A) at night (10pm to 7am); and,
- A maximum (L_{max}) noise level of 60 dB(A) at night (10pm to 7am).

The above goal noise levels apply where the ambient noise environment is not significantly influenced by existing activity. In this circumstance, early morning traffic on Sir Donald Bradman Drive is an inherent part of the ambient noise environment and generates high noise levels at the dwellings in the area. The Policy enables the goal noise levels to be relaxed where this occurs.

EXISTING ACOUSTIC ENVIRONMENT

The existing acoustic environment was measured at a position equivalent to sensitive receivers at the north of the site which are shielded from traffic noise on Sir Donald Bradman Drive. The noise logging location is shown in Appendix A. The noise logging was conducted from 8 to 9 May 2018. The results of the logging are provided in Appendix B, showing the background (L_{90}), average (L_{eq}) and maximum (L_{max}) noise levels in 15 minute intervals.

The logging indicates that the existing acoustic environment remains dominated by traffic noise from Sir Donald Bradman Drive at all times as would be expected in the vicinity of a major public road corridor.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

During the early morning period (5am to 7am), the maximum noise level was typically in the order of 60 dB(A) after discounting extremely high measurements which were likely associated with localised activity. "Background" noise levels (L_{90}) were above 44 dB(A) from 5am and increased steadily upwards corresponding to the increasing traffic volume on Sir Donald Bradman Drive.

The Policy provides an assessment method whereby if a new noise source generates noise levels which are equal to or lower than the background noise levels which already exist in the environment (represented by the L_{90}), then that source will not adversely impact on the amenity of the area.

Based on the above, the assessment compares the average noise levels associated with car park activity against a criterion of 44 dB(A) at any dwelling for activity in the car park between 5.00 and 7.00am. The assessment also ensures the maximum noise levels from car park activity do not exceed 60 dB(A) during this period.

ASSESSMENT

Car Park Activity

The noise levels at residences from the proposed site activity have been predicted based on a range of previous noise measurements and observations at similar facilities. These include:

- general car park activity such as people talking as they vacate or approach their vehicles, the opening and closing of vehicle doors, vehicles starting, vehicles idling, and vehicles moving into and accelerating away from their park position; and,
- vehicle movements on site.

The predictions have been based on the following assumed activity levels within *any 15 minute period*² between 5.00am and 7.00am:

- 5 vehicle movements into the car park via Wilson Street and corresponding general car park activity at the available car parks.

² The default assessment period of the Policy.

**Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018**

sonus.

Based on the predictions, in order to achieve the assessment criteria, the following acoustic treatment measure is recommended:

- Construct fences which are a minimum of 2.7m above the car park finished level for the extent shown in Figure 1 as **YELLOW**. All fences should be constructed from a minimum of 0.42 BMT sheet steel or other material with the same or greater surface density. An airtight seal should be achieved at all junctions, including at the ground and other fences;

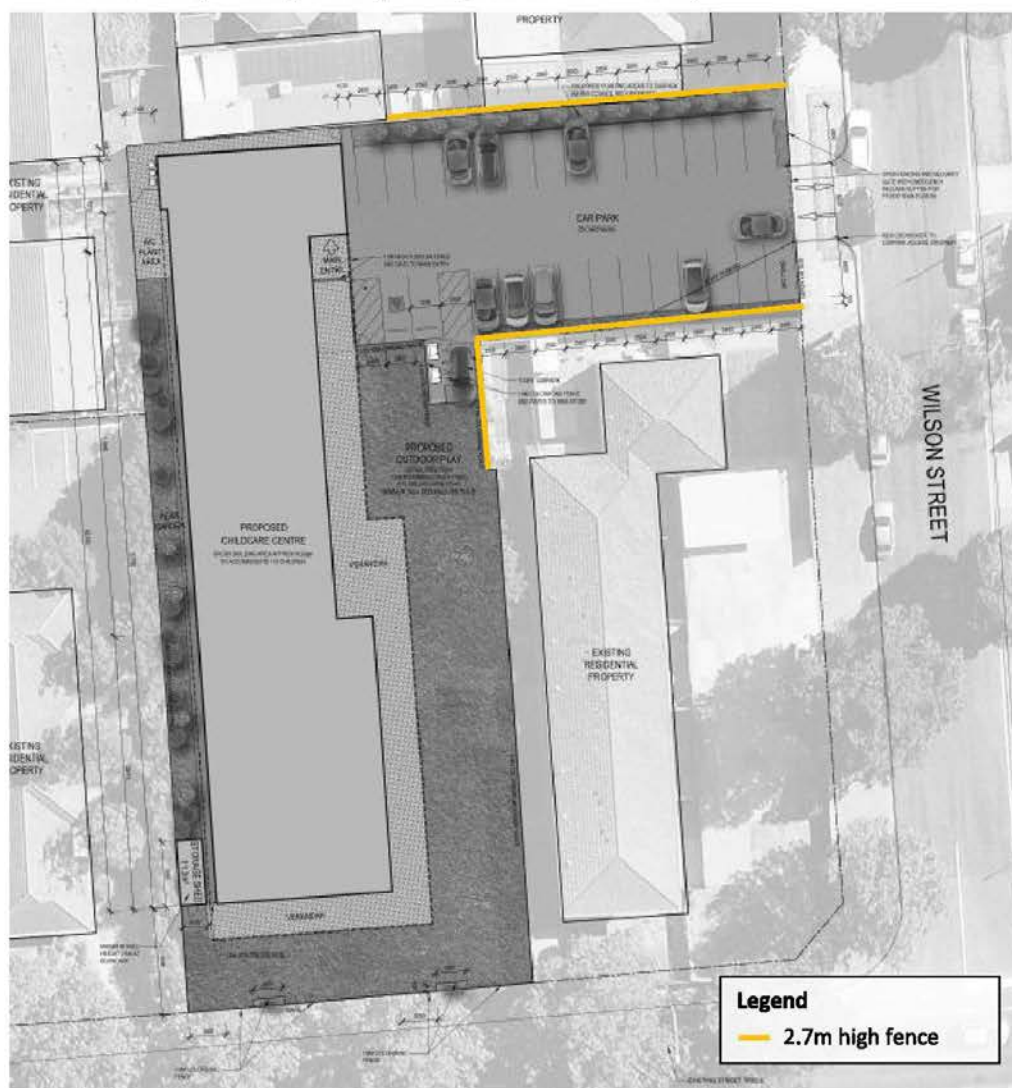


Figure 1: Acoustic treatment detail.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

With the recommended acoustic treatments incorporated, the predicted average noise levels at residences in the vicinity are less than 42 dB(A) and the maximum noise levels are predicted to be less than 59 dB(A), thereby achieving the assessment criteria provided by the Policy.

CONCLUSION

An environmental noise assessment has been made of possible early morning car parking activity at the proposed child care facility at 240 Sir Donald Bradman Drive, Cowandilla.

The environment incorporates existing high noise levels due to the influence of Sir Donald Bradman Drive traffic.

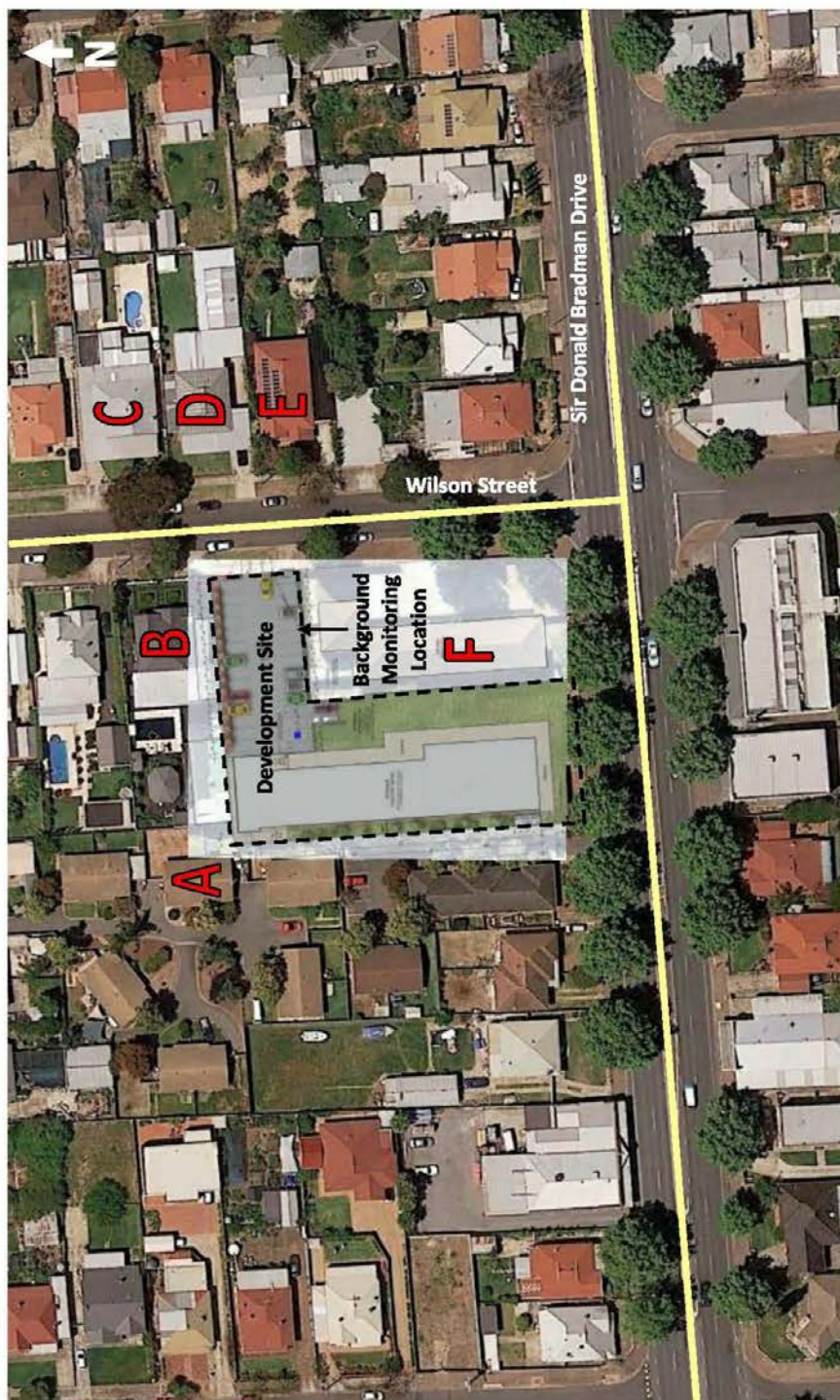
The predicted noise levels from car parking will achieve the relevant requirements of the *Environment Protection (Noise) Policy 2007* subject to the treatments in this report, comprising of specific fence heights and constructions.

It is therefore considered that the facility has been designed to *minimise adverse impacts, avoid unreasonable interference on amenity, and will not detrimentally affect the locality by way of noise* from these sources, thereby achieving the relevant provisions of the Development Plan related to environmental noise.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

APPENDIX A: Site locality and surrounding residences.

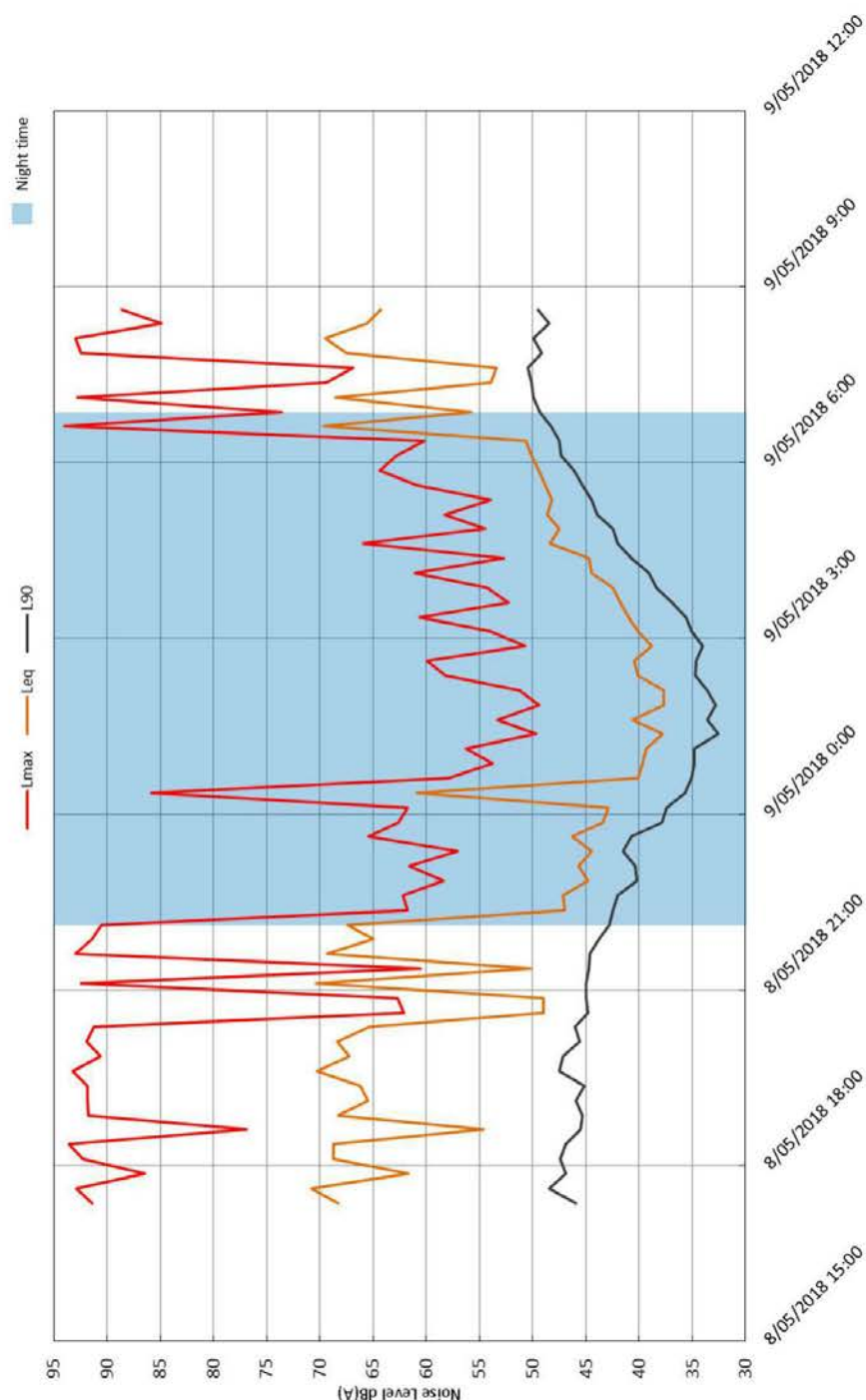


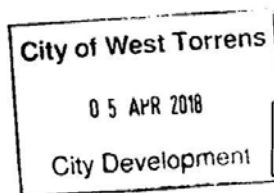
Page 8

sonus.

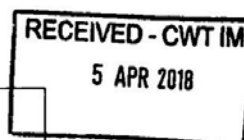
Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

APPENDIX B: Existing noise levels 8-9 May 2018

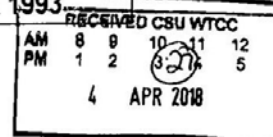




STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993.



TO
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033



DEVELOPMENT No. 211/1256/2017
PROPERTY ADDRESS: 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27 Wilson Street, COWANDILLA SA 5033

YOUR FULL NAME	Lisa Walter + Clive Walter
YOUR ADDRESS	23 Wilson St Cowandilla
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	adjoining resident (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	<ul style="list-style-type: none"> - commercial dwelling in residential area - street already busy w traffic - erosion of residential dwellings + environment - ↓ value of properties - question the need for childcare centre as many already in local area
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY _____ (PLEASE SPECIFY) ☒

SIGNED

DATE

3/4/18 RmWain

Responsible Officer: Jordan Leverington
Ends: Wednesday 4 April 2018

If space insufficient, please attach sheets

RECEIVED CSU WTCG
9 10 11
2 3 4 5
APR 2018

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

RECEIVED - CWT IM
4 APR 2018

DEVELOPMENT No. 211/1256/2017
PROPERTY ADDRESS: 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27
Wilson Street, COWANDILLA SA 5033

YOUR FULL NAME	LEE-ANNE ELIZABETH GRAHAM
YOUR ADDRESS	14 WILSON STREET COWANDILLA 5033
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Owner of Land in the vicinity (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	<p>- EXTRA TRAFFIC DOWN WILSON ST. WE ALREADY GET A LOT OF TRAFFIC CUTTING THRU WHEN SIR DONALD BRADMAN DR. IS BUMPER TO BUMPER. - MORNING + ARVD PLUS SPEEDING</p> <p>- CHILDRENS' SAFETY WALKING OR RIDING TO PRIMARY SCHOOL.</p> <p>- CHILDRENS' SAFETY (+ GRANDCHILDREN) RIDING THEIR BIKES ON FOOTPATH.</p> <p>- CAR PARKS ON STREET HARD TO GET AS IT IS, LET ALONE CARS DROPPING OFF (instead of going into CONTINUED. car park)</p>
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	<p>- My view for Wilson St is for Council to keep the Heritage of Bungalow Houses etc. 1925s onward.</p> <p>- Do not Commercialize</p>

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____ ☐

(PLEASE SPECIFY)

SIGNED

DATE 2/4/18

L. Graham

Responsible Officer: Jordan Leverington
Ends: Wednesday 4 April 2018

If space insufficient, please attach sheets

(2)

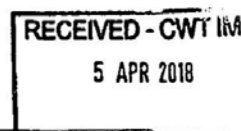
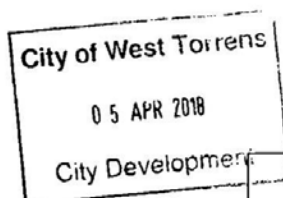
Continued -

Re - Car Park on Wilson St

- You will be taking the Character away by making it Commercial (Car Park on Wilson St.)

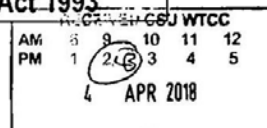
- Teens etc congregating at night time in the Car Park - By fast or cars.

REI	
AM	8
PM	1



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033



DEVELOPMENT No. 211/1256/2017
 PROPERTY ADDRESS: 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27 Wilson Street, COWANDILLA SA 5033

YOUR FULL NAME	ZHAOWEN Huang
YOUR ADDRESS	3/238 Sir Donald Bradman Dr. Cowandilla
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	owner (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION It's not good for a child center with this address. * The main road is very busy at 8:30AM, 10:30AM, 4:00PM - 6:00PM. a lot traffic Jam. the child center will make it worse. * the bad air level for kids, coz the busy main road. if it sits on the side road, no problems.	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY ☐

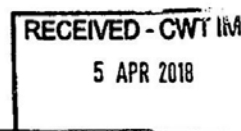
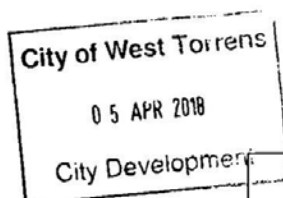
(PLEASE SPECIFY)

SIGNED

DATE 03/04/2018

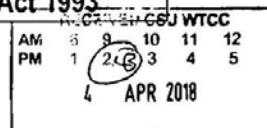
Responsible Officer: Jordan Leverington
 Ends: Wednesday 4 April 2018

If space insufficient, please attach sheets



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033



DEVELOPMENT No. 211/1256/2017
PROPERTY ADDRESS: 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27 Wilson Street, COWANDILLA SA 5033

YOUR FULL NAME	ZHAOWEN Huang
YOUR ADDRESS	3/238 Sir Donald Bradman Dr. Cowandilla
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	owner (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION It's not good for a child center with this address. * The main road is very busy at 8:30AM, 10:00AM, 4:00PM - 6:00PM. a lot traffic Jam. the child center will make it worse. * the bad air level for kids, coz the busy main road. if it sits on the side road, no problems.	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY ☐

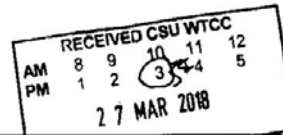
(PLEASE SPECIFY)

SIGNED

DATE 03/04/2018

Responsible Officer: Jordan Leverington
Ends: Wednesday 4 April 2018

If space insufficient, please attach sheets



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

City of West Torrens
28 MAR 2018

DEVELOPMENT No. 211/1256/2017
PROPERTY ADDRESS: 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27 Wilson Street, COWANDILLA SA 5033

City Development

YOUR FULL NAME	Drew Kemp
YOUR ADDRESS	16 Wilson St Cowandilla
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Owner of property in vicinity <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION Do not want the construction of child care facility built in street. It will detract from appearance and character of street; and could attract issues around parking in street. Attract illegal activity.	
MY REPRESENTATIONS WOULD BE OVERCOME BY <small>(state action sought)</small> The development not going ahead.	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

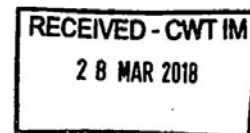
I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____
(PLEASE SPECIFY)

SIGNED
DATE

27-3-18



Responsible Officer: Jordan Leverington
Ends: Wednesday 4 April 2018

If space insufficient, please attach sheets

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

DEVELOPMENT No. 211/1256/2017
 PROPERTY ADDRESS: 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27
 Wilson Street, COWANDILLA SA 5033

YOUR FULL NAME	Kenneth Allan Lester & Carol Anne Williams
YOUR ADDRESS	20 Wilson St Cowandilla
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Opposite proposed car park <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION Oppose: traffic 6 days a week + public holidays on a quiet st character st with bungalows De-value houses in close proximity Potential pedestrian-car accidents (mainly children)	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) Leave as private housing	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY _____ ☐
(PLEASE SPECIFY)

SIGNED _____

DATE 4/4/2018

Responsible Officer: Jordan Leverington
 Ends: Wednesday 4 April 2018

If space insufficient, please attach sheets



PO BOX 9061 HENLEY BEACH SOUTH SA 5022
Phone: 08 8355 3246 | Mobile: 0478 509 777
Email: bill@townplanningadvisors.com.au
Website: www.townplanningadvisors.com.au

4 April 2018t

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

City of West Torrens

04 APR 2018

City Development

Dear Mr Buss,

**RE: 240 – 242 Sir Donald Bradman Drive & 27 Wilson Street, COWANDILLA -
Development Application 211/1256/2017 – Category 3 Representation**

In refer to the above development application currently on Category 3 public notice.

Town Planning Advisors have been engaged by the following to provide a planning opinion on the proposal as amended:

- M Dunstan of 12 Wilson Street, Cowandilla
- L Graham of 14 Wilson Street, Cowandilla
- D Kemp of 16 Wilson Street, Cowandilla
- A Gialamas of 18 Wilson Street, Cowandilla
- K Lester & C Williams of 20 Wilson Street, Cowandilla
- C & S Efthimiadis of 21 Wilson Street, Cowandilla
- L and C Walter of 23 Wilson Street, Cowandilla
- J Christofilos & H Christofilos of 25 Wilson Street, Cowandilla

The above represents a collection of owner-occupiers of land in the locality of the development site; all of which received direct notice of the development by Council.

On behalf of the above, a detailed representation by letter dated 20 December 2017 was submitted to Council. I note that the proposal has since been amended and as a result, re-notified.

Having reviewed the proposal as amended and associated documentation, our significant concerns remain and we therefore wish to reiterate our **OBJECTION** to the proposed development for the reasons set out herein.

Overview of Concerns

In broad terms, the basis of the OBJECTION stems from the intrusion of a commercial activity into a locality which is predominantly residential in nature, and my clients' concerns regarding potential impacts associated with visual design and appearance, noise, loss of privacy, and traffic generation.

Locality

The author of the Master Plan report describes the locality of the development site as including a substantial number of non-residential activities; I disagree with this assessment.

As demonstrated in Figure 1 over page, the number of non-residential activities is limited to nine examples within 250m in both a westerly and easterly direction, i.e. 2 examples on the northern side of Sir Donald Bradman Drive, and 7 on the southern side.

Land on the northern side of Sir Donald Bradman Drive between Marion Road and Goldfinch Avenue and back to Neill Road is except for 3 examples (all of which front Sir Donald Bradman Drive) entirely residential.

To my mind, the locality is predominantly residential and accords with the desired character statements of the Residential Zone. Further, land to the north of Sir Donald Bradman Drive consists low-density residential development which is consistent with the desired character statement of Cowandilla / Mile End West Character Policy Area 23.



● Non-residential activities

Figure 1: Non-residential activities

Small Scale Non-residential Use

The development site comprises three allotments, two of which are sited within the Low Density Policy Area 20 and one within the Cowandilla / Mile End West Character Policy Area 23; all three are wholly located within the Residential Zone, as is adjoining land.

The Residential Zone and both relevant policy areas envisage development in the form of small scale non-residential use that serve the local community, for example a child care centre (Principles of Development Control (PDC 1).

The desired character statement of the Residential Zone states:

This zone will contain predominantly residential development. There may also be some small-scale non- residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

I am of the view that a child care centre with an internal floor area of 812m² accommodating 110 children is not small in scale.

Small scale in relation to a child care centre has been considered by the Environment Resources and Development Court in the matters of: Land Alliance Pty Ltd v City of Salisbury & Anor [2004] SAERDC 99; and Eastern Building Group Pty Ltd v The Barossa Council [2005] SAERDC 26.

The Court found in the case of the Land Alliance Pty Ltd v City of Salisbury & Anor [2004] SAERDC 99 proposal (a 120 place child care centre within a Residential Zone), *"the scale of the proposal is such that, based on other child care centres of a comparable scale, it is more appropriately located in a District Centre."*

In the case of the Eastern Building Group Pty Ltd v The Barossa Council [2005] SAERDC 26 proposal, the Court again considered small scale non-residential development in relation to a child care centre in a Residential Zone. The Court found (my underlining):

I have concluded that the proposed development could not be reasonably regarded as being small in scale. In my view, a building having an area of 650 square metres, presented to Murray Street by an elevation of 40 metres in length, edged by a large carpark with 29 parking spaces and bound on two sides by a 2.8 metre high wall with a total length of 90 metres and intended to accommodate 120 children supervised by 17 staff is not, in scale terms, a development that appears to be contemplated.

The proposal under consideration, has an internal floor area of 812m², accommodates 110 children and provides 28 parking spaces; therefore, based on the above EDRDC judgement, is not small in scale.

The proposal provides a total area (internal and external) of 1,621m² for the care of children; this equates to an activity which is 4.7 to 5.4 times larger in floor area than the minimum

residential site area anticipated (i.e. 340m² in the Cowandilla / Mile End West Character Policy Area 23 and 300m² in the Low Density Policy Area 20).

The proposal is not consistent with the predominant low-density residential built form character of the locality, and has the potential to impact significantly upon the high amenity of nearby residents through visual impacts, hours of operation, noise, loss of privacy, and traffic generation; and therefore, Zone PDC 3 is not satisfied.

The presence of 10 examples of centres accommodating more than 110 within other Residential Zones across metropolitan Adelaide does not provide sufficient justification to support the scale of the proposal.

Hours

The proposal to operate between the hours 6:30am and 6:30pm results in peak traffic and noise impacts at hours which are not compatible with a residential area.

Further, the collection of waste outside of 'normal hours', as proposed, will exacerbate impacts associated with noise and light spillage, particularly if prior to 6:30am.

Noise

General Section Interface between Land Uses PDC 8 states:

Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises. □

Potential noise may be emitted by children, air conditioning units, traffic within car parking area and general noise associated with a facility of this kind.

The adjoining noise sensitive residential properties are concerned that the proposed development will cause unreasonable noise impacts, further affecting the reasonable enjoyment of their outdoor areas during daytime hours.

Noise generation from driveways, parking, waste collection and outdoor play areas is of concern given it does not appear that acoustic treatments are proposed to the building or boundary fencing.

We suggest that should Council be in mind to support the proposal, that it include a condition of consent which restricts the use of the outdoor play area to between 8:00am and 5:00pm, restricts the number of children using the area, and ensures that the area is managed by staff to control noise.

Design and Appearance

The building as viewed from Wilson Street is commercial in design, height, appearance and material use.

Whilst set well back from the Wilson Street frontage, the building will form a dominant visual element as viewed from within residential properties 18, 20 and 25 Wilson Street.

The proposal seeks to replace a single storey detached inter-war bungalow with a car parking area, creating a non-residential appearance to the current front yard of a residential dwelling which displays key elements described in the desired character statement (of Policy Area 23):

There will be a unity of built-form, particularly as viewed from the street, where all new development is complementary to the key character elements of Victorian-era villas, cottages, inter-war bungalows, Spanish mission and Dutch colonial-style dwellings, rather than dominating or detracting from them. Key elements of this character include pitched roofs, verandas /porticos and masonry building materials.

The establishment of a car parking area into the Wilson Street streetscape is of concern noting that the car parking area is wholly located within Cowandilla / Mile End West Character Policy Area 23, an area identified as having a high character.

The building as viewed from Sir Donald Bradman Drive appears squat and is not commensurate to adjoining buildings. Whilst the built form is consistent in width, its depth into the site (i.e. 62.15m) and limited setbacks from boundaries are not reflective of development in the locality and does not provide for landscaping to be established forward and to the rear of the building, as sought.

The proposal does not achieve the desired character.

Flooding

The proposal nominates a finished floor level of 9.04, 440mm above existing ground level when measured towards Sir Donald Bradman Drive, however the floor level to rear of the building (north-western corner) measures 960mm above the existing ground level of 8.08; the result being, the overall building height measures 5.36m above the existing ground level.

Whilst satisfying provisions relating to stormwater detention, collection and flood management, the building design and height are such that the building is not visually discreet, and not in-keeping with the single storey built form within adjoining land to the north and west. Further, the building will not be screened from view within 25 Wilson Street by their outbuilding (with wall heights of 3m) as suggested.

Fencing

General Section Landscaping, Fences and Walls Objective 2 seeks “functional fences and walls that enhance the attractiveness of development”.

The proposed 1.8m high Colorbond fence to the Sir Donald Bradman Drive frontage is solid for its entire length and is not considered to enhance the attractiveness of the development. The inclusion of two insets for landscaping does not provide opportunities for casual surveillance, as sought by General Section Landscaping, Fences and Walls PDC 6. Further, fencing to the Sir Donald Bradman Drive frontage is at odds with the Desired Character statement of the Low Density Policy Area 20, which seeks:

Low and open-style front fencing will contribute to a sense of space between buildings.

Details of fencing to the Wilson Street frontage have not been provided other than a reference to it being an ‘open’ sliding gate.

The replacement of the northern boundary fence with a 2.1m high Colorbond version, as indicated in the Master Plan report, is supported. However, I note that the site plan and elevations refer to a 1.8m high Colorbond fence. I further note that the difference in existing ground, paved and finished floor level requires retaining walls which whilst indicated on the Site Levels and Drainage Layout Plan in terms of their location, height details are not provided other than that they do not exceed 1m in height. It is therefore unclear if the 2.1m high fence incorporates the retaining wall or if in addition to it.

The owners/occupiers of the adjoining property (i.e. 25 Wilson Street) hold concerns regarding the structural integrity of their outbuilding and loss of amenity, and ask that a new fence which achieves a minimum height of 2.1m measured from the higher of the adjacent ground levels be constructed at the cost of the developer. This request is made in response to concerns that the proposal will create adverse impacts upon the occupants of 25 Wilson Street through traffic, noise, loss of privacy and light spillage; all matters deemed relevant in General Section Interface between Land Uses provisions.

Landscaping

General Section Landscaping, Fences and Walls PDC 4 refers to development sites as having a minimum landscaped area equal to 10% of the site area.

Of the provided landscaping, three of the four identified species are of a height which will not provide privacy or a level of acoustic protection.

The inclusion of substantial landscaping around the perimeter of the site would also assist in reducing the visual dominance of the building as viewed from outside the site.

Traffic

We acknowledge that the proposal provides off-street vehicle parking in accordance with Table WeTo/2 – Off Street Vehicle Parking Requirements in providing 1 space per 4 children, i.e. 28 spaces.

The proposal designates 6 of the 28 spaces for staff use, however I note that the planning report indicates a maximum of 20 staff is proposed during maximum capacity. We also note that the small car space located adjacent the Wilson Street frontage does not achieve the minimum width required (i.e. 2.6m, 2.3m + 0.3m clearance), and it appears that the sliding gate opens into this space; if this is the case, the number of spaces for staff and visitors is reduced by one, and the requirements of Table WeTo/2 are not satisfied.

My clients are concerned that the proposal encourages staff and visitors to park within on-street spaces, the availability of which is consistently limited.

In terms of traffic generation, the report by GTA Consultants submits that traffic generated by the development will be distributed into the adjacent road network in an 80/20 split between Sir Donald Bradman Drive and Wilson Street. We are of the view that particularly during peak times, nominated in the report to be 7:00am to 9:00am and 4:00pm to 6:00pm, traffic is more likely to use Wilson Street, Hounslow Avenue and/or Bagot Avenue to gain access to the arterial roads, i.e. Sir Donald Bradman Drive, Marion Road and Henley Beach Road, noting that the intersection of Bagot Avenue and Sir Donald Bradman Drive is signalised and provides right hand turns for those heading in a westerly direction. Vehicles attempting a right hand (westerly) turn into Sir Donald Bradman Drive from Wilson Street during predicted peak times coincide with non-associated peak travel times.

It is important to note that Wilson Street, Hounslow Avenue and Bagot Avenue are all residential streets and therefore, predicted traffic volumes of the development (i.e. 88 vehicle movements during peak times) has the potential to significantly impact upon the occupants of land within said streets.

The intrusion of parking and traffic into surrounding residential streets is, in my opinion, likely to cause nuisance and detrimental effect upon adjacent residential amenity.

In the case of commercial developments, the development plan refers to development being designed to discourage vehicle movements through residential streets (General Section Transportation and Access PDC 12). Accordingly, the proposal should be designed to provide a direct egress point onto Sir Donald Bradman Drive via one of the two existing crossovers, and ingress only from Wilson Street.

The proposal does not satisfy General Section Transportation and Access PDC 24, which reads:

Development should be provided with safe and convenient access which:

- (a) avoids unreasonable interference with the flow of traffic on adjoining roads*

All vehicle egress should be via Sir Donald Bradman Drive and not through residential streets.

Further, we hold concern that waste collection is proposed to occur outside of standard operating hours; required as access to the waste storage collection point by refuse vehicles requires eleven of the parking spaces to be free of parked vehicles.

The proposal does not achieve the objectives of General Section Transportation and Access PDC's 13 and 14, in providing for commercial vehicle movements which are separated from passenger vehicle car parking areas; and on-site loading, unloading and turning of all traffic, including waste collection vehicles appropriately.

Should waste collection occur before operating hours commence at 6:30am, the impact upon adjoining residential properties will be significant.

Amenity Impacts

Views of the subject site from within 25 Wilson Street are illustrated in Figure 2 below.



Figure 2: View of subject site (northern boundary) from within 25 Wilson Street

The current outlook is consistent with an urban setting, i.e. the side wall of a dwelling. The proposal will significantly alter this outlook and that of the outdoor entertaining areas of 25 Wilson Street significantly (refer Figure 3 below).



Figure 3: View of outdoor entertaining area of 25 Wilson Street

The proposed 5.36m high building will be clearly visible from the primary entertainment areas of 25 Wilson Street, and will not be screened by existing structures or a 1.8m high fence.

Our clients hold significant concerns with potential impacts arising from:

- Noise – including from refuse and delivery vehicles reversing, loading and unloading;
- Odour – from vehicles;
- Light Spillage – from lighting within car park;
- Traffic Generation – additional traffic before 9am and after 5pm.

These matters are fundamental.

Lighting

To minimise potential impacts, whether it be bollard or pole mounted, my clients ask that the proposed lighting be designed to control of the obtrusive effects of outdoor lighting and comply with AS 4282 – 1997, and that the lights be fitted with shields to minimise light spillage and be turned off outside of operating hours.

Conclusion

In summary, having regard to the relevant provision of the Development, I am of the view that the proposal is sufficiently at variance to warrant Refusal.

The proposed non-residential development is of a scale and appearance which is fundamentally at odds with the predominant residential and desired character of the immediate locality.

The scale of the development is not considered small.

The building height is not comparable with the single storey dwellings located to the north and west.

Traffic is directed into the residential road network.

The proposal does not provide for commercial vehicle movements which are separated from passenger vehicle car parking areas.

Waste collection vehicles can only achieve on-site loading, unloading and turning whilst the car parking area is free of vehicles.

Amenity impacts upon our clients' and other nearby residential properties are unreasonable and unjust.

The proposal represents a development which is not justifiable.

We reserve our clients' right to be heard by Council's Assessment Panel and would be grateful if you would advise at your earliest convenience the date and time of the relevant meeting.

Should you have any queries regarding the above, please do not hesitate to contact me on 0478 509 777 or by email bill@townplanningadvisors.com.au

Yours faithfully



Bill Stefanopoulos, MPIA
BA Planning, Grad Dip Environmental Planning





16 May 2018

Jordan Leverington – Senior Planning Officer
Email:

Dear Mr. Leverington,

**RE: Response to Representations for DA 211/1256/2017
Located at 240-242 Sir Donald Bradman Drive, Cowandilla**

MasterPlan SA Pty Ltd has been engaged by Emmett Property ('our client'), who has an interest in the properties located at 240 and 242 Sir Donald Bradman Drive and 27 Wilson Street, Cowandilla ('the subject site') and who is the proponent of the proposed development to construct a single storey child care centre.

We have been asked to examine and respond as required to the representations received following the renotification of the Category 3 development application.

Having reviewed the documentation forwarded by Council following the notification of the proposed development we note that there were two valid representations received by adjoining property owners, with one representation written on behalf of eight property owners on Wilson Street.

AMENDED PROPOSAL PLANS

Following the close of the notification period and consideration of the representations, our client has elected to make changes to the proposal. Whilst these changes do not affect the essential nature of the proposal or its intensity, they will further improve the proposal in respect of its interface with surrounding properties.

Please find **enclosed** with this correspondence the following amended proposal plans:

- an acoustic engineers report, prepared by *Jason Turner* of Sonus, dated May 2018; and
- an amended site plan, drawing number SK09C, prepared by Matthews Architects and dated 15 May 2018.

33 Carrington Street
Adelaide, 5000
P (08) 8193 5600
masterplan.com.au

Offices in SA | NT | QLD
ISO 9001:2015 Certified
ABN 30 007 755 277
plan@masterplan.com.au



50424LET03



Please find below our response to the matters of concern as expressed in the representations summarised above, which should be read in conjunction with amended plans attached to this submission.

RESPONSE TO REPRESENTATIONS

The matters raised in the representations can be summarised as follows:

1. Additional information regarding operations.
2. Intensity and scale of land use.
3. Noise impacts.
4. Impacts resulting from the design and appearance of the building.
5. Flooding.
6. Fencing.
7. Landscaping.
8. Traffic and vehicle parking.
9. Site security and lighting.

In the following sections, we provide a response in respect of each of these issues, referring to the amended plans and technical documents provided as appropriate.

1. Additional Information Regarding Operations

Concerns were raised in on representation regarding the provision of information in respect of the operations of the facility.

For clarity, we can provide the following information on the proposed operations of the facility:

- hours of operation will be Monday to Friday 6:30 am to 6:30 pm (excluding public holidays);
- the centre will not operate on evenings, nights, weekends or public holidays;
- waste collection will be undertaken by a private contractor twice a week, and occur between the hours of 6:30 pm and 8:00 pm to ensure impacts on adjacent residential properties is minimised;
- the outdoor play area will be operational during the business hours outlines above but, based on the experience of the operator, tends to be busiest between 8:00 am to 10:00 am and 2:30 pm to 5:00 pm; and



- staffing numbers will not exceed a total of 20, however it should be noted that this is at maximum capacity and for much of the time (particularly during the early part of the morning and later in the afternoon) the staff numbers will be significantly lower than this.

2. Intensity and Scale of Land Use

Intensity of a development can be measured in several different ways, including the overall bulk and scale of the building, intensity of the use and extent of operations in context with its immediate locality.

In the representations, it is expressed that the proposal is not 'small scale' and therefore does not meet the test applied in the Development Plan for intrusions of non-residential development into the Residential Zone. We would submit that this test is highly contextual and needs to be carefully considered in the context of site and locality, the range of non-residential uses envisaged in the Residential Zone and the potential impact of uses.

At the outset, we would highlight that the subject site is located in a locality where there are already a substantial number of non-residential uses located within the Residential Zone. The Locality Plan submitted with the proposal clearly illustrates the extent of non-residential uses in the locality. These non-residential uses include a broad range of uses including retail, office and showroom uses. Many of the non-residential uses appear to be ones that would typically serve a catchment which is much larger than the local area. Examples of such uses are a showroom selling wardrobes, an office for an organisation promoting abstinence from alcohol and a lounge and services facility for drivers of taxis.

In respect of physical form, the question of small scale also needs careful contextual consideration. Within the existing locality, there are a broad variety of building forms, including a range of dwelling typologies. Immediately adjacent the subject site, there are dwellings in the form of single storey detached dwellings, a two-storey residential flat building and single storey residential flat building. In the locality there are single storey and two-storey non-residential buildings containing shops, offices and showrooms.

To the extent that scale refers to height, the proposed building, being single storey is clearly small scale.

To the extent that scale refers to building size, the test should appropriately be bifurcated into consideration of gross building scale and to consideration of the extent of built form versus the coverage of the site.

The proposed building has an area of 812 square metres. This is compared to a site area of 2,537 square metres, providing a site coverage of 32 percent.



It is not correct to state that the proposed building is significantly larger than other buildings in the locality. The residential flat building located to the south-east of the subject site is approximately 44 metres in length and 9.0 metres in width. Over two storeys, this would provide a floor area in the order of 790 square metres, meaning that in terms of building size, it is virtually identical to that of the proposed building. The site on which the residential flat building is located is approximately 1,400 square metres providing a site coverage in the order of 28 percent, very similar to the proposed development.

On the southern side of Sir Donald Bradman Drive a two-storey non-residential building located in the Residential Zone has a calculated floor area in the order of 1,150 square metres, which is significantly larger than the proposed building.

Whilst located outside of the immediate locality, it is worth noting that a very large, two-storey aged care facility has recently been redeveloped within the residential zone some 165 metres to the east of the subject site. This facility is located within the Residential Zone and within the Policy Area 20 – Low Density and Policy Area 23 – Cowandilla/Mile End West Character, the same two policy areas as the subject site. In considering the scale and intensity of the proposal, the scale of built form and the intensity of impacts emanating from such a large aged care facility provide a useful contextual reference.

In terms of the physical proposal, some consideration of alternative developments of the subject site is also relevant. The subject site is currently disposed as three allotments, each of which contains a detached dwelling. If each allotment comprising the subject site were redeveloped with a detached dwelling of 270 square metres, which is well within the average range of contemporary detached new dwellings, then the total floor area would be equivalent to that that proposed.

Having regard to the policy for residential development of the site, it is quite conceivable that at a consolidated site, it could potentially accommodate up to seven dwellings.

Consideration of small scale in terms of the proposed use requires a comprehensive analysis of the nature of the use.

The Desired Character Statement for the Residential Zone provides clear guidance for non-residential uses, and states:

This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.



The Desired Character statement calls for non-residential uses in 'certain locations'. Whilst it doesn't then go on to provide any guidance as to what certain locations are, it does make clear that non-residential uses should not occur indiscriminately within the zone. It does say that non-residential activities will be complementary to surrounding dwellings.

We submit that a proper approach to planning would dictate that non-residential uses should be located in 'certain locations' where they:

- do not fundamentally compromise the attainment of zone objectives;
- compliment and reinforce the existing pattern of development; and
- are able to have their externalities appropriately managed.

We would submit that a location on a major arterial road, which is served by high frequency public transport, a locality with substantial existing intrusions of non-residential development and with a significant number of existing buildings with equivalent floor area and greater height than the proposed building would meet the test imposed by the Desired Character statement of an appropriate 'certain location' for non-residential development.

Residential Zone Principal of Development Control 3 states:

PDC 3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the local community
- (b) is consistent with the character of the locality
- (c) does not detrimentally impact on the amenity of nearby residents.

This provision imposes a three-limb test on a proposal. Notably, it differs from the wording in the Desired Character Statement which refers to 'small-scale' and refers instead to the non-residential development being assessed on the basis of its 'nature and scale'

The first limb refers to a nature and scale of proposal that serves the local community. It is important to note here that the reference is to the 'local community', and not to the locality. The second limb does explicitly refer to the locality, so it is reasonable to conclude that the first limb deliberately refers to the local community as a distinct, and larger community of interest than the locality, which is specifically defined for the purpose of a planning assessment and is typically much more confined.

To consider where the children at the proposed centre are expected to come from, data has been obtained from Goodstart Early Learning, who will occupy the proposed facility. The data compares the origin of children from four similar centres which are located in suburban areas of Adelaide and have good access to primary arterial roads. **Table 1** below provides a summary of the data.



Centre Name	% of families within 1km radius	Cumulative % of families between 1km and 2km radius	Cumulative % of families between 2km and 3km radius	% of families outside 3km radius
Goodstart Marleston	20%	47%	62%	38%
Goodstart Plympton	24%	50%	70%	30%
Goodstart Prospect	23%	53%	74%	26%
Goodstart Melrose Park	21%	57%	72%	28%

Table 1: Goodstart Early Learning child proximity data.

The nature of childcare centres and their use by the community, means that only around 10 percent of households will have children of an age where they require long day care. When considered against the complexity of mandated ratios of carers to children at different age ranges, even very small childcare centres (with less than 50 children) are very unlikely to have the majority of their children come from within walking distance of the centre (approximately up to 500 metres journey length).

Given a substantial majority of children travelling to childcare centres will do so by car, a reasonable reference to a centre being within a local community, rather than outside, could be a journey time (one-way) of less than eight to ten minutes. If we take the lower end of this range and assume this journey time averages 27 kilometres per hour, this would provide a travel distance of 3.6 kilometres. Allowing for the journey taking longer than the straight-line distance, a radius of approximately 3.0 kilometres from a childcare centre could be considered the extent to which people accessing the centre would likely consider it to be local.

We note that there will often be more than one childcare centre within such a distance. We note that childcare does operate in a competitive market environment (whilst acknowledging the presence of government assistance to the sector) so overlap in catchments is to be expected. The same situation applies to schools, particularly primary schools where those in the government, catholic and independent sectors are often located in close proximity to each other.

As can be seen from the table above which evaluates similar centres, around 20-25 percent of families are located within 1.0 kilometre of the centres. Within 2.0 kilometres, this increase to around 50 percent of families. Within 3.0 kilometres, the number of families increases to an average of 70 percent.

We consider that a highly specialised facility, which services a small section of the overall community, attracting approximately 70 percent of its clients from areas within approximately eight minutes' drive can reasonably be considered to be focussed on serving the 'local community'.



In considering the 'nature and scale test' we would note that a child care facility is clearly envisaged in the Residential Zone. Across metropolitan Adelaide, a majority of childcare centres are located in residential zones. It is further relevant that a majority of residential zones have provisions which envisage non-residential uses (including child care centres) and provisions similar to Residential Zone PDC 3 to guide proposed non-residential development.

If the test in PDC 3 required childcare centres to only serve a very confined area, say of a 1.0 kilometre radius, or less, it would be virtually impossible for any centre to meet the test, directly contradicting them being an envisaged use within the Residential Zone.

In terms of the operational scale of the facility, we note there has been growth in the typical size of childcare centres over time. Much of this has occurred as a function of changes in the ratio of carers to children, however, such growth is also a function of increasing demand for childcare and there being a limited number of sites which are suitable for such use.

A review of centres in the Adelaide metropolitan area has identified 29 centres with more than 110 places, with 10 of those centres being located in residential zones. The scale of the proposed centre is not unusual in terms of being located in a residential zone at the scale proposed. In terms of educational establishments more broadly, both primary and secondary schools are also envisaged in the Residential Zone. Having regard to the scale of such facilities, the number of children they would serve and their operational impacts, they would likely be of a scale orders of magnitude larger than the proposal.

We consider that the proposed development meets the requirement of Residential Zone PDC 3 to serve the local community.

In respect of the second two limbs, we consider these to require a careful analysis of the proposed layout of the site, the built form and the potential externalities which emanate from the operations. We will cover these issues in detail in the following sections of this correspondence.

3. Noise Impacts

At the outset, the consideration of noise should have regard to the subject site being located immediately adjacent a primary arterial road accommodating in excess of 25,000 movements per day. During the hours the facility operates, traffic noise from Sir Donald Bradman Drive will be the dominant noise source in the locality. The site is also subject to aircraft noise from arrivals on Runway 23 and Departures from Runway 05 at Adelaide Airport.



Noise associated with services such as air-conditioning units will be regulated by other legislation, however our client comments to selecting plant which complies with all relevant guidelines and acoustically screening as required to ensure that it does not generate noise nuisance. Having regard to the proposed hours of operation, the mechanical plant will not be in operation during the night time when it is less likely to be blocked out by other, louder noises present in the locality.

The outdoor play-space associated with the proposed child care (pre-school) centre is setback 18.288 metres from the closest dwelling fronting Wilson Street and separated by two fences, landscaping and an off-street vehicle park associated with the facility. Therefore, potential noise impacts on properties fronting Wilson Street are not considered unreasonable. In respect of the impact of the outdoor play space on the property to the south-east, it is noted that a fence will separate the properties, however it is noted this area on the adjacent site has unobstructed line of sight to Sir Donald Bradman Drive. In the context of the existing acoustic environment, particularly the effect of traffic noise the impact of the facility in this regard is likely to be less significant.

In response to concerns raised during the public notification period, our client engaged the services of *Jason Turner* from Sonus acoustic engineers, to prepare a detailed acoustic report evaluating the impact of car park noise emanating from the facility, which is attached to this correspondence.

A summary of the key findings of the Sonus report is detailed below:

- the existing acoustic environment is dominated by traffic noise from Sir Donald Bradman Drive, with the maximum noise level during the early morning period (5.00 am to 7.00 am) typically in the order of 60dB(A);
- background noise levels were above 44dB(A) from 5.00 am and increased steadily upwards corresponding to the increase in traffic volume along Sir Donald Bradman Drive;
- it is recommended that a 2.7 metre fence be constructed adjacent the carpark, which would ensure the average noise levels in the immediate vicinity are less than 42 dB(A) and at maximum less than 59dB(A), therefore achieving the assessment criteria; and
- it is therefore considered that the facility has been designed to minimise adverse impacts, avoid unreasonable interference on amenity, and will not detrimentally affect the locality by way of noise.

It should be noted, that in response to the recommendation outlined above, a 2.7 metre high acoustic fence is now proposed along both the northern and southern sides of the proposed carpark, as illustrated on the amended site plan attached, which will ensure noise levels/impacts on adjacent residential properties is minimised, and within reasonable and expected levels.



Operational noise management for the facility can be achieved through the development of a management plan which includes practical measures such as limitations on the use of outdoor play areas during the early morning and late afternoon periods and communication with parents of children at the centre as to avoiding noise generation in the car parking area.

4. Impacts Arising from the Design and Appearance of the Building

The proposed development comprises the construction of a single storey building, with all walls to be located off the common boundary.

The proposed building is located in the vicinity of the northern and western boundaries of the subject site. The setback to the northern boundary is a minimum of 1.0 metre and the setback to the western boundary is a minimum of 2.4 metres. At its northern end, the subject property is lower than the property to the west, and the existing steel fence sits on top of a concrete retaining way which is up to 0.5 metres in height. At its southern end, adjacent Sir Donald Bradman Drive, a residential flat building is located adjacent the subject site. Immediately adjacent the shared boundary in this location is the driveway which services car parking spaces located at the rear of the residential flat building. Dense landscaping already exists on both sides of the driveway of the residential flat building.

The following photograph shows the current condition of the north-eastern corner of the subject site:



Photo 1: Looking towards north-western corner of subject site.



The following photograph shows the current state of the western boundary of the site when viewed from Sir Donald Bradman Drive:



Photo 2: Looking north from Sir Donald Bradman Drive (subject site on right).

The low-scale form of the proposed building, with an eave height of 2.9 metres, an overall height of 4.3 metres, when combined with the site level difference, means that the proposed building will sit lower than the dwellings on the site to the west, even allowing for the elevated floor level proposed at this end of the site. The generous setback to the western boundary will allow for the establishment of dense landscaping which will provide for an appropriate interface between the subject site and the existing buildings to the west.

The northern boundary of the subject site is predominantly adjacent an existing dwelling which fronts Wilson Street. This property has its driveway access adjacent the shared boundary with an open carport structure set back approximately 8.0 metres and being approximately 15 metres in length. Behind the carport is an open paved area and behind this is a shed approximately 17 metres long which is constructed on the southern and western boundaries of the adjacent property.

The boundary wall of the shed on the shared boundary has a height of approximately 3.0 metres.



The existing condition of this boundary wall is shown on the following photograph:



Photo 3: Looking north-west illustrating existing shed on adjacent property to north.

The proposed building does not extend beyond the eastern extent of the existing shed. The revised design of the proposed building now features a pitched roof at its northern end, with an eave height similar to the existing shed. The floor level will result in the proposed building having an eave height around 0.8 metres higher than the existing shed. To the east of the shed, there is a steel fence of approximately 1.7 metres in height running along the boundary to Wilson Street.



The existing condition of the fence is shown in the following photograph:



Photo 4: Existing fence along northern boundary.

Having regard to the scale of the proposed building and the existing structures on the adjacent property to the north, it is considered that there will be very limited views of the proposed building from the rear private open space of the adjacent property. We note that the representation on behalf of the property to the north has sought the proponent to replace the shared fence with a higher fence as part of the development.

The proponent will replace the fence with a steel fence of 2.1 metres in height, at their cost, as part of the development.

In addition to the upgraded fencing, a wide landscaping bed has been located adjacent the northern boundary. This bed will be landscaped with dense landscaping which will grow to a mature height of at least 3.0 metres. The combination of landscaping and screening will provide a suitable level of separation between the subject site and the adjacent property to the north.



The other property with which the subject site shares a boundary is that on which the two-storey residential flat building is located, to the south-east. The residential flat building extends relatively close to both of these shared boundaries at its full, two-storey height. To address this, and to provide a suitable transition, the proposed building is located further away from these boundaries. When viewed from Sir Donald Bradman Drive, the southern façade of the proposed building will complement the existing rhythm of the streetscape through the creation of similar spacing between existing buildings on the allotments to the east and west. The scale and form of the building in this direction will be distinctly residential and will integrate comfortably into the locality, particularly in the context of the wide variety of building forms and scales which currently exist.

The open area on the eastern side of the site will form the key outdoor play space for the centre, which will feature landscaping and play equipment. The position of a large open space in this location will partly compensate for the intensive built form relationship with the shared site boundary currently expressed on the allotment containing the residential flat building.

One of the three allotments comprising the subject site is located in Policy Area 23 – Cowandilla/Mile End West Character.

In considering this policy, it is important to have regard to the context of the immediate locality.

It is noted that none of the buildings on allotments surrounding the subject site display substantially intact character elements.

The site to the south-east and the two sites to the west feature residential flat buildings and possibly group dwellings dating from the 1960s to the 1980s. The site to the north presents attractively to the street, however has been significantly modified over time.

The sites on the eastern side of Wilson Street in the vicinity of the subject site all appear to have been substantially modified over time in a manner which has materially denuded their character contribution to the locality. Examples of such modifications include the installation of large verandah structures to front facades, the development of garages adjacent dwellings and the substantial modification of façade materials and finishes.

An appropriate consideration of the character values of the locality would conclude that the area immediately adjacent the subject site contains a very broad mixture of building forms and design elements with very few intact character elements providing a reference for future development. Further north on Wilson Street, towards the intersection of Neill Road, more consistent character elements emerge as a substantial contributor to the composition of the streetscape.



The following photographs illustrate the dwellings fronting Wilson Street in the immediate vicinity of the subject site:



Photo 5: Looking south-east to eastern side of Wilson Street.



Photo 6: Looking north-east to eastern side of Wilson Street.



The position of the subject site in Wilson Street will allow the open nature of the front of the site to act as a transitional element in the streetscape, from the development adjacent Sir Donald Bradman Drive which does not make a positive character contribution to those dwellings and the pattern of development further to the north where character elements are more significant.

On balance, it is considered that having due regard to the existing nature of the locality, the proposed development will integrate appropriately, complement existing development, provide a suitable basis for the management of potential adverse amenity impacts and not have an adverse character impact.

5. Stormwater and Flooding

Detailed engineering advice has been sought from PT Design in respect of the proposal. The advice includes detailed civil plans for the subject site, and an accompanying report.

The requirements of Council in respect of the management of stormwater have been identified and accommodated in the civil design for the site. This includes the installation of an underground detention tank with a minimum capacity of 8.4 kilolitres and a maximum discharge rate from the site of 20 litres per second during the site critical 20 year ARI storm event.

The subject site is located within a flood hazard area as illustrated in Overlay Map WeTo/8 of the West Torrens Council Development Plan. The advice from PT Design has also considered the issue of flooding in detail, both in respect of protection of the proposed development, and in respect of the impact of the proposed development on the surrounding area in a flood event.

The advice from PT Design identifies that the physical flood depth in the footprint of the proposed building is in the order of 240 millimetres. Allowing for the required 200 millimetres freeboard, this requires a finished floor level at least 440 millimetres above existing natural surface levels. This is reflected in the nominated FFL of 9.04 metres indicated on the plans prepared by PT Design.

PT Design have identified a requirement for a minimum 1.0-metre-wide flood corridor along one boundary of the site. They have expressed an opinion that the proposed development indicates sufficient flow through the site. In addition, they have indicated that general site levels should also be kept to within 200 millimetres of existing natural site levels. This requirement has also been demonstrated on their civil works plan.

The proposal is considered to be appropriate from a stormwater and flooding perspective.



6. Fencing

As detailed above, our client has agreed to install a 2.7-metre-high Colorbond fence along both the northern (rear) and southern boundaries, as recommended within the acoustic report prepared by Sonus which will further minimise both the visual and acoustic impacts of the proposed childcare centre, and associated carpark, on the adjacent residential allotments.

Concerns were also raised regarding the solid fencing Sir Donald Bradman Drive, however given the orientation of the open space area associated with the facility such fencing is required to ensure the privacy and security of the children attending the centre is maintained. It should also be acknowledged that the frontage is to a primary arterial road in Sir Donald Bradman Drive so the solid fencing will also help mitigate potential noise impacts. Solid fencing of this height and form are not uncommon along main arterial roads, and are prominent within the immediate locality.

To improve the appearance of the Sir Donald Bradman Drive frontage of the site, the 'notches' have been integrated into the fencing to provide for additional landscaping.

7. Landscaping

A landscaping concept plan been prepared and has been provided with the updated proposal plans. This plan will demonstrate the ability to provide substantial landscaping, in-particular along the northern boundary, which helps soften the appearance of the off-street vehicle parking area as viewed from Wilson Street.

The landscaping proposed along the western boundary will assist in allowing the development to integrate into the Sir Donald Bradman Drive streetscape, and screen the property from the existing residential development to the west.

The proponent raises no objection to a condition being placed on any consent which requires a detailed landscaping plan which provides detail of species, mature heights and planting densities prior to the issue of Development Approval.

8. Traffic and Vehicle Parking

A detailed Traffic Impact Assessment report was prepared by GTA Consultants formed part of the documentation placed on public notification.

In summary the report outlined the following key points:

- the proposed development will supply 28 car spaces, which satisfies the requirements of the West Torrens Council Development Plan;
- the parking layout is consistent with the relevant Australian Standards;
- with regards to the parking spaces closest to the vehicle access point, it is envisaged that staff will arrive and park in these spaces earlier than customers, hence they can reverse into the parking spaces or make additional manoeuvres as required;



- being a staff car park, a single manoeuvre is not necessarily required for entry and exit of the parking spaces closest to the access point;
- a gate into the shared space is not an issue as in a childcare centre this gate would be for maintenance or authorised access only, not general use;
- refuse collection will occur outside of operating hours, with a collection vehicle up to the size of 10 metres in length able to enter and exit the site in a forward direction; and
- the additional traffic generated by the proposed development is considered low and is not expected to compromise the safety or function of the surrounding road network.

9. Site Security and Lighting

In response to representor concerns regarding site security after hours, our client has agreed to install a sliding gate ensuring the car park will not be accessible after hours.

A detailed lighting plan has been prepared by Lucid Consulting Australia. The lighting design will be consistent with the requirements of AS1158 to ensure that it provides a safe environment and minimises overspill onto adjacent properties.

CLOSURE

The concerns raised by the representors are acknowledged and the revised plans and additional documentation have implemented practical and reasonable measures to ameliorate those concerns.

For the reasons outlined in this correspondence, we consider that the proposal is an appropriate development of the subject site that meets the criteria for a non-residential development within the Residential Zone. In particular, the assessment of the application must have due regard to the existing, substantial intrusions of non-residential development in the locality and the scale of the built form proposed when compared to existing built form in the locality.

We further submit that the assessment of what is a 'small-scale' facility, which serves the needs of the 'local-community', must have regard to the nature of the use, the fact that it is envisaged and reference to the potential amenity impacts. The childcare centre is of a size which is typical of contemporary childcare centres and is envisaged to source a substantial majority of its enrolments from within a distance which is clearly within the 'local community'.

For these reasons, and those set out in our planning report originally submitted with the application, we consider that the proposal is an appropriate development which warrants Development Plan Consent being granted.

**APPEARANCE AT COUNCIL ASSESSMENT PANEL MEETING**

We note that some of the representors desire to make verbal representation in support of their written representations.

Would you please advise us of the timing and location of the meeting when this matter will be considered so that our client or their representative can be in attendance to respond to any representations made to the Council Assessment Panel (CAP) in person.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Richardson'.

Michael Richardson
MasterPlan SA Pty Ltd

enc: Documents (as listed).

Cowandilla Childcare Centre

Environmental Noise Assessment

S5633C1

May 2018

sonus.

Jason Turner
Associate
Phone: +61 (0) 410 920 122
Email: jturner@sonus.com.au
www.sonus.com.au

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

INTRODUCTION

A child care facility is proposed to be located at 240 Sir Donald Bradman Drive, Cowandilla.

Following the conclusion of the public notification process, the West Torrens Council has requested an assessment of early morning access into the car parking area.

The proposed site is situated amongst existing residential properties. Notably, the child care centre will be located adjacent to existing two storey units adjacent the car park. The locations of the nearest dwellings and the proposed facility are shown and labelled in Appendix A. The site labelled as F is the two storey units.

The assessment considers the noise from on-site vehicle movements and general car park activity and has been based on:

- Mathews Architects drawings for the project entitled “GOODSTART EARLY LEARNING WILSON STREET, COWANDILLA” including:
 - “SITE PLAN” with drawing number “SK09B” (dated 25/01/2018);
 - “LANDSCAPE PLAN” with drawing number “SK09B” (dated 22/01/2018); and,
 - “ELEVATIONS” with drawing number “SK11B” (dated 07/02/2018).
- Background noise measurements conducted between 8-9 May 2018;
- The car park not being accessed prior to 5am; and,
- Previous noise measurements and procurement of data from similar sites for vehicle movements and car parking activity.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

CRITERIA

Development Plan

The proposed facility and residences A and F (in Appendix A) are located within the Low Density Policy Area of the Residential Zone within the West Torrens Council Development Plan¹. The noise sensitive receivers located north and northeast of the site (B through E in Appendix A) are within the Cowandilla / Mile End West Character Policy Area of the same Zone. The Development Plan has been reviewed and the following provisions are considered relevant to the noise assessment.

General Section – Interface Between Land Uses

OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (b) Noise
- 2 Development should be sited and designed to minimise negative impact on existing and potential future land uses desired in the locality.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant "Environment Protection (Noise) Policy" criteria when assessed at the nearest noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

¹ Consolidated 6 February 2018

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

Environment Protection (Noise) Policy 2007

Principle of Development Control 7 from the Development Plan references the *Environment Protection (Noise) Policy 2007*, which provides goal noise levels to be achieved at residences from general activity at a site.

The Policy is based on the World Health Organisation Guidelines to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area. Therefore, compliance with the Policy is considered to be sufficient to satisfy all provisions of the Development Plan relating to environmental noise.

General Activity

The Policy provides goal noise levels to be achieved at residences based on the principally promoted land use of the Development Plan Zones in which the noise source (the development) and the noise receivers (the residences) are located. Based on the land uses and the “development” nature of the project, the following goal noise levels are provided by the Policy to be achieved at residences:

- An average (L_{eq}) noise level of 40 dB(A) at night (10pm to 7am); and,
- A maximum (L_{max}) noise level of 60 dB(A) at night (10pm to 7am).

The above goal noise levels apply where the ambient noise environment is not significantly influenced by existing activity. In this circumstance, early morning traffic on Sir Donald Bradman Drive is an inherent part of the ambient noise environment and generates high noise levels at the dwellings in the area. The Policy enables the goal noise levels to be relaxed where this occurs.

EXISTING ACOUSTIC ENVIRONMENT

The existing acoustic environment was measured at a position equivalent to sensitive receivers at the north of the site which are shielded from traffic noise on Sir Donald Bradman Drive. The noise logging location is shown in Appendix A. The noise logging was conducted from 8 to 9 May 2018. The results of the logging are provided in Appendix B, showing the background (L_{90}), average (L_{eq}) and maximum (L_{max}) noise levels in 15 minute intervals.

The logging indicates that the existing acoustic environment remains dominated by traffic noise from Sir Donald Bradman Drive at all times as would be expected in the vicinity of a major public road corridor.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

During the early morning period (5am to 7am), the maximum noise level was typically in the order of 60 dB(A) after discounting extremely high measurements which were likely associated with localised activity. "Background" noise levels (L_{90}) were above 44 dB(A) from 5am and increased steadily upwards corresponding to the increasing traffic volume on Sir Donald Bradman Drive.

The Policy provides an assessment method whereby if a new noise source generates noise levels which are equal to or lower than the background noise levels which already exist in the environment (represented by the L_{90}), then that source will not adversely impact on the amenity of the area.

Based on the above, the assessment compares the average noise levels associated with car park activity against a criterion of 44 dB(A) at any dwelling for activity in the car park between 5.00 and 7.00am. The assessment also ensures the maximum noise levels from car park activity do not exceed 60 dB(A) during this period.

ASSESSMENT

Car Park Activity

The noise levels at residences from the proposed site activity have been predicted based on a range of previous noise measurements and observations at similar facilities. These include:

- general car park activity such as people talking as they vacate or approach their vehicles, the opening and closing of vehicle doors, vehicles starting, vehicles idling, and vehicles moving into and accelerating away from their park position; and,
- vehicle movements on site.

The predictions have been based on the following assumed activity levels within *any 15 minute period*² between 5.00am and 7.00am:

- 5 vehicle movements into the car park via Wilson Street and corresponding general car park activity at the available car parks.

² The default assessment period of the Policy.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

Based on the predictions, in order to achieve the assessment criteria, the following acoustic treatment measure is recommended:

- Construct fences which are a minimum of 2.7m above the car park finished level for the extent shown in Figure 1 as **YELLOW**. All fences should be constructed from a minimum of 0.42 BMT sheet steel or other material with the same or greater surface density. An airtight seal should be achieved at all junctions, including at the ground and other fences;

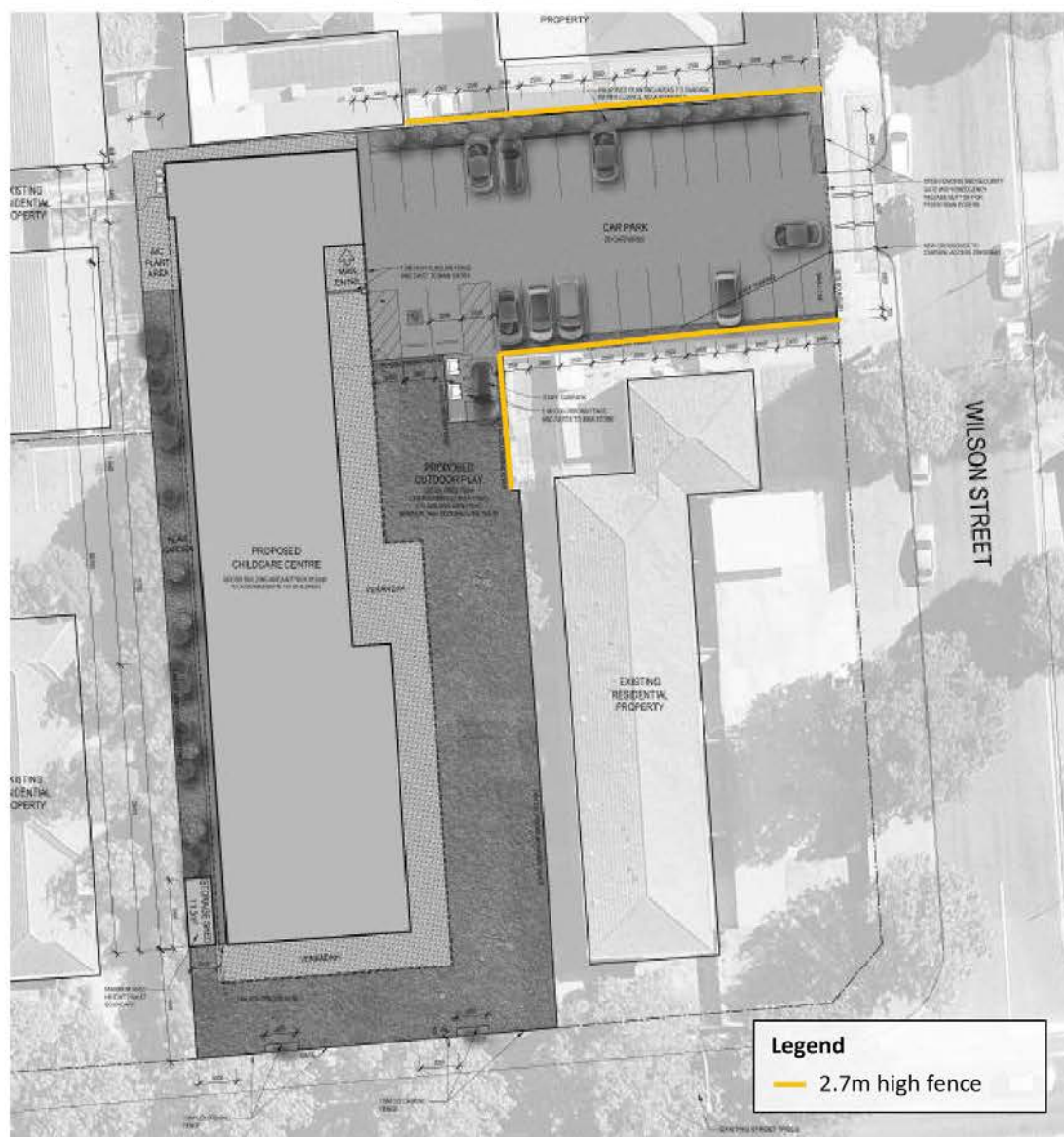


Figure 1: Acoustic treatment detail.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

With the recommended acoustic treatments incorporated, the predicted average noise levels at residences in the vicinity are less than 42 dB(A) and the maximum noise levels are predicted to be less than 59 dB(A), thereby achieving the assessment criteria provided by the Policy.

CONCLUSION

An environmental noise assessment has been made of possible early morning car parking activity at the proposed child care facility at 240 Sir Donald Bradman Drive, Cowandilla.

The environment incorporates existing high noise levels due to the influence of Sir Donald Bradman Drive traffic.

The predicted noise levels from car parking will achieve the relevant requirements of the *Environment Protection (Noise) Policy 2007* subject to the treatments in this report, comprising of specific fence heights and constructions.

It is therefore considered that the facility has been designed to *minimise adverse impacts, avoid unreasonable interference on amenity, and will not detrimentally affect the locality by way of noise* from these sources, thereby achieving the relevant provisions of the Development Plan related to environmental noise.

Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

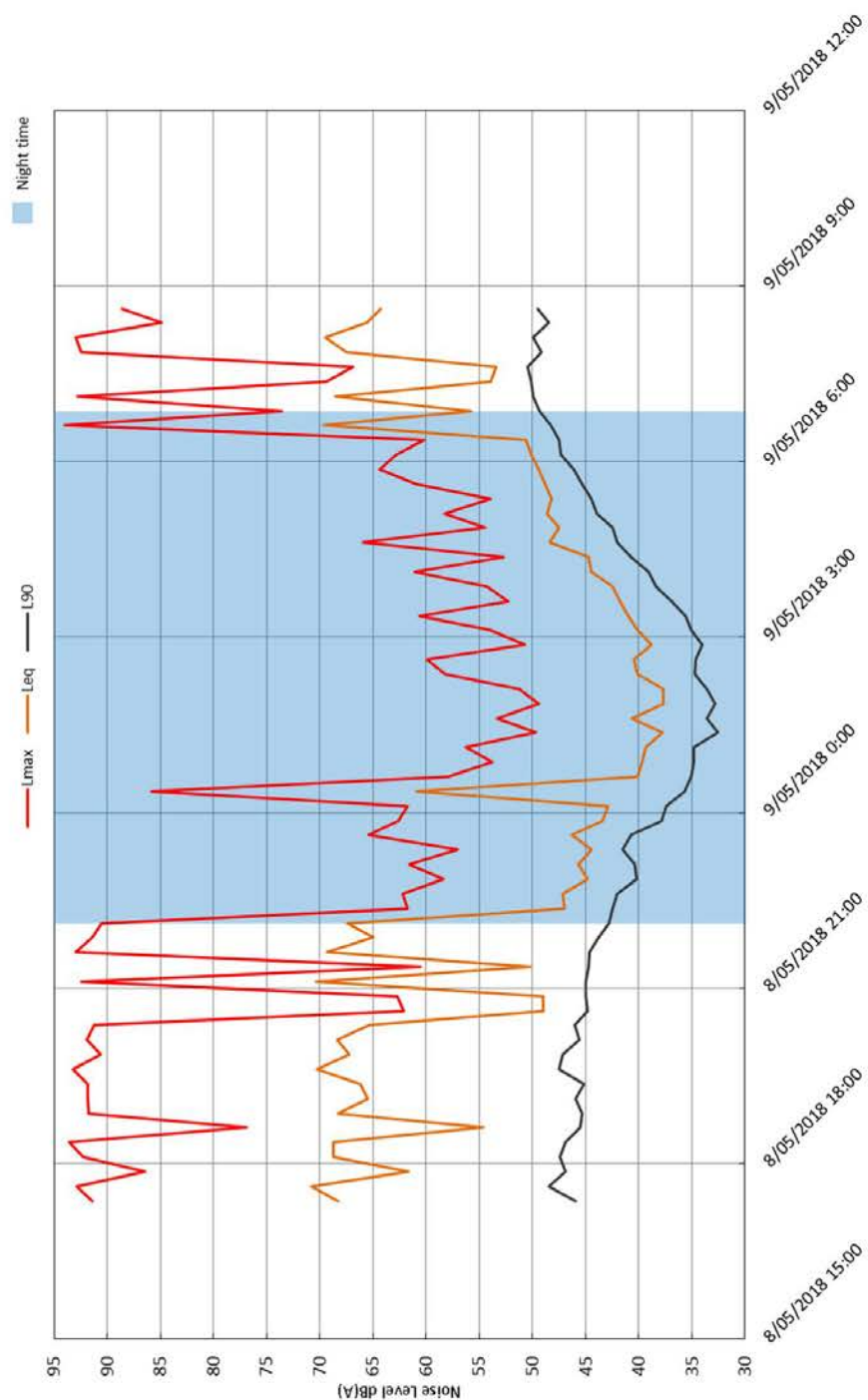
APPENDIX A: Site locality and surrounding residences.



Cowandilla Childcare Centre
Environmental Noise Assessment
S5633C1
May 2018

sonus.

APPENDIX B: Existing noise levels 8-9 May 2018



Page 9

CARPARKS 28 CARS (INCLUDING 5 STAFF CARS)



JOB NO	DRAWING NO	DATE	SHEET SIZE	DRAWN BY
17024	SK09C	15/05/18	A1	V.S

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1256/2017

Assessing Officer: Jordan Leverington
Site Address: 240 & 242 Sir Donald Bradman Drive, COWANDILLA
SA 5033 and 27 Wilson Street, COWANDILLA SA
5033
Certificate of Title: CT-5231/571, CT-5231/537, CT-5534/478
Description of Development Change of use and construction of a single storey building to operate as a child care centre with associated car parking, outdoor play area and landscaping

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Jordan Leverington DATE 5 June, 2018



Memo

To Jordan Leverington
From Jane Teng
Date 5/06/2018
Subject 211/1256/2017, 240 & 242 Sir Donald Bradman Drive, COWANDILLA SA 5033 and 27 Wilson Street, COWANDILLA SA 5033

Jordan Leverington,

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

1.0 Flood Consideration – Finished Floor Level (FFL) Requirement – 100mm to 250mm Zone

- 1.1 Portions of the development are located within the '100mm to 250mm' area of flood effect from Keswick and Brown Hill Creek flood plain mapping as nominated in Council's Development Plan.

Preliminary investigation indicates that the physical flood depth within the portions of the childcare building proposed to be developed is in the order of 240mm and making allowance for the necessary freeboard (200mm) over and above the flood level, the minimum finished floor level (FFL) for the proposed development, to protect from flood inundation, would need to be 440mm above the existing natural site levels within the footprint of the building.

To enable an accurate determination of the required minimum FFL, detailed survey information for the site is required to be submitted by the applicant.

Editor Notes: 5/06/2018

In accordance with the provided 'Site Levels and Drainage Layout' (PT Design – Drawing Number 19806-C01 – Issue B), the FFLs of the proposed development (9.04 minimum) have been assessed as satisfying minimum requirements (9.04 minimum) in consideration of street and/or flood level information.



- 1.2 In the '100mm to 250mm' anticipated flood depth zone, it is typically requested that a minimum 1000mm wide flood corridor be provided along one boundary.

To preserve the ability for flood flows to move through this site, it will also be required that the flood flow corridors indicated above and the general site levels be maintained within 200mm of the existing natural site levels. The only exception to this being the works necessary to provide access into the garage, although the servicing of such access locations must not be permitted to impact on the critical flow corridors.

The proposed layout of the childcare centre indicates sufficient flood flow through the site. As such, the proposal has achieved the minimum flood corridor of at least 1.0m as required along on boundary of the site. Therefore, no other requirements regarding flood flow corridors will be necessary.

Editor Notes: 5/06/2018

No action is necessary from the applicant to address the above requirement.

2.0 Traffic Comments

The above child care centre development on the subject site proposes for the capacity of the centre of 110. Twenty eight (28) parking spaces are shown in the proposal car park plan, with 4 staff parking and 1 disabled parking and clear zone space.

The generally adopted parking rate for child care centres is 1 spaces per 4 children. The proposed 110-children capacity would require 27.5 parking spaces (28 round-up). In view of the parking rates requirements as required in the off-street parking requirements as stated in the development plan, the number of parking spaces is supportable.

Given that the 90-degree parking spaces would be located within a dead end aisleway, a turning bay space would also be required to comply with the parking standard. It appears that the applicant to some degree has accommodated this on the proposed plan. However, there could be some physical limitation for vehicles to turnaround at the end and drive out forwards as the gates to the bin storage area is being shown as opening outwards. There is also a shortfall in length of the turning bay space. Bay length of 5.4m will be required for the turning bay space. It is understood that the gate issue is relatively minor and can be managed by the Childcare centre possibly with appropriate signage to ensure gates are closed at all times or a gate opening



inwards into the bin storage area. Similar arrangement could be applied to the bin gates for the small car parking space.

The proposed parking spaces are shown with dimensions of 2.4m by 5.4m for the disabled and clear zone space, 2.4m by 4.8m (with overhang of 0.6m) staff parking, 2.5m by 5.4m for the general parking spaces and serviced by a 6.2m aisleway. These dimensions would comply with the parking standards.

It is unknown of the servicing arrangements of the child care centre at this site. Generally, it would occur outside of the peak times, ie outside of the morning drop off and afternoon pick up periods. If the servicing were to occur outside of the peak times, there should be some empty parking spaces available for these service vehicles to park or turnaround. I therefore recommend that a condition be included to require general servicing of the child care centre to occur during off-peak times and restricting these general service vehicles to passenger size vehicles only.

I note that there is a bin area located at the end of the proposed car park. It is anticipated that the refuse would be undertaken internally via the private waste contractor. If bin collection were to be undertaken after hours or before opening times of the child care centre, the standard MRV refuse truck would be able to access the subject site, turnaround without being obstructed by parked vehicles and leave the site in a forward direction. It is recommended that a condition be included to require bin collection to occur before or after opening hours of the child care centre.

There would be some reversing manoeuvres required on-site for the MRV to reach the relocated bin area, however, if undertaken during the time when the centre is not opened, there should not be a conflict issue arising.

In summary, I recommend the following:

1. A turning bay space be extended to 5.4m as per the relevant off-street parking standards.
2. Servicing of the child care centre shall occur outside of peak times and be restricted to SRV size vehicles or smaller.
3. Refuse pick up by the MRV truck shall only occur outside of the child care centre opening times by the means of private waste collection within the site.

Editor Notes: 5/06/2018

It is recommended that the following condition is incorporate as part of the planning approval for the site.



1. Waste collection will be undertaken by a private contractor twice a week, and occur between the hours of 6:30 pm and 8:00 pm.
2. The private waste vehicle is restricted to a Medium Rigid Vehicle and undertaken the site. Waste vehicle shall enter and exit the site in the forward direction.
3. Servicing of the child care centre shall occur outside of peak times and be restricted to Small Rigid Vehicle sized vehicles or smaller. Service vehicle shall enter and exit the site in the forward direction.

3.0 Stormwater Detention

In relation to the detention of stormwater runoff from the development, Council would be seeking for the rate of discharge of stormwater from the development site would be restricted to a maximum rate equivalent to that of a site with a 0.25 runoff coefficient for the site critical 20 year ARI storm event (ie effectively mimicking a site with a 25% impervious cover and 75% pervious cover). Sufficient engineering information to demonstrate the practicality of achieving this is recommended to be provided and assessed prior to the issuing of any development approval for the application. In calculating the stormwater detention requirements, runoff from any existing structures and buildings to be maintained must be taken into consideration.

To encourage the conservation of water in commercial developments, the applicant should be requested to provide a roof stormwater collection and re-use system which delivers harvested water back into the building for use in at least the toilet and potentially also the hot water system.

The ability for such a system to deliver the majority of the non-potable water supply for a development of this scale is relatively simple and easy to achieve.

Upon the provision of information demonstrating a considered efficiency between the supply and demand associated with an active re-use scheme, Council is typically willing to enable an offset to any required detention storage by an amount equivalent to stormwater re-use storage.

An indication of how the storage is to be provided and calculations supporting the nominated volume are to be provided.

Editor Notes: 5/06/2018

Based on the provided 'Site Levels and Drainage Layout' (PT Design – Drawing Number 19806-C01 – Issue B), the detention provisions for the development has been assessed as satisfactory. It is recommended for the following conditions are incorporated as part of the planning approvals.



A 8.4 kilo litre underground detention storage tank with the pump system designed restrict the outflow from the tank of up to 20 litres per second during 20 Year site critical storm event.

4.0 Stormwater Quality – Commercial Sites

Council typically requests that stormwater quality measures within carpark and manoeuvring area to address the collection of oils, grease and sediment from the stormwater flow.

Although these measures are often addressed through the installation of proprietary devices, Council encourages the use of better Water Sensitive Urban Design measures to improve the quality of site discharge flows. An example of which may be to drain the site to appropriately designed vegetated swales and bio-filtration trenches. It would appear that the proposed layout may lend itself to this style of treatment.

An indication of how the water quality requirements are to be met should be provided on revised site plans prior to the finalisation of the planning assessment for this development.

It is considered within the stormwater industry that the following table outlines current best practice for the targeted improvement of stormwater quality from new developments of scale.

The targets being;

<i>Parameter</i>	<i>Target</i>
Litter/Gross Pollutant	Retention of litter greater than 50mm for flows up to the 3 month ARI peak flow.
Oil and Grease	No visible oils for flows up to the 3 month ARI peak flow.
Reduction in Average Annual Total Suspended Solids (TSS)	80% *1
Reduction in Average Annual Total Phosphorous (TP)	60% *1
Reduction in Average Annual Total Nitrogen (TN)	45% *1

*1 - Reduction as compared to an equivalent catchment with no water quality management controls.



Industry standard computer modelling would be anticipated (as a minimum) to be utilised to demonstrate the suitability of the proposed measures to achieve the above nominated targets.

Editor Notes: 5/06/2018

This element is still outstanding as the proposed ECOSOL GPT system is an underperforming treatment device in meeting the treatment targets specified above. City Assets supports any proposal for this requirement to be considered as a Reserve Matter at Building Rules application. The reserve matter is as per the following:

A Stormwater Management Plan detailing and providing demonstration for stormwater quality measures which meet industry recognised (State Government Water Sensitive Urban Design Policy) quality treatment targets are to be submitted to the satisfaction of Council prior to receiving development approval.

Achieve the following minimum reductions in total pollutant load, compared with that in untreated stormwater runoff, from the developed part of the site:

- *Total suspended solids by 80 per cent;*
- *Total phosphorus by 60 per cent;*
- *Total nitrogen by 45 per cent;*
- *Litter/gross pollutants by 90 per cent.*
- *No visible oils and greases for flows up to the 3 month ARI peak flow.*

5.0 Stormwater Connection to the Street.

It is noted that Anzac Highway is an arterial road under the care and control of DPTI. Permission should be sought from DPTI in regards to the connection to the underground stormwater infrastructure along Anzac Highway

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

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

- 100 x 50 x 2mm RHS Galvanised Steel or



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

Editor Notes: 5/06/2018

No action is necessary from the applicant to address the above requirement.

6.0 Closing of Redundant Crossovers

It is noted that the existing crossover will be made redundant. This crossover should be reinstated to vertical kerb prior to the completion of any building works at the applicant's expense. It should also be indicated on revised plans that any redundant crossovers will be reinstated.

It is recommended that revised plans showing the reinstatement of redundant crossovers be provided to Council.

Editor Notes: 5/06/2018

No action is necessary from the applicant to address the above requirement.

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

Regards

Jane Teng
Civil Engineer

6.2 77 Gray Street, PLYMPTON

Application No 211/1007/2017, 211/1008/2017, 211/924/2017

Appearing before the Panel will be:

Representors: **Trevor Baverstock** of 66 Daly Street, Kurralta Park wishes to appear in support of the representation.

Applicant/s **Rocky Violi** of 365 Studio wishes to appear to respond to the representations.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land Division - Torrens Title SCAP No. 211/D145/2017 - To create one (1) additional allotment	Land Division - Community Title SCAP No. 211/C146/17 - To create two (2) additional allotments and common property	Construction of one two storey detached dwelling, one two storey group dwelling and a two storey residential flat building comprising two (2) dwellings, double garages under main roof
APPLICANT	Unity Group Adelaide Pty Ltd	Unity Group Adelaide Pty Ltd	365 Studio Pty Ltd
APPLICATION NO.	211/1007/2017	211/1008/2017	211/924/2017
LODGEMENT DATE	17 August 2017	17 August 2017	3 August 2017
ZONE	Residential Zone		
POLICY AREA	Medium Density Policy Area 19		
APPLICATION TYPE	Merit		
PUBLIC NOTIFICATION	Category 1	Category 1	Category 2
REFERRALS	External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water 	External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water 	Internal <ul style="list-style-type: none"> ▪ City Assets ▪ City Operations - Horticulture
DEVELOPMENT PLAN VERSION	30 May 2017	30 May 2017	30 May 2017
MEETING DATE	10 July 2018		

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1007/2017 by Unity Group Adelaide Pty Ltd to undertake Land Division - Torrens Title - SCAP No. 211/D145/2017 - To create one (1) additional allotment at 77 Gray Street, Plympton (CT 5634/783) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS

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

2. That prior to the issue of certificates for the division approved herein, the existing structures shall be removed from existing allotment 156.

LAND DIVISION CONSENT CONDITIONS

Council Conditions

Nil

State Commission Assessment Panel Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0063200).

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

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.

4. Payment of \$6,830 into the Planning and Development fund (1 allotment @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1008/2017 by Unity Group Adelaide Pty Ltd to undertake Land Division - Community Title - SCAP No. 211/C146/2017 - To create two (2) additional allotments and common property at 77 Gray Street, Plympton (CT 5634/783) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That prior to the issue of certificates for the division approved herein, the existing structures shall be removed from existing allotment 156.

LAND DIVISION CONSENT CONDITIONS

Council Conditions

Nil

COUNCIL REQUIREMENTS

Nil

State Commission Assessment Panel Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0063227).

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.

4. Payment of \$13,660 into the Planning and Development fund (2 allotments @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

RECOMMENDATION 3

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/924/2017 by 365 Studio Pty Ltd for the construction of one two storey detached dwelling, one two storey group dwelling and a two storey residential flat building comprising two (2) dwellings, each with double garages under main roof at 77 Gray Street, Plympton (CT 5634/783) subject to the following conditions of consent:

1. The development shall be undertaken and completed in accordance with the following plans and information (except where varied by any condition(s) listed below):
 - Site Plan by ThreeSixFive Design Studio - Job No 010-06-17/PD01, Issue F Drawing No. 1 of 6;
 - Dwelling 1/2 Floor Plan by ThreeSixFive Design Studio - Job No 010-06-17/PD02, Issue F Drawing No. 2 of 6;
 - Dwelling 1 Elevations by ThreeSixFive Design Studio - Job No 010-06-17/PD03, Issue F Drawing No. 3 of 6;
 - Dwelling 2 Elevations by ThreeSixFive Design Studio - Job No 010-06-17/PD04, Issue F Drawing No. 4 of 6;
 - Res 3 & 4 Plans by ThreeSixFive Design Studio - Job No 010-06-17/PD05, Issue F Drawing No. 5 of 6;
 - Elevations by ThreeSixFive Design Studio - Job No 010-06-17/PD06, Issue F Drawing No. 6 of 6;
 - Email from Rocky Violi detailing colours dated 20 June 2018;
 - Drainage Plan by Anzas and Associates Ref ZS/4541, Dwg No 1 and 2 of 2; and
 - Stormwater Detention Design, Job No 4541.

2. 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; or
 - e) Flow across footpaths or public ways.
 3. All stormwater detention measures shall be installed and functioning as per the design intent prior to the occupancy of the subject dwellings.
 4. The driveway for Dwelling 1 shall be a maximum width of 4 metres at the property boundary.
 5. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times to the satisfaction of Council.
 6. All landscaping will be planted in accordance with the approved plans within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die to the satisfaction of Council.
 7. The upper level bedroom windows to the northern elevation of all dwellings and eastern elevation of Dwellings 1 and 2 shall include fixed obscure glazing to a minimum height of 1.7 metres from the upper floor level, and shall be maintained at all times to the reasonable satisfaction of Council.
 8. All wall cladding, roofing materials and external building finishes and colours used on the dwellings shall be natural and non-reflective, and shall be maintained to the reasonable satisfaction of Council.
 9. No fencing or retaining walls shall occur within 5 metres of the land adjacent Brown Hill Creek.
-

BACKGROUND

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

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan; and
- All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the CAP.

PREVIOUS OR RELATED APPLICATION(S)

Nil

SITE AND LOCALITY

The subject land is commonly known as 77 Gray Street, Plympton. It is more formally described in Certificate of Title Volume 5634 File 783 comprising allotment 156 in Deposited Plan 2478. There are no easements attached to the title. The subject land has an irregular configuration with frontage to Gray Street of 23.59 metres (m) and a total area of 1154 square metres (m²). The site is located on the east side of Gray Street with an east west orientation.

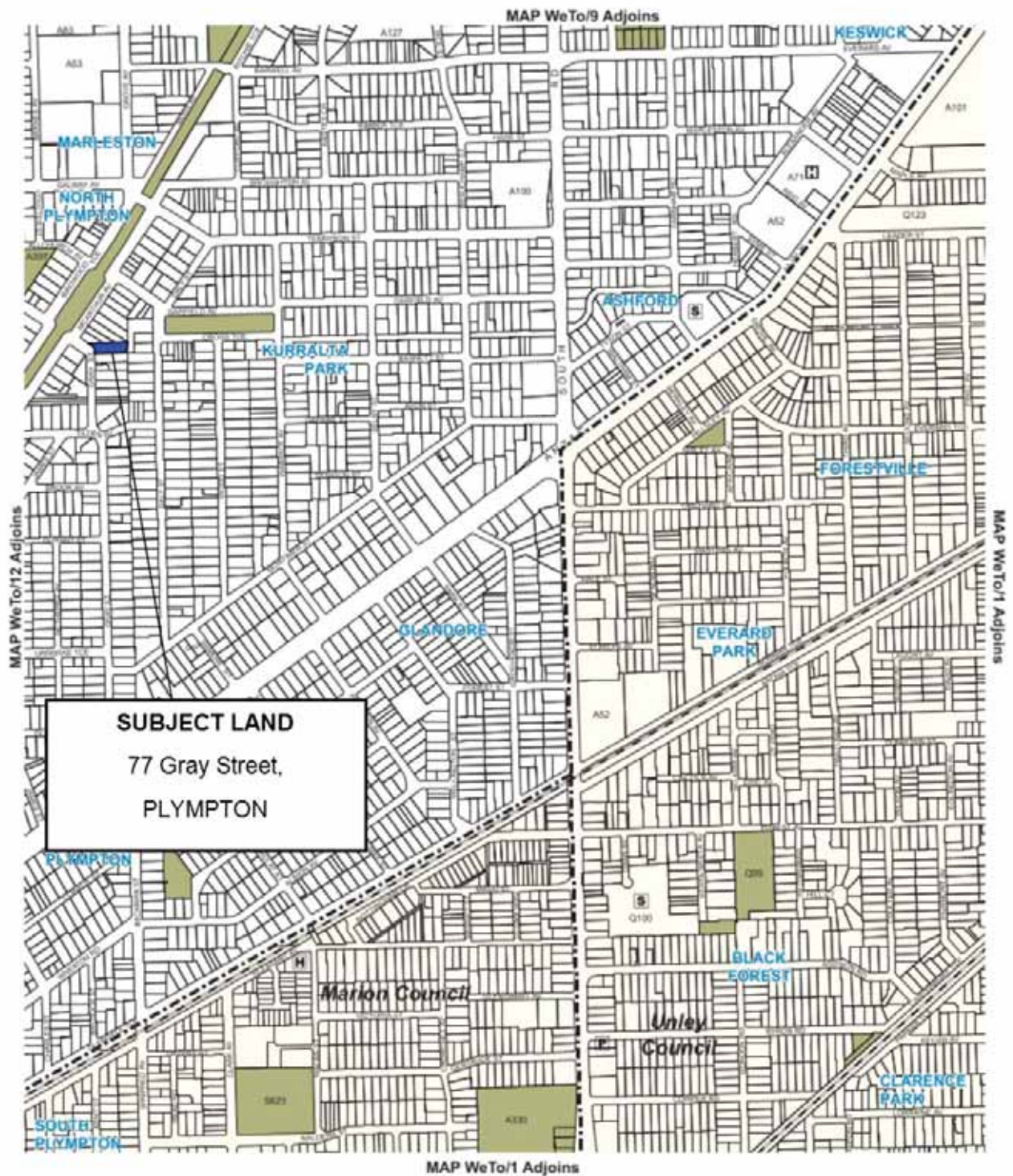
The site currently contains a single storey detached dwelling with associated outbuildings constituting a site cover of around 50% with the remainder of the land containing lawn and some medium sized shrubs. The land is relatively flat. This section of Brown Hill Creek to the east of the land is within Council reserve and is unlined. There are no regulated trees on the site or adjacent the site that would be affected by the development.

The locality consists of mixed residential development with a dominance of older detached dwellings from the 1950s to 1970s with some newer development constructed in the last 20 years. The amenity of the locality is considered moderate given the condition and age of dwellings. Brown Hill Creek contributes positively to the locality.

The subject land is not within 400 metres of a Centre Zone however lies centrally between two centres and is 600 metres from Anzac Highway and 750 metres from Marion Road. Both roads are well served by public transport. The Westside Bikeway is 40 metres from the subject site.

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





Location Map WeTo/13

WEST TORRENS COUNCIL
Consolidated - 30 May 2017

PROPOSAL

Land Division

The applicant proposes two land divisions. The Torrens Title land division creates the parcel for the detached dwelling at the front of the allotment and a 'superlot' 100 for the remaining three dwellings. The subsequent Community Title land division creates the parcels for three dwellings to the rear together with the common property. The proposed allotments are:

Allotment	Allotment Area	Allotment Frontage (to Gray Street)
1	240m ²	17.39 metres
2	175m ²	N/A
3	210m ²	N/A
4	210m ²	N/A
Common property	319m ²	7.99 metres

Dwellings

The built form application consists of four dwellings. There is a two storey detached dwelling proposed at the front of the site, a two storey group dwelling and a two storey residential flat building comprising two dwellings to the rear of the site.

Dwelling 1 or front dwelling contains a double garage, 3 bedrooms, ensuite, bathroom, rumpus, study, open living, kitchen and meals area, and laundry. Dwelling 2 contains a double garage, 3 bedrooms, ensuite, bathroom, rumpus, study, open living, kitchen and meals area, and laundry. Dwellings 3 and 4 have a mirrored floor plan, each containing 3 bedrooms, ensuite, bathroom, rumpus, open living, kitchen and meals area, and laundry.

The design of the dwellings are considered to be of contemporary style with a mix of materials including corrugated Colorbond roofing and hebel powerpanel matrix cladding and brickwork. The colour palette is of neutral tonings. The roof is hipped and at a 25 degree pitch.

The landscaping provided consists of a 500mm wide strip along the southern side of the common driveway that services Dwellings 2-4. This strip consists of ground covers and some taller plants to provide some vertical elements and soften the fence on the eastern side. In addition to this there are plantings along a 12 metre (approximately) section between Dwellings 1 and 2 and the driveway. Each of the dwellings propose lawn within the private open space areas and each dwelling has at least two trees up to heights of 5 metres proposed. The landscaping in front of Dwelling 1 includes a 500mm wide strip on the northern side of the driveway and there is an attempt to provide landscaping in place of hard paving.

There are two vehicular access locations for the development. Dwelling 1 has separate vehicular access on the northern side of the original allotment, in a similar location to the existing crossover. There is a double width crossover on the southern side of the allotment to accommodate vehicular access and egress for dwellings 2, 3 and 4 and a visitor space. The entry accommodates two way movement and landscaping flanks both sides of the internal road.

A copy of the plans and supporting documents are contained in **Attachment 1**.

PUBLIC NOTIFICATION

The dwelling application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations.

Properties notified:	16 properties were notified during the public notification process.
Representations:	Three (3) representations were received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel. <ul style="list-style-type: none"> Trevor Baverstock - 66 Daly Street, Kurralta Park
Summary of Representations:	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> True boundary is now where fenceline is at the moment. A new retaining wall is required to be built once the new boundary is defined. Overlooking. Fruit trees getting damaged when fence is removed. Rear garden shed may be damaged during fence removal.

The applicant has provided a response to the representations, as summarised below:

- The current boundary lines will be identified with a boundary identification plan prior to construction. Retaining walls will be constructed as per the civil plan.
- The windows to upper levels will comply with the requirement imposed by Council's conditions.
- Fencing is a civil matter and dealt with accordingly.
- The owner will make contact with the adjoining owners prior to work on site regarding existing trees and boundary fencing.

A copy of the representors' concerns and the applicant's response is contained in **Attachment 2**.

REFERRALS

External

SA Water

- SA Water has raised no concerns with the proposed division.

State Commission Assessment Panel (SCAP)

- SCAP has raised no concerns with the proposed division with a standard suite of conditions recommended should the application be supported.

Internal

City Assets

Concerns were raised regarding the following matters:

- Watercourse impacts
 - proximity of development to the banks of Brown Hill Creek;
 - retaining wall design;
 - risk of erosion.

This development backs onto Brown Hill Creek. Initial plans had one rear dwelling setback 5.8 metres from the rear boundary. This was considered deficient and the applicant amended the plans to locate two dwellings setback 10 metres from the rear boundary adjacent Brown Hill Creek. This is now considered a satisfactory distance to ensure the stability and safety of the development, and of the creek banks.

- Vehicle manoeuvrability
 - limited on-site vehicular movement and non-compliance with the relevant Australian Standard.

Revised plans were requested demonstrating vehicle manoeuvrability design for the site which complies with the Australian Standard requirements. Some alterations to the floor plan of Dwelling 2 were made to ensure that the vehicle manoeuvrability was able to meet the Standard.

- Driveway configuration
 - practical driveway locations and shaping should facilitate limited on-site vehicular movement and non-compliance with relevant Australian Standard; and
 - recommendations were made for driveway access to Dwelling 1 and common passing corridor to Dwelling 3 and Dwelling 4 to be re-aligned.

Revised plans were provided to conform to this request.

- Stormwater management
 - stormwater detention measures will be required to be undertaken given the development area is between 1000 and 4000m².
 - calculations were provided and determined to meet the Council's minimum requirements.

A condition is recommended regarding stormwater being installed and functioning as per the design intent prior to the occupancy of the dwellings.

- Waste management
 - A development containing 4 dwellings would generate a maximum of 8 bins on any day when being serviced by the standard Council waste service. This would necessitate the provision of 8 metres (1 metre per bin) of kerb and water table adjacent to the development site for presentation of bins.

Verge space of 8 metres can be provided to the front of the development site, enabling a standard Council waste collection service to be accommodated.

The relevant reports are contained within **Attachment 3**.

ASSESSMENT

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

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 6, 7, 8, 10
Design and Appearance	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 21, 22
Energy Efficiency	Objectives	1
	Principles of Development Control	1, 2
Hazards	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7
Infrastructure	Objectives	1, 2, 3
	Principles of Development Control	1, 2, 3, 4, 5, 6, 8, 9
Land Division	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 2, 4, 5, 6, 8, 11, 12
Landscaping, Fences and Walls	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 6, 10, 12
Natural Resources	Objectives	
	Principles of Development Control	
Residential Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31
Transportation and Access	Objectives	1, 2
	Principles of Development Control	1, 8, 10, 11, 18, 23, 24, 34, 35, 36, 43, 44
Waste	Objectives	1
	Principles of Development Control	1, 2

Zone: Residential Zone

Desired Character Statement:

This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.

*Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a **Historic Conservation Area**.*

<i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i>	
<i>Objectives</i>	<i>1, 2, 3, 4</i>
<i>Principles of Development Control</i>	<i>1, 5, 6, 7, 8, 9 10, 11, 12, 13, 14</i>

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

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
LAND DIVISION - 211/1007/2017 - 211/D145/17		
ALLOTMENT AREA <i>Medium Density Policy Area 19 PDC 7</i>	270m ² (minimum)	Allotment 1= 240m ² Allotment 100 = 914m ² Does Not Satisfy
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 19 PDC 7</i>	9 metres (minimum)	Allotment 1 = 15.6 metres Allotment 100 = 7.99 metres Does Not Satisfy

LAND DIVISION - 211/1008/2017 - 211/C146/17		
ALLOTMENT AREA <i>Medium Density Policy Area 19</i> <i>PDC 7</i>	270m ² (minimum)	Allotment 2 = 175m ² Allotment 3 = 210m ² Allotment 4 = 210m ² Does Not Satisfy
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 19</i> <i>PDC 7</i>	9 metres (minimum)	Allotment 2 = N/A Allotment 3 = N/A Allotment 4 = N/A N/A
MINIMUM DRIVEWAY HANDLE WIDTH <i>Land Division</i> <i>PDC 7 (b) (i)</i>	4 metres (minimum)	4.4 metres Satisfies
MINIMUM ACCESS AREA <i>Land Division</i> <i>PDC 7 (b) (i)</i>	5.5 metres for first 5 metres	6.4 metres for the first 6.1 metres Satisfies

DWELLINGS		
SITE AREA <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	<u>Detached dwelling - Dwelling 1</u> 270m ² (minimum) <u>Group dwelling - Dwelling 2</u> 270m ² (minimum) <u>Residential flat building - Dwellings 3 and 4</u> 270m ² (average)	Dwelling 1 = 240m ² Does Not Satisfy by 11.1% Dwelling 2 = 175m ² Does Not Satisfy by 35.2% Dwelling 3 and Dwelling 4 average is 210m ² Does Not Satisfy by 22.2%

FRONTAGE TO PUBLIC ROAD <i>Medium Density Policy Area 19</i> PDC 4	<u>Detached dwelling - Dwelling 1</u> 9 metres (minimum) <u>Group dwelling - Dwelling 2</u> 9 metres (minimum) <u>Residential flat building - Dwellings 3 and 4</u> 15 metres (minimum for complete building)	Dwelling 1 = 15.6 metres Satisfies Dwelling 2 - 4 = N/A
SITE COVERAGE <i>Medium Density Policy Area 19</i> PDC 3	60% (maximum)	40.2% approximately Satisfies
BUILDING HEIGHT <i>Medium Density Policy Area 19</i> PDC 3	Two storeys or 8.5m (maximum)	All dwellings two storeys. Dwelling 1 = 7.3 metres Dwelling 2 = 7.3 metres Dwelling 3 = 7.3 metres Dwelling 4 = 7.3 metres Satisfies
STREET SETBACK <i>Medium Density Policy Area 19</i> PDC 3	3 metres (minimum)	3 metres to main face of dwelling Satisfies
SIDE SETBACKS <i>Residential Zone</i> PDC 11	<u>Ground level</u> 1 metre (minimum where the vertical side wall is 3 metres or less)	<u>Dwelling 1</u> Side boundary wall along garage (north) 0 metres (south) Does Not Satisfy <u>Dwelling 2</u> Side boundary wall (west) Side boundary wall (east) Refer to assessment below <u>Dwelling 3</u> 1 metre (north) N/A (south) - party wall Satisfies

	<p><u>Upper level</u> 2 metres (minimum where the vertical side wall measures between 3 metres and 6 metres)</p>	<p><u>Dwelling 4</u> N/A (north) - party wall 1 metre (north)</p> <p>Satisfies</p> <p><u>Dwelling 1</u> 3 metres (north) 0.7 metres (south)</p> <p>Does Not Satisfy</p> <p><u>Dwelling 2</u> Side boundary wall (west) 4.8 metres (east)</p> <p>Does Not Satisfy</p> <p><u>Dwelling 3</u> 2.2 metres (north) N/A (south) - party wall</p> <p>Satisfies</p> <p><u>Dwelling 4</u> N/A (north) - party wall 2.2 metres (south)</p> <p>Satisfies</p>
<p>REAR SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i></p>	<p>6 metres (minimum)</p>	<p><u>Dwelling 1</u> 0 metres</p> <p>Does Not Satisfy</p> <p><u>Dwelling 2</u> 1.2 metres</p> <p>Does Not Satisfy</p> <p><u>Dwelling 3</u> 10 metres</p> <p>Satisfies</p> <p><u>Dwelling 4</u> 10 metres</p> <p>Satisfies</p>

PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	Minimum 24m ² (with a minimum dimension of 3m for allotments up to 300m ²)	<p>Dwelling 1 = 38.9m² minimum dimension of 2.5 metres</p> <p>Dwelling 2 = 40.7m² with minimum dimension of 2.5 metres</p> <p>Dwelling 3 = 91.4m² with minimum dimension of 10 metres</p> <p>Dwelling 4 = 91.4m² with minimum dimension of 10 metres</p> <p>Satisfies</p>
LANDSCAPING <i>Landscaping, Fences & Walls</i> PDC 4	Minimum 10% of the site	<p>22.8%</p> <p>Satisfies</p>
CARPARKING SPACES <i>Transportation and Access</i> PDC 34	<p>2 car parking spaces per dwelling, one of which is covered + an additional 0.75 car parking spaces (for Dwellings 2-4)</p> <p>Requirement - 11 car parking spaces</p>	<p>2 car parking spaces per dwelling are provided plus one visitor space for Dwelling 1 and one visitor space for overall development.</p> <p>Satisfies</p>
SITE FACILITIES AND STORAGE <i>Residential Development</i> PDC 31	8m ³ (minimum)	<p>Dwelling 1 = 3.5m³</p> <p>Dwelling 2 = 5.3m³</p> <p>Dwelling 3 = 5.3m³</p> <p>Dwelling 4 = 5.3m³</p> <p>Does Not Satisfy</p>
INTERNAL FLOOR AREAS <i>Residential Development</i> PDC 9	3+ bedroom dwelling 100m ² (minimum)	<p>Dwelling 1 = 160m²</p> <p>Dwelling 2 = 145m²</p> <p>Dwelling 3 = 149m²</p> <p>Dwelling 4 = 149m²</p> <p>Satisfies</p>
OVERSHADOWING <i>Residential Development</i> PDCs 10, 11, 12 & 13	<p>Winter sunlight available to adjacent dwellings.</p> <p>Minimum 2 hours of sunlight between 9.00am and 3.00pm on 21 June to ground-level open space of existing buildings</p>	<p>Main impacted dwelling is 40 Garfield Avenue which will be overshadowed in the morning on 21 June but remains shadow free from 12pm onwards.</p> <p>Satisfies</p>

QUALITATIVE ASSESSMENT

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

Desired Character

The Desired Character for the policy area seeks medium density residential development accommodating a range of dwelling types (including detached dwellings, group dwellings and residential flat buildings) on generally smaller allotments. Such development should incorporate landscaping to enhance the streetscape appearance of buildings, improve the transitional spaces between the public and private realms and mitigate heat loads.

The proposed two storey built form is consistent with the desired character. While the proposed dwelling site areas are smaller than envisaged in the policy area, they provide functional parcels to accommodate dwellings that meet the majority of the quantitative provisions. The site is not located within 400 metres of a centre zone, however is within 1 kilometre of Anzac Highway, South Road and Marion Road, main roads that are all well serviced by shops and high frequency public transport which is conducive to medium density development. Overall it is considered that the development meets Objective 1 and Principle of Development Control (PDC) 2 of Medium Density Policy Area 19.

Land Division

The land division application comprises two components, undertaken in this manner to effectively create a Torrens title allotment for the detached dwelling at the front. The subsequent division is to create three (3) additional allotments that would result in parcels to accommodate four dwellings and common property. The development is considered to be orderly and would utilise existing infrastructure therefore meets Objective 1 of General Section - Land Division.

The common property in this division constitutes around 25% of the total site area and serves Dwellings 2-4 with access, turnaround areas, hard and soft landscaping and provides a visitor parking space that could be accessed by any of the four dwellings. This results in individual allotment sizes for residential development ranging from around 175m² to 240m². While the allotment areas do not meet the relevant area requirements stipulated in PDC 7 of Medium Density Policy Area 19, the parcels created are of adequate size and dimensions to facilitate residential development within a Residential Zone.

Given Brown Hill Creek is located to the rear, the development was altered to accommodate a greater rear setback for Dwellings 3 and 4. The rear of the building is setback at 10 metres from the top of the creek bank. This is consistent with Objective 4 (General Section - Land Division) that requests integration with adjacent site features like Brown Hill Creek and PDC 2(d) which seeks to protect development from erosion. These two rear allotments are of sufficient size and shape to functionally accommodate the proposed residential flat buildings.

Overall and despite the shortfall in site areas, it is considered that the development meets the Development Plan provisions regarding land division.

Site Area and Frontage

As described above, the policy area seeks medium density development and the quantitative site area requirements work together with other provisions to achieve the objective for medium density development. The development falls short of the quantitative requirements for the land division and the residential development site area requirements outlined in the table above. Dwelling 1 falls short by 11% and Dwellings 2-4 fall short by greater than 20%. However the proposed built form demonstrates that medium density development can be achieved on the proposed site area.

In assessing the merit of the proposed site areas, it is worth noting the existing allotment pattern in the locality as well as the other quantitative criteria applicable to the development.

The prevailing allotment pattern in the locality is varied and includes some original allotments of around 900-1000m². However there have been a number of developments in the street and locality, particularly detached dwellings at the front of allotments and a group dwelling to the rear along the eastern side of Gray Street.

The existing allotment is long and narrow and the sites have been designed to accommodate four dwellings while achieving a similar appearance to the other recent developments with one detached dwelling facing Gray Street. In this regard there are no undue impacts envisaged to the streetscape as the proposed frontages are in keeping with the emerging pattern of development. These dwellings have been assessed to have sufficient width for access (two separate access points from street), reasonable setbacks, adequate private open space, sufficient internal living areas and a development that does not compromise the stability or flows of Brown Hill Creek to the rear.

Front Setback

While the quantitative table indicates that the front setback of the development satisfies PDC 3 of Medium Density Policy Area 19, Dwelling 1 has a portico that is sited forward of the main face of the dwelling and setback at 1.7 metres from the street which is 1.3 metres less than stipulated in the relevant provision.

As this shortfall is due to a feature entrance or portico forward of the front door, and the main face of Dwelling 1 is setback 3.0 metres from the street, it is considered to address the intent of the PDC. The portion of the proposed building that is forward of the 3 metre requirement provides visual interest and is not considered to be bulky or restrict the potential for casual surveillance of the street. In addition to this, the front boundary is staggered and the site is on the outside of a bend within a cul-de-sac therefore will be less prominent than along a straight road. Coupled with the proposed landscaping, the building alignment is considered appropriate and the front setback of the building is considered to be satisfactory.

Side Setbacks

Dwelling 1 has suitable side setbacks despite not strictly complying with the quantitative requirements of the Development Plan. The northern setback of Dwelling 1 adjacent 27A and 29 McArthur Avenue is setback 3 metres to the dwelling component for the ground floor and second floor. This is more than sufficient in terms of meeting PDC 11 of the Residential Zone. However, Dwelling 1 falls short on the southern side as the dwelling has a ground floor setback along the community title boundary and upper level setback of 0.7 metres. This is considered acceptable as the adjoining area comprises the common driveway (not an indoor or outdoor living area), and there is a distance of 5.4 metres between the ground level wall and the property at 75 Gray Street. Landscaping is also proposed adjacent this wall which will assist in softening the built form.

The side setbacks of Dwelling 2 are located along the eastern and western sides as boundary to boundary development with the private open space located along the north-western end of the side boundary. The side boundary development is considered appropriate in accordance with Residential Zone PDC 12 and 13 as they adjoin the rear boundary wall to Dwelling 1 and the Dwelling 3 and 4 common manoeuvring area.

The rear two dwellings that form the residential flat building share a party wall. The shared side setbacks are considered to be acceptable with the upper level setback a minimum of 2.2 metres and the ground floor and lower level with their meals / living areas and entrance past the stairs. Overshadowing impacts are considered to be minimal on 75 Gray Street given the site has a large domestic shed (on rear portion) adjacent its northern boundary.

Dwelling 1 has a garage wall proposed on the northern boundary for a length of 6.5 metres. The height of the garage is 2.7 metres with a parapet at the front which extends to a height of 3.3 metres. Other than the extended parapet at the front of the garage, the garage size, length and dimensions comply with PDC 16 (General Section - Residential Development). The impact of the garage wall on the boundary and on the rear private open space of 29 McArthur Avenue is considered acceptable.

Overall the side setbacks are considered to be reasonable.

Rear Setbacks

PDC 3 of Medium Density Policy Area 19 requires a minimum rear setback of 6 metres. Dwellings 1 and 2 do not meet the required rear setback, largely due to their design and orientation. This shortfall for Dwelling 1 largely impacts on Dwelling 2 as this dwelling has its rear oriented to the east and the rear of Dwelling 1 abuts the side of Dwelling 2. Dwellings 1 and 2 have been designed to have northeast oriented private open space to allow for a greater separation distance to the adjacent land at 29 and 27A McArthur Avenue.

Dwelling 1 has a rear setback of 2.5 metres. Whilst not meeting the minimum 6 metre rear setback, it meets the minimum dimension of private open space of 3 metres and creates a courtyard style open space area around the meals / living area that is north facing. The non-conformance with the rear setback is not considered to be fatal to the application.

Dwelling 2 has a staggered rear setback of 1.2 metres at its closest point. While considerably less than the 6 metre requirement, this is due to the layout of the dwelling allowing for the private open space to achieve a north facing aspect. The remainder of the dwelling is setback 2.5 metres then 5.5 metres to the northern side of the garage. It is noted that the proposed setback is an improvement on the 24 metre length carport and outbuilding structure on the boundary.

Dwellings 3 and 4 exceed the minimum rear setback provisions and meet the recommended setback of 10 metres minimum from the top of the bank of Brown Hill Creek.

Overall the rear setbacks of each of the dwellings are considered to be satisfactory and provide adequate separation to adjoining properties.

Upper Level Setbacks

All of the upper level side setbacks comply with Residential Zone PDC 11 other than the setbacks adjacent the internal driveway and common property. These setbacks remain greater than 5.4 metres from the adjacent property at 75 Gray Street and are considered reasonable. The upper level rear setbacks are also considered satisfactory and centralised upon the proposed subject sites. Each dwelling contains reasonable articulation contributing positively to Gray Street.

Storage

The applicant has not provided formal measurements of the storage, however each of the dwellings have stairs which allows for under stair storage. This has been calculated in each dwelling to be below 8m³ as desired in PDC 31 (General Section - Residential Development). There is also storage space within the dwelling including areas in the garage, laundry, kitchen and space for a small tool shed in the rear yard. While the development does not meet the quantitative requirement in respect to formal and nominated storage, there is opportunity to provide this at a later date without any alterations to the built form.

Landscaping

The proposed development meets the quantitative requirement of at least 10% of the site proposed to be landscaped. The application proposes a 500mm wide landscaping strip along the southern side of the driveway for the full extent and intermittent planting throughout the site including the front yard of Dwelling 1 and within private open space areas of all four dwellings. These include mature tree plantings, shrubs and ground covers that will add to the aesthetic appeal of the proposed development. The landscaping along the driveway will assist in softening the extent of fencing and hard paving and reducing the impact of the heat island effect.

It is considered that the landscaping effectively minimises the impacts associated with the extent of hard paved surfaces proposed as sought by PDC 1(a), (f), (g) and (h) of the General Section Landscaping, Fences and Walls module of the Development Plan.

Flood and Erosion Hazard

Consideration has been given to this development and the adjoining area of Brown Hill Creek. City Assets are satisfied that given the built form is 10 metres from the top of the bank and providing there are no obstructions within 5 metres from the rear boundary then this is considered to be satisfactory to mitigate any potential hazards associated with the creek line.

Consequently it is deemed that the location of the development is sufficient to assist in ensuring the stability of the creek bank in this location will not adversely affect water flows or erosion.

Overlooking

Two representations raised overlooking as an issue - see map below. The development consists of four dwellings all with two storey components. In respect to overlooking and addressing PDC 27 (General Section - Residential Development), the development has been designed cognisant of the adjoining neighbours and creek feature to the rear. The rear two dwellings have upper level eastern windows that are fixed and obscured to a height of 1.7 metres, and floor to ceiling heights which prevent overlooking toward 66 Daly Street. Dwelling 1 has an upper level northern window that is fixed and obscure to a height of 1.7 metres that addresses overlooking over the rear yards of 29 and 27A McArthur Avenue. Dwelling 2 has two upper level northern windows with sill heights lifted to 1.7 metres above floor level to address overlooking over the rear yards of 29 and 27A McArthur Avenue.

A review of the other upper level windows concluded that overlooking for all elevations has been addressed adequately.



Subject site



Representation with overlooking concern

Waste management

There were concerns that there would be insufficient verge space for 8 bins to be presented on the verge. The applicant has demonstrated that there is 8 metres available between the two driveways along the verge and therefore 8 standard bins are able to be collected at this location.

A standard Council kerbside waste collection service can be accommodated and is to the satisfaction of Council.

SUMMARY

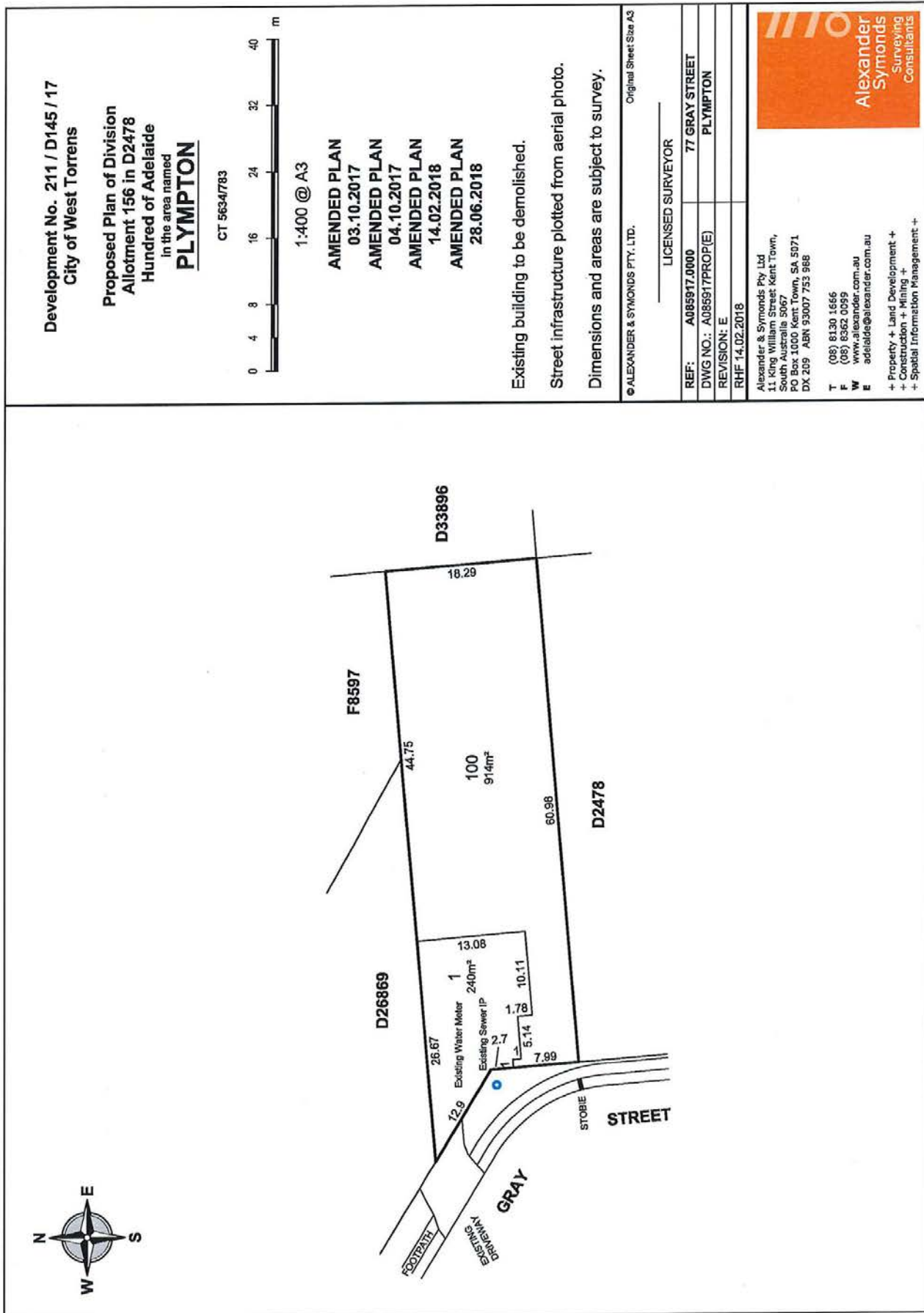
The three proposed developments, when reviewed concurrently, present a development that results in a medium density outcome within a policy area that seeks that form of development. The dwelling types are all envisaged within the zone and despite the shortfall in site area, other key quantitative provisions are met providing for a functional development. The development provides diversity in the local housing stock and is in a location that is in close proximity to centres.

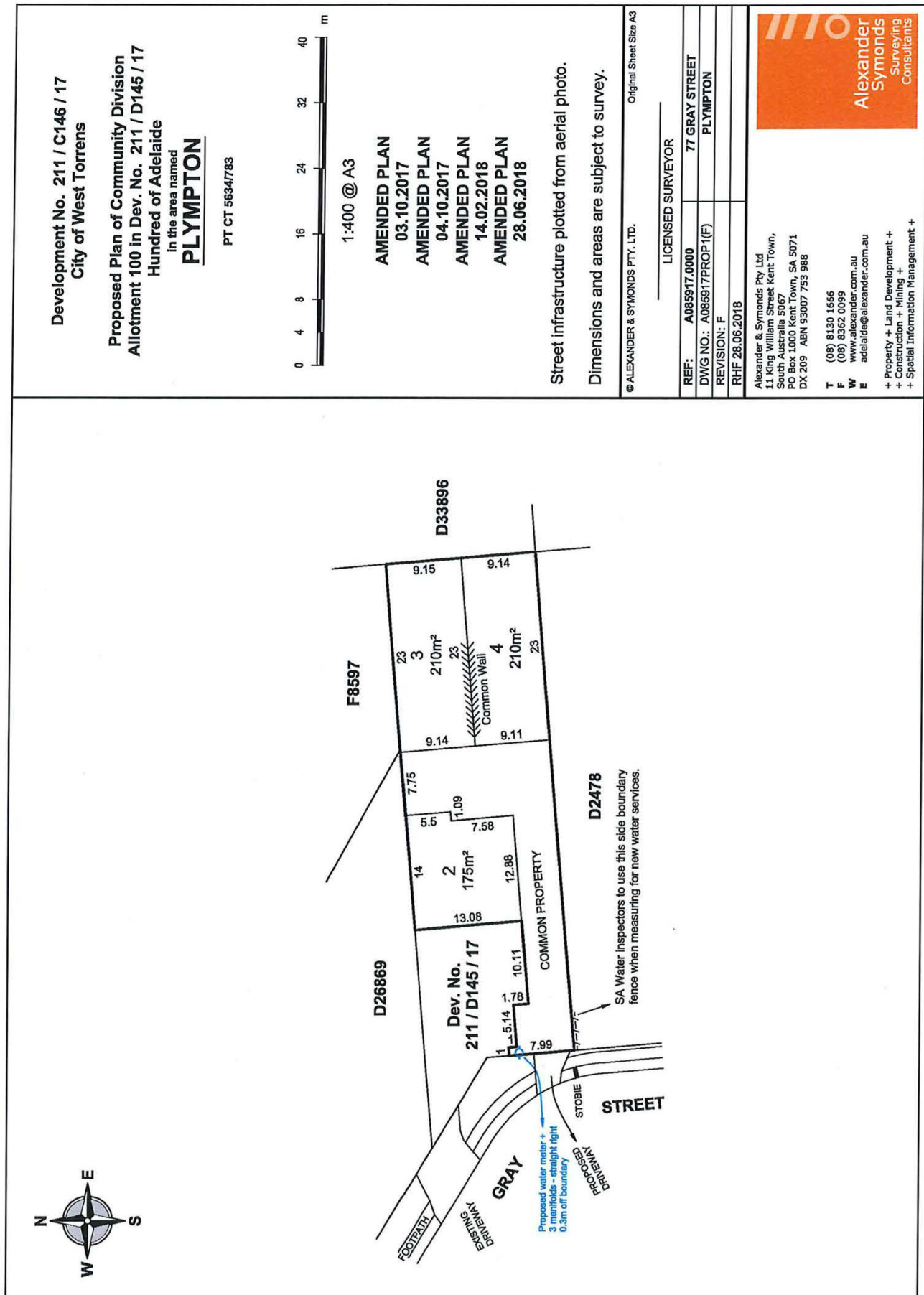
Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

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

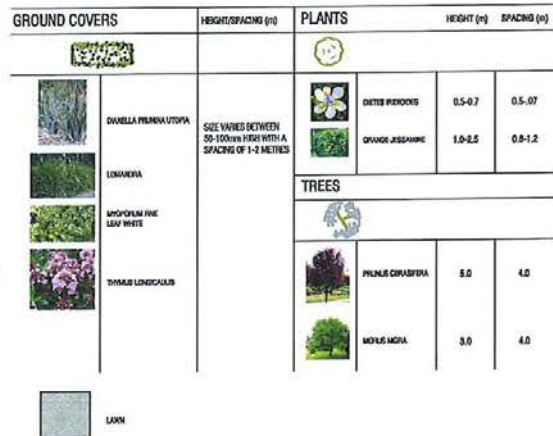
Attachments

1. **Survey plans, Proposal plans and details**
2. **Representations and response to representations**
3. **External and Internal Referrals**





LANDSCAPING LEGEND: ALL LANDSCAPE BY OWNER



DWELLING 1 AREA		SQM
LOWER LIVING		87.50
UPPER LIVING		54.50
GARAGE		48.00
PORCH		4.00
TOTAL		186.30
DWELLING 2 AREA		60M
LOWER LIVING		79.50
UPPER LIVING		61.00
GARAGE		40.50
PORCH		2.80
TOTAL		183.80
DWELLING 3-4 AREA		50M
LOWER LIVING		63.00
UPPER LIVING		80.15
GARAGE		18.85
PORCH		2.00
TOTAL		163.85
GROUP	AMENDMENT	DATE
A	CONCEPT ISSUE	20.07.17
B	PLANNING ISSUE	27.07.17
C	PLANNING ISSUE	28.08.17
D	PLANNING ISSUE	06.12.17
E	PLANNING ISSUE	18.11.17
F	PLANNING ISSUE	25.02.18

ThreeSixFive
DESIGN STUDIO

64 HALIFAX ST
ADELAIDE SA 5000 AUSTRALIA
T +618 8231 5548
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT:
JULIA ZHU

PROPOSED DEVELOPMENT

ADDRESS:
77 GRAY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUES ARE TO BE NOTIFIED TO S&S STUDIOS PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

SCALE:	DRAWN BY:	DRAWING No:
1:200 @ A3	RV	1 OF 6

ISSUE:	JOB NUMBER:
E	010-06-17/P001

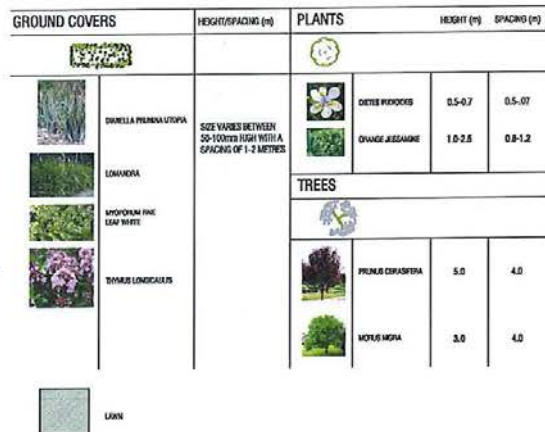
THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF 345 STUDIO. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT

COPYRIGHT



PROPOSED SITE PLAN SCALE 1:200

LANDSCAPING LEGEND: ALL LANDSCAPE BY OWNER



DWELLING 1 AREA		SQM
LOWER LIVING		57.50
UPPER LIVING		54.80
GARAGE		46.00
PORCH		4.00
TOTAL		188.30
DWELLING 2 AREA		SQM
LOWER LIVING		79.50
UPPER LIVING		61.00
GARAGE		40.50
PORCH		2.80
TOTAL		183.80
DWELLING 3-4 AREA		SQM
LOWER LIVING		63.00
UPPER LIVING		89.15
GARAGE		35.60
PORCH		2.00
TOTAL		189.65
ISSUE	AMENDMENT	DATE
A	CONCEPT ISSUE	20.07.17
B	PLANNING ISSUE	17.07.17
C	PLANNING ISSUE	18.08.17
D	PLANNING ISSUE	04.11.17
E	PLANNING ISSUE	09.11.17
F	PLANNING ISSUE	07.02.18

ThreeSixFive
DESIGN STUDIO

64 HALIFAX ST
ADELAIDE SA 5000 AUSTRALIA
T +618 8231 5548
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT:
JULIA ZHU

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
77 GRAY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO S&S STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

SCALE:	DRAWN BY:	DRAWING No:
1:200 @ A3	RV	1 OF 6

EXE:	JO NUMBER:
F.	010-06-17/PD01

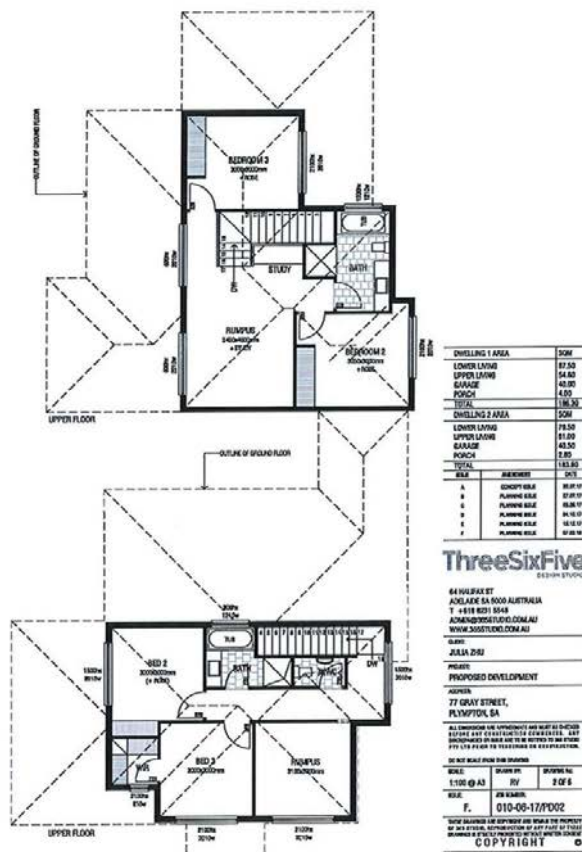
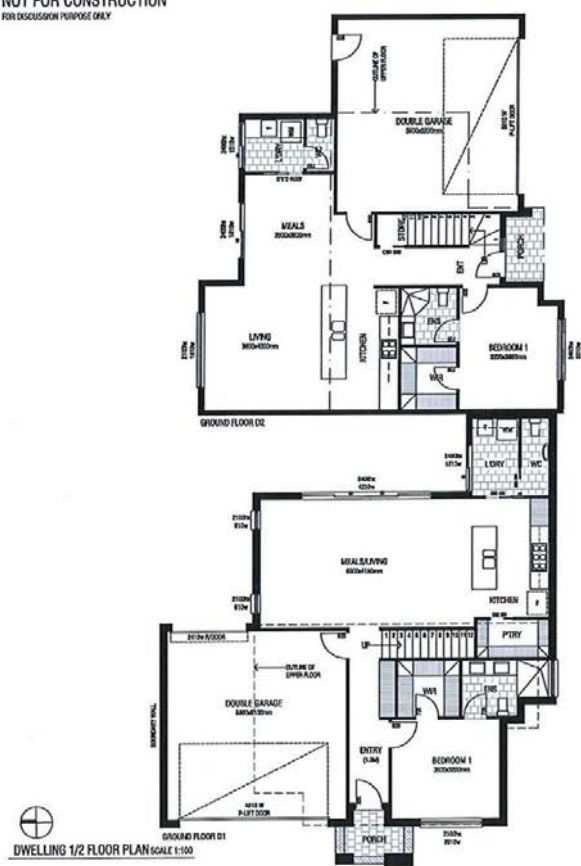
THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF 245 STUDIO. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT

COPYRIGHT



PROPOSED SITE PLAN SCALE 1:200

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



[illegible]

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSES ONLY



REV	REVISION	DATE
1	CONCEPT DRAW	04/01/17
2	PLANNING DATE	05/05/17
3	PLANNING DATE	05/05/17
4	PLANNING DATE	05/05/17
5	PLANNING DATE	05/05/17

ThreeSixFive
DESIGN & BUILD

64 RIVERVIEW ST
ADELAIDE SA 5000 AUSTRALIA
T: 08 8333 1544
A: 08 8333 1544
WWW.THREESIXFIVE.COM.AU

CLIENT
JULIA DOD

PROJECT
PROPOSED DEVELOPMENT

ADDRESS
77 GRAY STREET,
PLYMOUTH, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED
ON SITE. ALL DIMENSIONS ARE APPROXIMATE AND MUST BE
CHECKED ON SITE. ALL DIMENSIONS ARE APPROXIMATE AND
MUST BE CHECKED ON SITE. ALL DIMENSIONS ARE APPROXIMATE
AND MUST BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

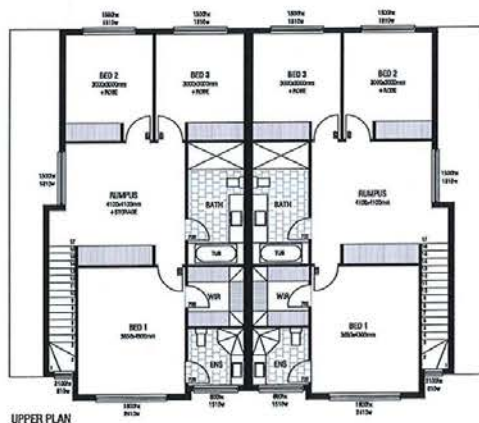
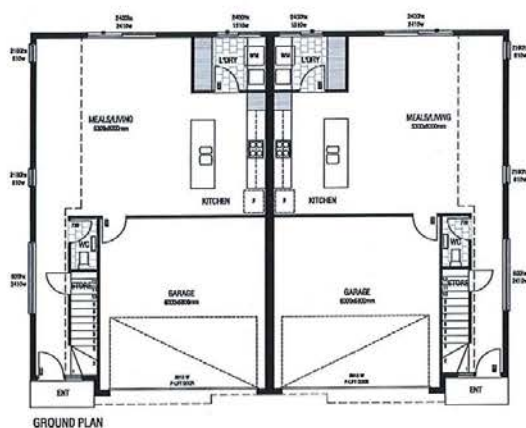
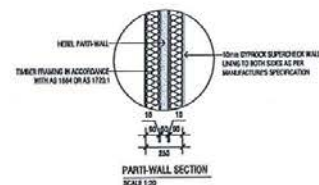
SCALE
1:100 @ A3

DATE
01/06/17

PROJECT NO.
010-06-17/P004

COPYRIGHT ©

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



RES 3 & 4 PLANS

SCALE 1:100

DRILLING 3-4 AREA	SUM
LOWER LIVING	85.00
UPPER LIVING	85.10
KITCHEN	25.00
BATH	10.00
TOTAL	105.10

AREA	PERCENT	PERCENT
A	85.00%	85.00%
B	85.10%	85.10%
C	25.00%	25.00%
D	10.00%	10.00%
E	10.00%	10.00%
F	10.00%	10.00%

ThreeSixFive
CONSTRUCTION

64 PULPIT ST
ADELAIDE SA 5000 AUSTRALIA
T: +61 8 8331 1000
ADVANCE@THREESIXFIVE.COM.AU
WWW.THREESIXFIVE.COM.AU

DATE: JULIAN 2018

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 77 GRAY STREET, PERTH AUSTRALIA

ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE CHECKED ON SITE. ANY DIMENSIONS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

DO NOT SCALE FROM THIS DRAWING

SCALE: 1:100 (B) AS SHOWN

DATE: 010-06-17/0005

TOTAL DIMENSIONS ARE APPROXIMATE AND SHOULD BE CHECKED ON SITE. ANY DIMENSIONS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

COPYRIGHT ©

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



ELEVATIONS SCALE 1:100

REV	REVISION	DATE
A	CONCEPT DESIGN	06/01/17
B	PLANNING PERMIT	06/01/17
C	PLANNING PERMIT	06/01/17
D	PLANNING PERMIT	06/01/17
E	PLANNING PERMIT	06/01/17
F	PLANNING PERMIT	06/01/17

ThreeSixFive
DESIGN & CONSTRUCTION

64 HURST ST
ADELAIDE SA 5000 AUSTRALIA
T: 08 8331 1000
WWW.THREESIXFIVE.COM.AU

SUBMIT
JULIA DODD

PROJECT
PROPOSED DEVELOPMENT

ADDRESS
77 GRAY STREET,
PERTH, WA

ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND SHOWN IN METERS
AND ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND SHOWN IN METERS
AND ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND SHOWN IN METERS

DO NOT SCALE FROM THIS DRAWING

SCALE: 1:100 (AS SHOWN) DRAWING NO: 8 OF 8

DATE: 01/06/17/0005

THIS DRAWING OR ANY PART OF IT IS THE PROPERTY OF THREE SIX FIVE DESIGN & CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THREE SIX FIVE DESIGN & CONSTRUCTION.

COPYRIGHT ©

Sonia Gallarello

From: Rocky Violi
Sent: Wednesday, 20 June 2018 9:24 AM
To: Sonia Gallarello
Subject: RE: colours and materials - 77 Gray

Hi Sonia,

Render – Dulux 'White Duck' or similar
Brick – Licorice brick or similar
Roof – Colorbond monument or similar
Matrix/Axon Cladding– Shale grey or similar

Regards,

Rocky Violi	365 Studio
T: (08) 8231 5548	W: 365studio.com.au
A: 64 Halifax Street	ADELAIDE SA 5000

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

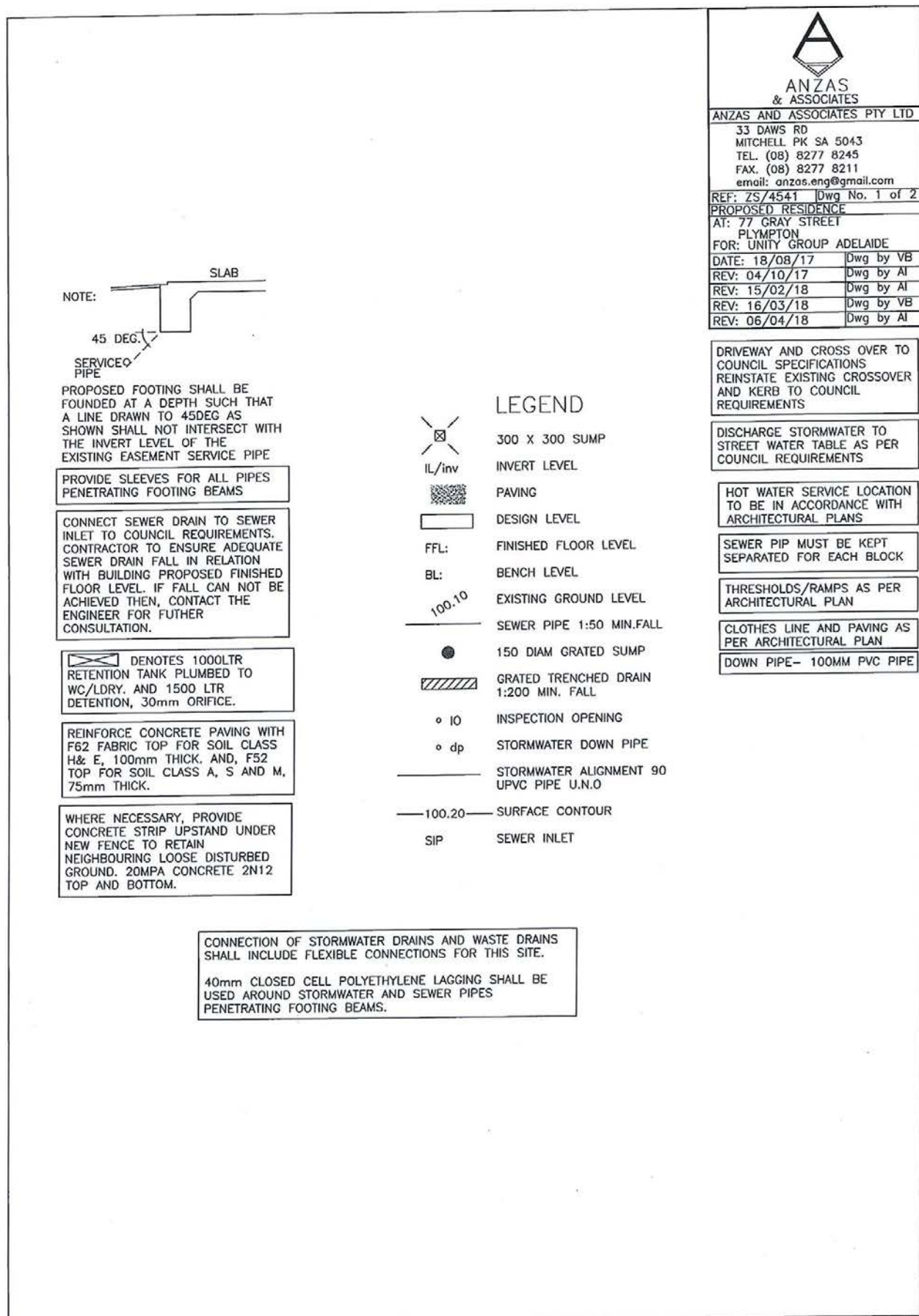
From: Sonia Gallarello
Sent: 20 June 2018 09:15
To: 'Rocky Violi'
Subject: RE: colours and materials - 77 Gray

Today.

Sonia Gallarello
Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

FITCORE - Living the Values

From: Rocky Violi
Sent: Tuesday, 19 June 2018 3:19 PM
To: Sonia Gallarello
Subject: RE: colours and materials - 77 Gray





Stormwater Detention Design

Site: 77 Gray St
Plympton

Date: 6/04/2018
Job No.: 4541

Total Site Area = 1154.75 m²

Predevelopment - 1:5 ARI 76.6 mm/hr (10 minute)

Pre development Flow

Impervious Area (Roof + paving) (Ai) = 600 m² Ci = 0.9
Pervious Area (Landscaping) (Ap) = 554.75 m² Cp = 0.1

$C_n = [(C_i \times A_i) + (C_p \times A_p)] / A$ No. Dwellings = 4
Cn = 0.515674

Flow Rate - $Q_2 = (C_n \times i \times A) / 3600$
Q2 = 12.67 Ltr / s

New Development

Roof Area (Ar) = 471 m² --> 329.7 m² to tank
141.3 m² direct to street

Paving Area (Ap) = 360 m²
Landscaping (Al) = 323.75 m²

Ground Runoff

$Q_{ground} = \left[\begin{array}{ccc} 360 \times 0.9 & + & 323.75 \times 0.1 & + & 141.3 \times 1 \end{array} \right] \times i / 3600$
Paving Landscape Roof
Qground = 0.14 l

Roof Runoff to tank

$Q_{roof} = [329.7 \times 1.0] \times i / 3600$

Qroof = 0.09 l

Use 20mm Diam Orifice

$Q_{out} = CA \times (2gH)^{0.5}$ C = 0.65
Qout = 0.99081 Ltr/s A = 0.000314
g = 9.81
H = 1.2

Stormwater Detention Design

Storm Duration	Intensity	Q		Qall	Storage Paving	Required Roof
		Ground	roof			
5	140.0	19.35	12.82	10.65	3194.07	664.38
10	109.0	15.07	9.98	6.36	3816.81	902.90
15	96.2	13.29	8.81	4.58	4126.43	1089.56
20	83.3	11.52	7.63	2.81	3370.20	1099.70
25	76.2	10.53	6.98	1.83	2740.47	1130.78
30	69.1	9.55	6.33	0.85	1521.81	1064.33
35	65.6	9.06	6.00	0.35	744.85	1071.02
40	62.0	8.57	5.68	-0.14	-326.58	1028.96
45	58.5	8.08	5.35	-0.63	-1692.46	938.12
50	54.9	7.59	5.03	-1.12	-3352.80	798.51
55	51.4	7.10	4.70	-1.61	-5307.60	610.14
60	47.8	6.61	4.38	-2.10	-7556.85	373.00
120	31.5	4.35	2.88	-4.35	-31337.91	-1941.06

Calculations / Examples

Paving Storage Required :

Qtanks

For 5 min Duration - Net flow to be : (Qground - Q2) + Qout* no. dwellings

$$= 10.65 \text{ l/s}$$

Site Storage = Net flow x duration

$$= 10.65 \times 5 \text{ min} \times 60 \text{ seconds}$$

$$= 3194.07 \text{ ltr}$$

Allow Ponding around sumps

Storage required = 4.13 m³

Volume of ponding = 

$$V = A^2 \times H/3$$

$$V = 0.83 \text{ m}^3$$

Number of sumps on site = 5

Total Volume detained = 4.17

OKAY

Roof Storage

Examples for 5min duration

Roof storage required = (Qroof - Qout x No.Dwellings) x duration x 60 / No. tanks

$$664.38 \text{ ltrs}$$

Actual required storage volume = 1130.78 Ltr

Therefore adopt 1500 Detention tank + 1000Ltr retention tank

City of West Torrens

23 MAY 2018

City Development

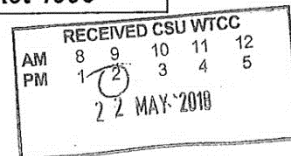
RECEIVED - CWT II

22 MAY 2018

STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the Development Act 1993

TO
 Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033



DEVELOPMENT No. 211/924/2017
 PROPERTY ADDRESS: 77 Gray Street, PLYMPTON SA 5038

YOUR FULL NAME	Ak's Cosma
YOUR ADDRESS	27 McArthur Ave Plympton 5038
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	adjoining resident. (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	True boundary is not where fence line is at the moment. At one spot it is 600 mm out from the boundary tapering to 0 mm
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	The new owners need to build a retaining wall once the new boundary has been redefined.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☒

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY _____ (PLEASE SPECIFY) ☐

SCANNED

23 MAY 2018

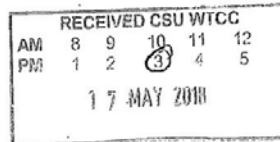
REF No. A2148906

SIGNED _____
 DATE 22-5-2018

Responsible Officer: Sonia Gallarelli
 Ends: Thursday 24 May 2018

If space insufficient, please attach sheets

SCANNED


 MAY 2018
 REF No. A2145706

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

 TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

City of West Torrens

18 MAY 2018

City Development

 DEVELOPMENT No. 211/924/2017
 PROPERTY ADDRESS: 77 Gray Street, PLYMPTON SA 5038

YOUR FULL NAME	MARIA JOSEPHINA VISSCHIEDISK
YOUR ADDRESS	29 MARATHON AVE PLYMPTON
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	ADJOINING RESIDENT (OWNER) <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION ① BEDROOM ON UPPER FLOOR OF PROPOSED DWELLING ONE LOOKS DIRECTLY INTO MY BACKYARD. AND THIS WILL DESTROY MY PRIVACY. IN THAT AREA. ② MY FRUIT TREES ALONG THE BOUNDARY FENCE MIGHT GET DAMAGED WHEN THE EXISTING FENCE IS REMOVED ③ MY REAR GARDEN SHED SHARES A WALL WITH THE EXISTING BLACK CORRUGATED IRON SHED AND MAY BE DAMAGED DURING REMOVAL	
MY REPRESENTATIONS WOULD BE OVERCOME BY <small>(state action sought)</small> ① UPPER BEDROOM WINDOW DWELLING ONE BE MADE OPAQUE ② I BE GIVEN WARNING OF WHEN THE DEMOLITION IS TO TAKE PLACE SO I CAN BE PRESENT. ③ SAME AS ②	

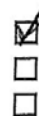
Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD

I DESIRE TO BE HEARD PERSONALLY

I DESIRE TO BE REPRESENTED BY _____

(PLEASE SPECIFY)



SIGNED

DATE

 17/5/18

 OK MOVED TO THE
 BACK WALL
 OF BEDROOM

RECEIVED - CWT

18 MAY 2018

 Responsible Officer: Sonia Gallarello
 Ends: Thursday 24 May 2018

If space insufficient, please attach sheets

SCANNED

MAY 2018
REF No. A2115437RECEIVED - CWT IM
15 MAY 2018STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033City of West Torrens
16 MAY 2018RECEIVED CWT WCCC
AM 8 9 10 11 12
PM 1 2 3 4 5
15 MAY 2018DEVELOPMENT No. 211/924/2017 City Development
PROPERTY ADDRESS: 77 Gray Street, PLYMPTON SA 5038

YOUR FULL NAME	Trevor Baverstock
YOUR ADDRESS	60 Daly Street, Kurralta Park 5037
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Owner of property in the vicinity (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	Due to the fact it is a two storey building which they will be able to look into our main bedroom which is at the back of our property
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	Approve a single storey property only

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐I DESIRE TO BE HEARD PERSONALLY ☒I DESIRE TO BE REPRESENTED BY ☐

(PLEASE SPECIFY)

SIGNED

DATE 11/5/2018

Responsible Officer: Sonia Gallarelli
Ends: Thursday 24 May 2018

If space insufficient, please attach sheets

Hi Sonia,

Please find my responses below:

A Cosma

27 McArthur Ave, PLYMPTON

The current boundary lines will be identified with a boundary identification plan prior to construction. Retaining walls will be constructed as per the approved civil plan.

M J Visschedijk

29 McArthur Ave, PLYMPTON

The windows to upper levels will comply with the condition imposed by councils' DPC. If any fencing needs to be removed and replaced this is a civil matter and can be dealt with at the time. The owner has been notified to make contact with you prior to any work commencing on site to ensure that you are happy with the operations/work surrounding the existing trees/boundary fencing.

T Baverstock

66 Daly ST, KURRALTA PARK

The windows to upper levels will comply with the condition imposed by councils' DPC, the current windows facing your property have obscure windows to the required height.

Thank you and please advise the process from here.

Regards,

| Rocky Violi | 365 Studio |

| | T: (08) 8231 5548 | W: 365studio.com.au |

| A: 64 Halifax Street | ADELAIDE SA 5000 |

Contact Customer Services
Telephone (08) 71097016



12 October 2017

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

Dear Sir/Madam

**Re: Proposed Application No. 211/D145/17 (ID 59162) - Amended Plan 04/10/17
 for Land Division by Unity Group Adelaide Pty Ltd**

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

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

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

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

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0063200).

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

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 \$6830 into the Planning and Development fund (1 allotment @ \$6830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

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

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

Yours faithfully

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

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



12 October 2017

Our Ref: H0063200

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D145/17 AT PLYMPTON

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

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

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

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

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

Yours faithfully

TONY PANNUNZIO

for MANAGER LAND DEVELOPMENT & CONNECTIONS

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

Contact Customer Services
Telephone (08) 71097016



12 October 2017

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

Dear Sir/Madam

**Re: Proposed Application No. 211/C146/17 (ID 59163) - Amended Plan 04/10/17
 for Land Division (*Community Title Plan*) by Unity Group Adelaide Pty Ltd**

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

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

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

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

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0063227).

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 \$13660 into the Planning and Development fund (2 lots(s) @ \$6830 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

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

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

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

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

Yours faithfully

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

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



12 October 2017

Our Ref: H0063227

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C146/17 AT PLYMPTON

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

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

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

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

TONY PANNUNZIO

for MANAGER LAND DEVELOPMENT & CONNECTIONS

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



City of **West Torrens**
Between the City and the Sea

Memo

To Sonia Gallarello
From Andrew King
Date 22/06/2018
Subject 211/924/2017, 77 Gray Street, PLYMPTON SA 5038

Sonia Gallarello,

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

The referral providing a summary of the resolution of issues previously raised by the City Assets Department.

1.0 MAJOR CONCERN -Offset of Development from Creek

- 1.1 The revised design for this development now nominates a sufficient offset of the new dwellings and major structures from the adjacent Brown Hill Creek, in accordance with guidance previously provided by the City Assets Department.
- 1.2 The provision of rear of allotment fencing to Dwellings 3 and 4 are not clearly defined as to their inclusion or otherwise.

As it has been previously noted, the area to the rear of the property appears to currently be composed of uncontrolled fill and rubbish material, with the existing creek banks being near vertical and of substantial in height. This leading to the high likelihood of a reasonable instability of the rear of portions of these allotments.

As such the following condition or similar is recommended in association with any approval of this development.

It must be ensured that any activities associated with the development or improvement over time of this site (eg fencing) is controlled to ensure that it does not result in filling of the existing adjacent creek and is designed in a manner which is cognisant of the stability of the land on which it is being constructed.



2.0 FFL Consideration – Finished Floor Level (FFL) Requirement

It is considered that the currently proposed FFL of new dwellings (being 17.65 to 17.70), satisfied that standard requirements requested by Council, which for this site would be a minimum of 17.58m.

3.0 Verge Interaction

Key elements of the road verge interaction of this development have been updated on revised plans to provide for arrangements which satisfy the previous direction of the City Assets Department.

It is noted that there is still awkward interfacing of the driveway to Dwelling 1 with the crossing place provided for it. The preservation of a minimum of 8m of vertical kerbing adjacent to this property is critical in the context of facilitation of waste bin presentation and collection from the development site. As such any construction of a crossing place to Dwelling 1 which varies from that should on plan would be problematic.

As such the following condition or similar is recommended in association with any approval of this development.

The shaping of the driveway within the subject site, servicing Dwelling 1, must be such that it ensure the crossing place on the public road reserve matching into it preserves a minimum of 8.0m of vertical kerb and water table adjacent to the site.

4.0 Stormwater Detention

Recently provided applicant calculation and design information has been checked against recently provided standard requirements for stormwater detention development measures.

Although Council does not agree with some of the methods, assumptions and hence conclusions of the applicant provided calculations, it is considered that the proposed physical stormwater detention measures within the development would satisfy minimum requirements (based on Council checks).

As such the following condition or similar is recommended in association with any approval of this development.

All stormwater detention measures are to be installed and functioning as per the design intent prior to the occupancy of the associated dwelling(s).



5.0 Vehicle Manoeuvrability

Improvements to vehicle manoeuvrability through building design and garage door opening width changes have been undertaken in an endeavour to address concerns previously raised by the City Assets Department.

Although the applicant has failed to provide appropriate and comprehensive demonstration information in association with the development to depict that all critical movements have been satisfied, checks undertaken internally would show that although some movements are tight, minimum requirements for acceptable manoeuvrability would be satisfied.

7.0 Waste Management

Based on the preservation of a minimum 8.0m of vertical kerb and water table adjacent to the development site (as outlined above), it would be considered satisfactory for the development site to receive a standard Council three bin waste service and hence no special provisions or arrangements would be required within the development site.

Should you require further information, please contact Andrew King on the following extension number 8416 6333.

Regards

Andrew King
Coordinator Engineering Services.

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/924/2017

Assessing Officer: Sonia Gallarello
Site Address: 77 Gray Street, PLYMPTON SA 5038
Certificate of Title: CT-5634/783
Description of Development Construct one two storey detached dwelling, one two storey group dwelling and a two storey residential flat building comprising two (2) dwellings, each with front porticos and double garages under main roof

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Sonia Gallarello

DATE 19 January, 2018



Memo

To Sonia Gallarello
From Jane Teng
Date 19/01/2018
Subject 211/924/2017, 77 Gray Street, PLYMPTON SA 5038

Sonia Gallarello,

The following City Assets Department comments are provided with regards to the assessment of the above development application. This referral is recommended to be read in conjunction with the e-mail response provided by City Assets dated Mon 9/10/2017 2:28 PM by Council Administration (AKing) to City Planner.

1.0 MAJOR CONCERN -Offset of Development from Creek

- 1.1 In relation to this section of Brown Hill Creek, it is typically sort for the setback of any new structure to be located a minimum of 10.0m from the 'top of bank' of the watercourse.

As currently presented, Dwelling 3 and 4 are nominated as being 10.0m offset from the rear boundary. From the inspection of the detail & level survey undertaken by Alexander & Symonds Pty Ltd (Drawing No: A085917 DET (A) Rev A, Surveyed 03.08.2017), it is comfortably determined that the top of bank alignment of the existing creek corridor is situated in close proximity to the rear property boundary alignment. As such, City Assets is satisfied that the building footprint has satisfied the minimum of 10.0m from the 'top of bank' of the watercourse.

There are no major concern of further information required in association with 10.00m minimum building offset from the existing creek.

- 1.2 Retaining Walls or Boundary Fences within proximity of a watercourse need specialised detail design consideration and it is considered critical for the extent and consequence of this to be understood when elements of the development critical for planning consideration are reliant on stability of land being developed.

The attached sketch 'Development Adjacent to Unlined Creek' provides an indication of the conceptual scale and nature of the design of a conventional sleeper and post retaining wall at varying offsets from a creek or watercourse. It is noted that a retaining wall design based on alternate methodologies and/or actual site geotechnical information may result in retaining solutions



which are less intrusive on the subject site, however these cannot be justified at this point in time based on the level of detail and geo-technical engineering input.

Council Administration has contacted the applicant in relation to the proposal of boundary fencing and the degree of land retainment due to fill for the private open space at the rear Dwelling 3 and 4. It is understood from the applicant that the proposed Civil Works plan has yet to be submitted to Council due to the request from Council for detailed site survey of the creek corridor and also the subsequent confirmation from Council regarding the location of the proposed building footprint of the site in relation to the creek corridor.

Council administration has reiterated that any proposal to retain the land via the provision of solid retaining system and solid boundary fencing would require specialised detail design consideration. Council has indicated that a typically post and footing supporting lightweight fencing system may be acceptable on the basis that the applicant understood the potential risks associated to flood-related events from the existing creek to the un-retained private open space to Dwellings 3 and 4. Additional information will be required from the applicant to confirm this.

In absence of an updated Civil works plan, it is recommended that at minimum a retaining solution for the site in accordance with the attached sketch be allowed for in association with revised design information for the proposal or additional engineering information provided in reasonable justification of any alternative.

2.0 FFL Consideration – Finished Floor Level (FFL) Requirement

Updated Site Drainage Plan incorporating detailed site survey of the site and also reflecting the current dwelling layouts would be required to be provided to Council.

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

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

It is recommended that the updated Site Drainage plan with the nominated minimum FFL level be provided to Council for assessment.



3.0 *Verge Interaction*

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

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

It should also be ensured that where practical driveway locations and shaping should facilitate the preservation of on-street parking spaces. As currently presented, the proposed access arrangements for both driveways are considered short of being satisfactory.

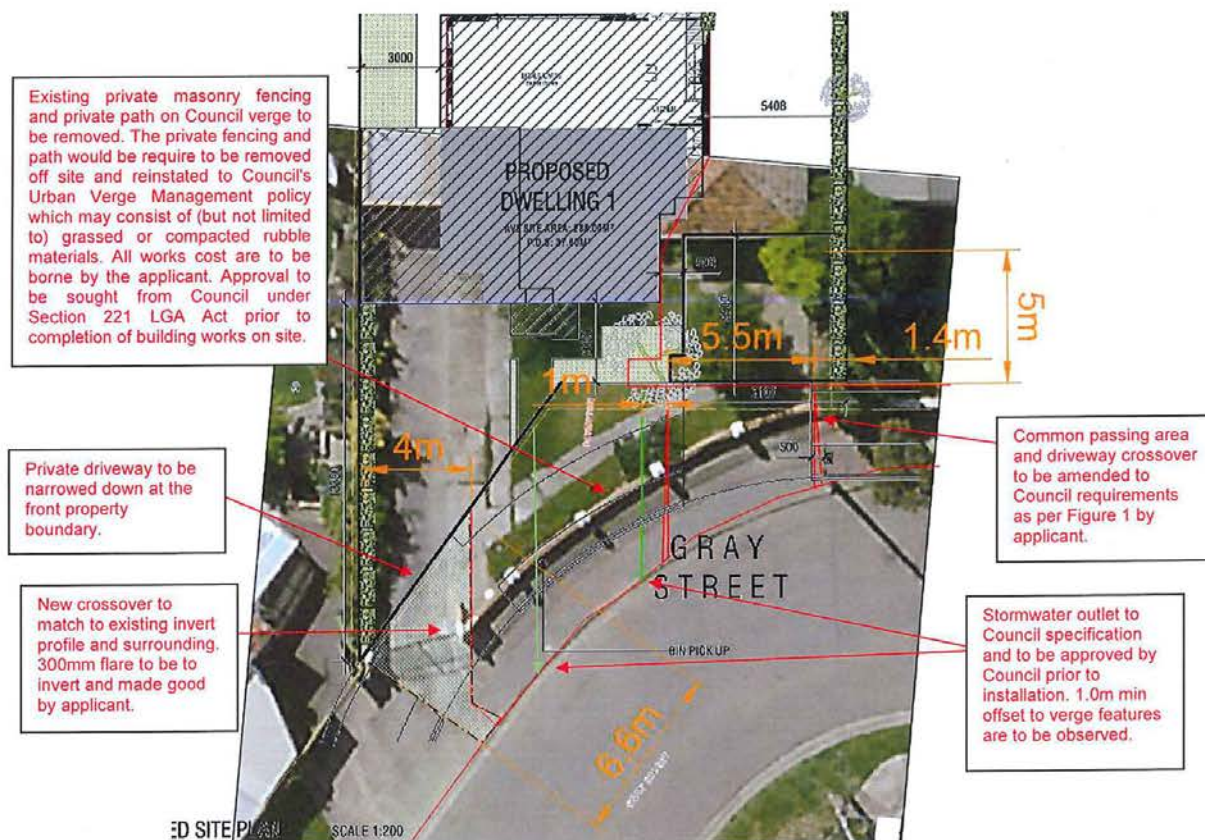
It is recommended that the applicant undertakes the amendments to the proposed site plans (and plans elsewhere) as depicted on the Council mark-up shown below to assist with the following elements:

- **Sufficient verge frontage to accommodate bin placements for the maximum 8 bins at any given week. The proposed mark-up would just allow for the 8.0m of kerbside Council bin collection.**
- **It can be observed based on the overlay of the existing land title against the proposed site plan the existing private masonry fencing and private path located on Council verge. The private fencing and path would be require to be removed off site and reinstated to Council's Urban Verge Management policy which may consist of (but not limited to) grassed or compacted rubble materials. All works cost are to be borne by the applicant. Approval to be sought from Council under Section 221 LGA Act prior to completion of building works on site.**
- **Driveway access to D1 and common passing corridor to D3 to D4 to be realigned as per mark up below.**



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

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





4.0 Stormwater Detention

As the size of allotment(s) being affected by the proposed development totals between 1000 and 4000 square metres, 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.

In calculating the stormwater detention requirements, runoff from any existing structures and buildings to be maintained must be taken into consideration.

It is recommended that an indication of how the storage is to be provided and calculations supporting the nominated volume be submitted to Council.

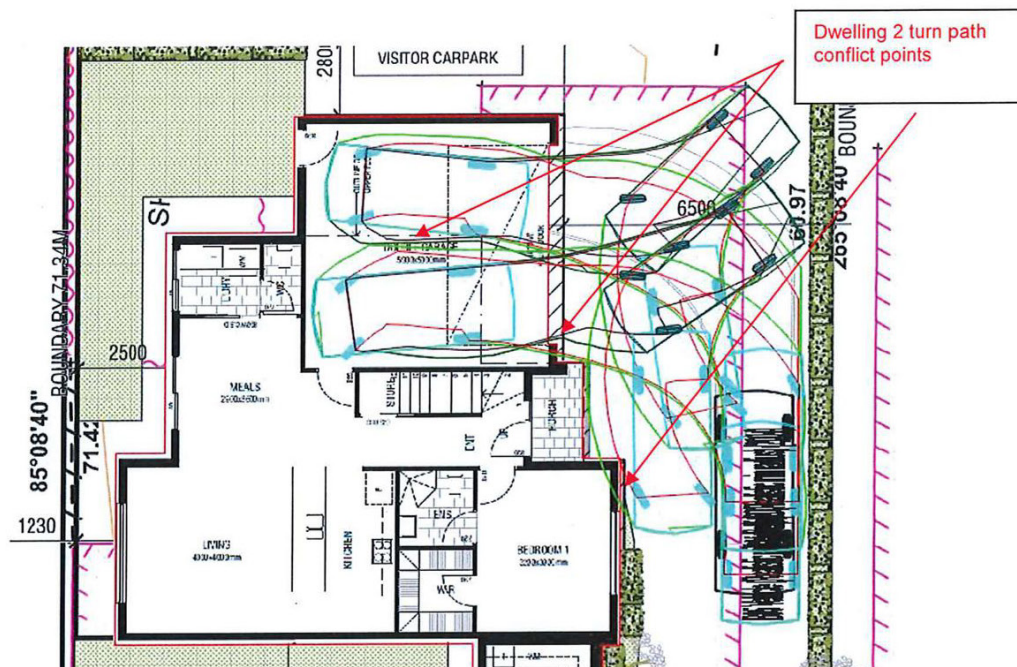
It is noted that the stormwater detention measures are in addition to the compulsory Building Code of Australia (BCA) stormwater re-use requirement that is necessary for the new dwellings. For clarity the BCA required rainwater re-use storage should also be indicated on the plans.

To encourage improved Water Sensitive Urban Design measures within the proposed development, once the necessary extent and distribution of detention storage has been acceptably calculated, Council will permit this storage to be traded (on a one to one basis) and added to the compulsory BCA active stormwater re-use storage.

5.0 Vehicle Manoeuvrability

Vehicle manoeuvrability in association with the double garage system would not allow vehicles to exit the site in the forward direction. Please refer simplistic internal turn path check below showing encroachment into the building footprint of Dwelling 2 and also conflicts to the roller door in the reverse movement.

It is recommended that revised plans for Dwelling 2 demonstrating vehicle manoeuvrability design for this site which complies with the Australian Standard requirements, preferably through the use of either "AutoTrack" or "AutoTURN". Any alterations made to the dimensioning of the garage system and the common driveway footprint other than Dwelling 2 would require further turn path movement review and re-submitted to Council for assessment.



7.0 Waste Management

A development containing 4 dwellings would generate a maximum of 8 bins on any day when being serviced by the standard Council waste service. This would necessitate the provision of 8m (1m per bin) of kerb and water table adjacent to the development site for presentation of bins.

Based on the awkward angle of the site in consideration of the adjacent road and the current desire to service the site by two separate driveways, it may not be possible to service the standard Council waste service from the remaining vertical kerb remaining.

Subsequently, consideration could be given to all dwellings accessing the site from the common driveway, this would likely enable waste servicing of the site to be done by the standard Council service.

Should it be proposed to retain the separate driveways and provide less than the 8m of vertical kerb frontage to the site, then alternate arrangements for waste servicing will be necessary. The applicant can then consider servicing of the site via private contractor, or the provision of a shared Council bin service or a mixed service between Council and private contractor. Any of these alternate waste servicing arrangements would then typically necessitate communal waste bin storage and/or collection areas to be designed into the development.



No further major concerns to the waste collection provision for the site subject to the applicant undertaking the appropriate amendments as indicated in Section 3.0 of the referral.

Should you require further information, please contact Jane Teng on the following extension number 8416 6333.

Regards

Jane Teng
Civil Engineer

6.3 217 Henley Beach Road, TORRENSVILLE and 2 Rawlings Avenue, TORRENSVILLE

Application No 211/581/2017

Appearing before the Panel will be:

Representors: **L Woodley** wishes to appear on behalf **Vi Huynh** of 12 Rawlings Ave, Torrensville in support of the representation.

L Woodley wishes to appear on behalf **T Vuong** of 5, 7, 9 & 11 Rawlings Ave, Torrensville in support of the representation.

L Woodley of 7a Rawlings Ave, Torrensville wishes to appear in support of the representation.

Andy Constantinou wishes to appear on behalf of **Sofia Constantinou** of 1 Palmyra Avenue, Torrensville in support of the representation.

Patricia Lunetta of 3 Palmyra Avenue, Torrensville wishes to appear in support of the representation.

Phuoc-Quy Lam of 4 Rawlings Ave, Torrensville wishes to appear in support of the representation.

Applicant: **Deepak Rawat** of Vartzoicas Architects wishes to appear in support of the application.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of a four storey mixed use building including 28 dwellings, three commercial tenancies with associated carpark and landscaping
APPLICANT	Vartzokas Architects
LODGEMENT DATE	23/05/2017
ZONE	Urban Corridor Zone
POLICY AREA	Transit Living Policy Area 36
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> City Assets
DEVELOPMENT PLAN VERSION	Consolidated 5 May 2016
MEETING DATE	10 July 2018

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/581/2017 by Vartzokas Architects to undertake the construction of a four storey mixed use building including 28 dwellings, three commercial tenancies with associated carpark and landscaping at 217 Henley Beach Road and 2 Rawlings Avenue Torrensville (CT5845/737 & CT5813/95) 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 a reserved matter under Section 33(3) of the *Development Act 1993*:

1. The applicant shall provide a detailed Stormwater Drainage and Management Plan to the satisfaction of Council.

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all landscaping shall be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval shall cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die to the satisfaction of Council.
3. The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be completed within 2 months of the erection of the building.
4. All loading and unloading of goods and merchandise shall be carried out upon the subject land. 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 shall be stored outdoors, nor within the designated car parking areas.
6. 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.
7. All off-street carparking spaces must be linemarked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The linemarking, signposting and directional arrows must be maintained and be clearly visible at all times.
8. Directional signs not exceeding 0.5 square metres must be erected at vehicle access points to indicate the location of visitor parking.
9. Driveways, parking and manoeuvring areas and footpaths must be lit in accordance with the Australian Standards Association Code AS 1158 during the hours of darkness that they are in use. Such lights must be directed and screened so that overspill of light into nearby properties is avoided and motorists are not distracted.
10. Any existing crossovers places not providing vehicle access on the approved plans shall be replaced with kerb and water table and the verge restored with materials consistent with the surrounding verge to a uniform level free of obstructions.

BACKGROUND

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

- All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the CAP.

There are no previous applications on the subject site that relate to this application.

SITE AND LOCALITY

The subject site is irregular in shape and comprised of two allotments. The larger of the two allotments is located in the south western corner of the Henley Beach Road and Rawlings Avenue intersection. It has a frontage to both of these roads and a site area of approximately 1750 square metres (m²). The smaller allotment, immediately abutting to the south, has a frontage to Rawlings Avenue and Palmyra Avenue and a site area of approximately 980m².

These allotments have been developed with two dwellings and associated outbuildings as well as two large industrial type sheds. Both allotments are sparsely vegetated with the majority of the land covered by hard paved surfaces. The allotments will need to be cleared in order to facilitate the proposed development.

The locality is mixed use in nature comprised of commercial and residential land uses. Commercial uses are concentrated along Henley Beach Road with residential land uses located on the allotments further south. Rawlings Road and Palmyra Avenue are predominantly local roads servicing the residential area and do not provide direct through access to Sir Donald Bradman Drive.

The subject site borders the Residential Zone, Cowandilla / Mile End West Torrensville Character Policy Area 23 to the south. Dwellings are generally single storey in nature, however there are some sporadic examples of two storey development. The closest two storey dwelling is located immediately south of the subject site on the opposite side of Palmyra Avenue.

Rawlings Road forms the boundary between two Urban Corridor Policy Areas. West of Rawlings Road is the Transit Living Policy Area 36, whilst east of Rawlings Road is the High Street Policy Area 35. There are no discernible differences between the localities on each side of Rawlings Avenue.

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





WEST TORRENS COUNCIL
Consolidated - 6 February 2018

PROPOSAL

It is considered that the proposal is best described as follows:

Construction of a four storey mixed use building including 28 dwellings, three commercial tenancies with associated carpark and landscaping.

The commercial tenancies and car parking are located at ground level with the dwellings located above. There are 10 dwellings on level 1 and 2 and the remaining eight on level 3. There are three, one bedroom dwellings, 15 two bedroom dwellings and 10 three bedroom dwellings.

The commercial tenancies have the following floor areas and have direct frontage to Henley Beach Road:

- Tenancy 1 = 78.8m²
- Tenancy 2 = 67.2m²
- Tenancy 3 = 80m²
- Total commercial floor area = 226m².

The car park is segregated into two areas, one area for the tenants beneath the building and the other, an open car park to be shared by the commercial tenancies and visitors. The car park beneath the building will be closed off by automatic gates. Access to this area will be via security cards provided to the residents and commercial tenants. There is a total of 61 car parks and 19 bicycle parks. Access to the car park can be gained via two crossovers, one from Rawlings Avenue and one from Palmyra Avenue.

There are two lobbies with direct access from Rawlings Avenue that include a stairwell and elevator access to the upper levels.

The garbage bin enclosure is located towards the rear of the building and has a direct access to Rawlings Avenue.

A storage area is located off the carpark in the most western portion of the allotment. This area includes 21 storage spaces of 8m³ in area each.

The building itself will be located 1 metre (m) from the front boundary, on both side boundaries and 14.5m from the rear boundary. The upper levels are progressively setback further from the rear boundary as the building gets taller.

New fencing will be installed along the western boundary formed of 1.8m high slat fence. The same type of fencing will be used to secure the undercroft car park, between the pillars of the building.

There is a mixture of external materials including red face brick, cream Scyon cladding, glass and cream painted render.

A copy of the plans is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to the procedural matters section of the Urban Corridor Zone due to the subject site being located adjacent the Residential Zone.

Properties notified:	49 properties were notified during the public notification process.
Representations:	Six representations were received.
Persons wishing to be heard:	Four representors identified that they wish to address the Panel. <ul style="list-style-type: none"> • L. Woodley • Patricia Lunetta • Phuoc-Quy Lam • Andy Constantinou
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> • Excessive development extending too far south along Rawlings Avenue; • Reduction of privacy; • Overshadowing; • Loss of on street parking; • Increase of traffic along Rawlings Avenue; • Two storey built form would be more appropriate; and • Security issues around carpark.

The applicant has provided a response to the representations, as summarised below:

- The proposal is not considered excessive as the Development Plan calls for development of this scale in this Zone and Policy Area. Although there would be an opportunity to have 4 storey built form along a greater proportion of the site, the applicant has chosen to scale the building back towards the residential area.
- The Development Plan states that buildings in excess of three storeys do not require any obscured glazing treatments. Despite this, the applicant has placed 1.5m high privacy screens to the western elevation windows and balconies.
- The proposed development provides for 13 visitor car parks within the site. The development does not rely upon or affect any opportunity to park on the adjoining streets;
- The proximity of the site to Henley Beach Road will ensure that vehicular movement to and from the site is directed towards Henley Beach Road and not into neighbouring residential areas.
- Two storey development is not sought by the Development Plan as it seeks up to 4 storey development in the Urban Corridor Zone. The design respects the adjoining single/double storey residential development by locating the maximum height of the building at the Henley Beach Road end of the allotment. The built form then steps down towards Palmyra Avenue.
- The carpark located below the building will be fenced off with access gained via security card access. The remaining carpark has been left open to ensure casual surveillance and to reduce the possibility of unsavoury activity.

A copy of the representors' concerns and the applicant's response is contained in **Attachment 2**.

REFERRALS

Internal

City Assets

Concerns were raised regarding the following matters;

- Lack of bicycle parking;
- Head height of under croft should be a minimum of 2.3m to accommodate a waste collection vehicle;
- A corner cut off should be provided at the intersection of Rawlings Avenue and Palmyra Avenue;
- Waste will need to be collected by a private waste contractor;
- A detailed stormwater management plan will need to be provided; and
- Inclusion of a green roof or green wall into the proposal.

With the exception of the stormwater management plan, the issues listed above were resolved. The applicant provided stormwater quality and detention details as part of the original application, but didn't want to go to the expense of doing it again unless the proposal gained a Development Plan Consent. For this reason as well as City Assets support of the initial design, it is considered appropriate to make this a reserved matter. This has been added to the recommendation.

A full copy of the relevant report is contained in **Attachment 3**.

External

No external referrals were required as part of this proposal.

ASSESSMENT

The subject land is located within the Urban Corridor Zone, Transit Living Policy Area 36 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 5, 6, 7 & 10
<i>Design and Appearance</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 19
<i>Energy Efficiency</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2 & 3
<i>Interface between Land Uses</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4 & 5
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4 & 6
<i>Medium and High Rise Development</i>	<i>Objectives</i>	1, 2, 3, 4, 5, 6 & 7
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 19, 20, 21, 23, 24, 25, 26, 27 & 28
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 6, 7 & 8

Residential Development	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 3, 4, 5, 7, 9, 10, 11, 12, 13, 18, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, & 34
Transportation and Access	Objective	2
	Principles of Development Control	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46 & 47
Waste	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 5, 6, 7, 8 & 9

Zone: Urban Corridor Zone

Desired Character Statement:

This zone will contain an innovative mix of medium density (45-70 dwellings per hectare) and high density (70-200 dwellings per hectare) residential development, together with community and employment land uses, along the Port Road, Anzac Highway, Richmond Road and Henley Beach Road corridors. The combination of land uses will vary within these corridors. Some locations will contain a genuine land use mix with ground floor shops, restaurants and offices, and upper level residential, while other areas will give primacy to residential development. Other parts of the zone will have a strong employment focus.

The function of main roads in the zone, particularly Port Road, Richmond Road and Anzac Highway, as major transport corridors will be protected by providing access to allotments from secondary road frontages and rear access ways as much as possible. Parking areas will be consolidated, shared (where possible) and screened from the street or public spaces.

Allotments with car parking fronting Port Road, Anzac Highway, Richmond Road and Henley Beach Road will be redeveloped with built form closer to the road and reconfigured car parking areas.

As one of the key zones in the City of West Torrens where there will be transformation in built form, new buildings will be recognised for their design excellence. These buildings will establish an interesting pedestrian environment and human-scale at ground level through careful building articulation and fenestration, verandas, balconies, canopies and landscaping. In general, the greatest height, mass and intensity of development will be focussed at the main road frontage. Buildings of 3 or more storeys will be the predominant built form. It is for these reasons that dwellings other than detached dwellings will be the predominant form of residential development.

Overlooking, overshadowing and noise impacts will be moderated through careful design. Impacts on adjoining zones where development is lower in scale and intensity will be minimised through transition of building heights and setbacks, judicious design and location of windows and balconies, and the use of landscaping. The transition of building heights and setbacks, and judicious design is especially important adjacent Character Policy Areas, including those Character Policy Areas at Glandore and Ashford. The use of blank walls in these transitional areas, especially at the rear and side of allotments, will be avoided. Plant and service equipment will be enclosed and screened from view from the street and neighbouring allotments.

Where buildings are set back from main roads, landscaping will contribute to a pleasant pedestrian environment and provide an attractive transition between the public and private realm. Large scale development in the zone will facilitate the establishment of areas of communal and public open space, and create links with existing movement patterns and destinations in the zone. Front fencing in the zone will be kept low and/or visually permeable.

Some parts of the zone, including allotments in Thebarton and Keswick, are potentially contaminated because of previous and current industrial activities. In these circumstances, development is expected to occur on a precautionary basis if site contamination investigations identify potential site contamination, particularly where it involves sensitive uses such residential development.

The Thebarton brewery has potential to cause nuisance to future users and residents within this zone through noise and odour. To mitigate potential adverse impacts, residential development north of Smith Street that is likely to be sensitive to brewery operations should generally be avoided unless interface mitigation measures have been implemented (or will be implemented within an acceptable period) such that the anticipated impacts are within acceptable limits. Noise and air amenity with the zone is not expected to be equivalent to that expected from living in a purely residential zone.

Objectives	1, 2, 3, 4, 5, 6, 7 & 9
Principles of Development Control	1, 4, 5, 6, 7, 8, 9, 10, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22 & 23

Policy Area: Transit Policy Area 36

Desired Character Statement:

The policy area will contain primarily medium density residential development, together with some local shops, offices and community land uses to support the daily needs of residents. Larger retail formats may be appropriate on prominent or large-scale sites where proposed as part of a coordinated, mixed-use development with a residential focus. This includes the former TAFE site bound by Richmond Road, Sutton Terrace and Desmond Avenue at Marleston. There will be a variety of building forms and design, creating housing opportunity for people of various life stages and accommodating a variety of small businesses that do not compromise residential amenity.

Development will take place at medium densities. This will result in the replacement of existing detached dwellings at low to very low density with row dwellings and residential flat buildings, possibly involving allotment amalgamation. Vehicle access will occur from side streets and new rear laneways where possible.

Safe and efficient pedestrian movement along arterial roads and associated transport networks and facilities will be supported by limiting vehicle access points to allotments from side streets and new rear laneways where possible. This will also support the retention/planting of street trees on arterial roads.

New buildings will contribute to a highly varied built streetscape, allowing multiple built form design responses that support innovative housing and mixed-use development. Buildings in the part of the policy area around Henley Beach Road will be up to 3 storeys west of Marion Road and 4 storeys east of Marion Road. Buildings in the part of the policy area along Richmond Road will be up to 6 storeys in height toward Richmond Road, transitioning down in height to provide a 2 to 3 storey building interface toward adjacent residential areas and local streets. Balconies and windows will face the street to provide passive surveillance. Parking and garages will be located behind the front façade of buildings. State heritage places and Local heritage places will be adapted, maintaining their heritage qualities with redevelopment occurring to the rear and behind the front facades. Buildings adjacent to these heritage buildings will contain design elements and building materials that are complementary to such buildings.

Development will be interspersed with landscaping, particularly behind the main street frontage, to soften the appearance of buildings from the street and reduce heat load in summer.

Objectives	1, 2 & 3
Principles of Development Control	1, 2 & 3

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
NET SITE DENSITY <i>Urban Corridor Zone</i> <i>PDC 5</i>	45 dwellings per hectare (min.)	100 dwellings per hectare Satisfies
BUILDING HEIGHT <i>Urban Corridor Zone</i> <i>PDC 13</i>	Minimum height - 2 storeys - 4 storeys and up to 16.5m (allotments east of Marion Road)	4 storeys (14.4m) Satisfies
PRIMARY STREET SETBACK <i>Urban Corridor Zone</i> <i>PDC 17</i>	Minimum setback where frontage is to Port Road, Anzac Highway or Henley Beach Road - 3m (excluding porticos, verandahs and the like)	3.025m Satisfies
SECONDARY STREET SETBACK <i>Urban Corridor Zone</i> <i>PDC 18</i>	2m (min.)	2.15m Satisfies
STORAGE <i>Residential Development</i> <i>PDC 31</i>	8m ³ (min.)	Apt 101-107, 201-207, 301-307 = 8m ³ in the ground floor storage area Apt 108, 109, 110, 208, 209, 210 & 308 = 7.04m ³ (3.74m ³ within the dwelling and 3.3m ³ above car storage) Apt 108, 109, 110, 208, 209, 210 & 308 Does Not Satisfy

SIDE/REAR SETBACKS <i>Urban Corridor Zone</i> <i>PDC 19</i>	<p>Side Frontage width >20m - 3m</p> <p>Rear 3m (min.) (where abuts a different zone)</p>	<p>0m Does Not Satisfy</p> <p>19.2m Satisfies</p>
CARPARKING SPACES <i>Urban Corridor Zone</i> <i>PDC 20 & WeTo/6</i>	<p>Residential Development (+ an additional 0.25 spaces per dwelling for visitors) - 1 spaces per 1 bedroom dwelling - 1.5 space per 2 bedroom dwelling - 2 spaces per 3+bedroom dwelling</p> <p>Residential demand = 45.5 Non-Residential Development - 3 spaces per 100m² G.L.A (min.) - 6 spaces per 100m² G.L.A (max.) Commercial demand = 7 min - 14 max</p> <p>Total demand = 66.5 - 73.5 spaces (without discount for shared parking)</p> <p>61 spaces deemed appropriate given mixed used development shared parking arrangement in the Urban Corridor Zone.</p>	<p>61 spaces provided Satisfies</p>

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development has been assessed against the relevant Development Plan provisions, as discussed under the following sub headings:

Land Use and Desired Character

As previously mentioned, the subject site is located in the Urban Corridor Zone, Transit Living Policy Area 36. This zone and policy area specifically envisages multiple storey mixed use development. The proposed development is therefore considered appropriate in land use terms.

The Desired Character of the policy area calls for allotments to be amalgamated and for dwellings at low and very low density to be replaced with row dwellings and residential flat buildings. The subject site is formed from two allotments and will replace the existing dwellings with a residential flat building. As such, the proposal satisfies this part of the Desired Character.

The Desired Character of the policy area also calls for residential development to occur at medium density. Medium density is defined in the zone as being 45-70 dwellings per hectare. The proposal exceeds this density as it is seeking a net density of 100 dwellings per hectare. However, this is not considered excessive or fatal to the application for the following reasons:

- The subject site is immediately adjacent Urban Corridor Zone, Policy Area 35 that seeks medium to high dwelling densities;
- There is no discernible difference between the subject site and the allotments on the eastern side of Rawlings Avenue;
- The zone and policy area are seeking higher densities due to the strategic location of these areas to public transport and services;
- Dwelling density is not a concern on its own, but rather the impacts that the density will have on the locality. These issues include building height, onsite car parking, waste collection, traffic movements etc. It is considered that all of these issues have been effectively managed and the reduction of three dwellings will not have a material impact on the functional aspects of the site.

The proposed development is considered to be generally consistent with the intent of the Desired Character of both the zone and policy area.

Surrounding Uses

The subject site adjoins commercial and residential land uses. Commercial land uses front Henley Beach Road, with dwellings located south east, south and south west of the subject site. It should be noted that the dwellings north of Palmyra Avenue are located within the Urban Corridor Zone and are not expected to have the same amenity characteristics as those in the Residential Zone due to the types, scale and intensity of development that is encouraged by this zone. Notwithstanding this, they have existing use rights and their amenity should be considered.

The proposed mixed use building provides a suitable transition between the predominantly residential area to the predominantly commercial area. This is envisaged and supported by the Desired Character of the zone and policy area.

Bulk and Scale

Principle of Development Control (PDC) 1 of the Design and Appearance section of the Development Plan states:

Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion*
- (b) external materials, patterns, colours and decorative elements*
- (c) roof form and pitch*
- (d) façade articulation and detailing*
- (e) verandas, eaves, parapets and window screens.*

The design of the building has been undertaken to minimise the bulk and scale of the building to the residential properties whilst still achieving the desired building height and prominence to Henley Beach Road. This has been achieved by stepping the building down from four storeys at the northern end of the site to two storeys further south. The building has also been setback 19m from the rear boundary, exceeding the minimum setback by 16m.

It should be noted that at the southern end of the site there is currently two large industrial sized buildings. These exhibit little to no positive visual amenity and are built to the side and rear boundaries. Although higher than the existing buildings, the proposed building is considered to improve the visual amenity when viewed from the south as it will be setback further from this vantage point.

Landscaping around the edges as well as the articulated form and roof profile all assist in minimising the bulk and scale of the development and how it interfaces with existing development.

Setbacks

As outlined in the above table, the proposed development satisfies the minimum setbacks outlined by the Development Plan with the exception of the side setback.

As the site has a frontage greater than 20m, the building should be setback 3m from the side boundary. The proposal shows that the ground floor of the building will be located on the western property boundary for a length of 74m.

The upper levels of the building are then set back a minimum of 3m, with the majority of the building setback 4m or more.

The greatest impact of this reduced setback will be experienced by 1 and 3 Palmyra Avenue, which are residential properties located in the Urban Corridor Zone. This is because they share a common boundary with the development.

Part of the subject site that juts out to the west contains the part of the building used for the storage area. The storage area will be built to the boundary and is formed of an open sided 4.63m high covered structure that extends west of the car park. This storage area will be treated the same as the carpark in that there will be a 1.8m fence then a 900mm gap to the bulkhead/ parapet portion of the building. This gap will allow natural ventilation and light penetration. It is acknowledged that this will be a visually imposing element upon the neighbouring residential properties, however it should be kept in mind that they are not located in the Residential Zone and therefore should not expect the same amenity. It should also be noted that 3 Palmyra Avenue has a domestic outbuilding built adjacent the proposed storage area. This will screen approximately 7.5m of the 9m length of the storage area along the shared boundary.

It is also noted that if the allotment had a width of less than 20m then the ground floor of the building could be built to the boundary in accordance with PDC 18 of the zone. It is considered that the impact to the neighbouring properties is the same regardless of the width of the subject site. Therefore, if it is appropriate 0m side setbacks for allotments less than 20m in width, then it is also considered acceptable for this proposal.

Currently, there is a large industrial building built to the western boundary of the subject site. This boundary is shared with 1 Palmyra Avenue. The existing building stretches the length of the shared boundary, 35.5m, with a 4.5m high wall height. Due to the extent of this structure, it is considered to have a considerable impact on the amenity of 1 Palmyra Avenue. This structure will be removed in order to facilitate the proposed building. The new design means that only 13.5m of the shared boundary will be built on. This is expected to improve the amenity of 1 Palmyra Avenue.

Overlooking

PDC 27 of the Residential Development Section states:

27 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.

As the proposed building will be four storeys in height, no obscured glazing is necessary. However, the applicant has included screening to the windows and balconies on the western façade of the building to 1.7m in height. This is considered to satisfactorily mitigate the concerns of direct overlooking raised by the representors located along Palmyra Avenue.

Representors along Rawlings Avenue also raised concerns about overlooking. The separation distance of the proposed building from the habitable rooms and private open space of the representor's dwelling is in excess 30m. This distance is considered far beyond the distances normally considered in relation to direct overlooking. As part of the response to the representations, the applicant's architect provided perspective plans that demonstrate that direct overlooking will not be readily available. The Development Plan seeks to minimise direct overlooking but recognises that it cannot be eliminated.

Overshadowing

Overshadowing will always be a concern in areas that are undergoing a change and seeking larger buildings than those currently existing. The subject site is located in an area undergoing this transition phase. Notwithstanding that there will be overshadowing, it is important to understand the extent to which it will occur and the impact it will have on neighbouring properties. The Development Plan provides guidance in the form of PDCs 10, 11 & 12 of the Medium and High Rise Development (3 or more storeys) section:

10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:

- (a) windows of habitable rooms, particularly living areas*
- (b) ground-level private open space*
- (c) upper-level private balconies that provide the primary open space area for any dwelling*
- (d) access to solar energy.*

11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.

12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

- (a) half of the existing ground-level open space*
- (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).*

The applicant has provided shadow diagrams that demonstrate that from 12pm on June 21st, the neighbouring properties to the west will have full access to sunlight. The dwellings on the eastern side of Rawlings Avenue are shown to have the front portion of the building overshadowed in the afternoon, but not to the extent considered unreasonable. This is because they have in excess of 3 hours of direct sunlight and the private open space is not overshadowed at all.

Overall, the shadowing impacts of this development are within reason and will not pose unreasonable amenity impacts.

Colours and Materials

The Medium and High Rise Development (3 or more storeys) section of the Development Plan sets out a number of PDCs regulating the design and appearance. How the proposal relates to these PDCs is explored below.

1 Buildings should be designed to respond to key features of the prevailing local context within the same zone as the development. This may be achieved through design features such as vertical rhythm, proportions, composition, material use, parapet or balcony height, and use of solid and glass.

3 Windows and doors, awnings, eaves, verandas or other similar elements should be used to provide variation of light and shadow and contribute to a sense of depth in the building façade.

The proposed building addresses these provisions in a number of ways, such as:

- Articulating the built form through the use of balconies and courtyard areas which add shadow and visual interest to the façade;
- Vertical rhythm achieved through locating balconies and windows of apartments above one another. This should not be confused with repetition, as the location of windows and balconies change along the horizontal axis;
- A variety of colours and materials that reduces the bulk and scale of the proposal and adds visual interest; and
- Clear glass balustrades on the northern and eastern elevations to increase visual permeability of the building. Screens have been used on the western and southern facades for privacy.

It is considered that PDCs 1 and 3 are satisfactory addressed by the above. In addition, the development also seeks the following outcomes in relation to balconies.

7 Balconies should be integrated into the overall architectural form and detail of the development and should:

(a) utilise sun screens, pergolas, louvres, green facades and openable walls to control sunlight and wind

(b) be designed and positioned to respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy

(c) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas

(d) be of sufficient size, particularly depth, to accommodate outdoor seating.

The proposal includes balconies on all four elevations. The balconies on the northern and eastern façade have glass balustrades and allow views of the street without impacting on the privacy of adjoining properties. The balconies on the western and southern facades include privacy screening that minimises potential overlooking whilst also allowing light and wind penetration. The screens are 1.7m high, which leave 1.4m between the screen and the ceiling. This space will allow plenty of natural light penetration and air circulation.

The depth of the balconies mean that the windows and sliding doors of the adjoining rooms will be effectively protected from inclement weather conditions. It is considered that these PDCs have been satisfied.

PDCs 4 and 5 of the Medium and High Rise Development (3 or more storeys) states:

5 Buildings should reinforce corners through changes in setback, materials or colour, roof form or height.

4 Buildings should:

(a) achieve a comfortable human scale at ground level through the use of elements such as variation in materials and form, building projections and elements that provide shelter (for example awnings, verandas, and tree canopies)

(b) be designed to reduce visual mass by breaking up the building façade into distinct elements

(c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.

The proposed building has responded to the corner of Rawlings Avenue and Henley Beach Road by wrapping the building around, which allows a presentation to both streets. At the northern end of the site, the ground floor of the building is made up of commercial tenancies with glass fronts. A parapet extends towards the streets and provides a human scale by segregating the lower level from the rest of the building. This parapet also creates a verandah area providing pedestrians a refuge area from inclement weather conditions. It is considered that these provisions have been satisfied.

PDC 6 of the Medium and High Rise Development (3 or more Storeys) states:

6 Materials and finishes should be selected to be durable and age well to minimise ongoing maintenance requirements. This may be achieved through the use of materials such as masonry, natural stone and prefinished materials that minimise staining, discolouring or deterioration.

The proposed building will contain a mixture of materials including:

- Brick veneer;
- Scyon Stria horizontal & vertical;
- Comtek Wall cladding;
- Metal and glass railings;
- Scyon Axon;
- Sliding shutters;
- Slat fence; and
- Colorbond fence.

These are appropriate materials with a long life span and as such are considered to satisfy the above provision.

Visual Amenity

The Urban Corridor Zone was included in the West Torrens Council Development Plan in 2015 in response to the 30 Year Greater Adelaide Plan, which sought higher densities along major transit routes.

This will be the first intrusion of the built form being sought by the Urban Corridor Zone within the locality. As such, it will be the most visually dominant structure within the locality. Its visual prominence is not a reason for refusal as the built form is supported and generally encouraged by the Zone and Policy Area provisions.

The visual impact to the adjoining Residential Zone to the south has been managed by the transition in building height from four storeys to two. The proposed building has also been setback 19m from the southern boundary.

The Zone and Policy Area seek a built form that provides a strong presence to arterial roads such as Henley Beach Road. The proposal has achieved this by the architectural aspects described previously as well as its position on the subject site. The following provisions seek to encourage appropriate built form for multi storey buildings.

8 Development facing the street should be designed to provide attractive, high quality and pedestrian friendly street frontage(s) by:

- (a) incorporating active uses such as shops or offices, prominent entry areas for multi-storey buildings (where it is a common entry), habitable rooms of dwellings, and areas of communal public realm with public art or the like where consistent with the Zone and/or Policy Area provisions;*
- (b) providing a well landscaped area that contains a deep soil zone space for a medium to large tree in front of the building (except in a High Street Policy Area or other similar location where a continuous ground floor façade aligned with the front property boundary is desired).*

One way of achieving this is to provide a 4 metre x 4 metre deep soil zone area in front of the building

- (c) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings);*
- (d) positioning services, plant and mechanical equipment (such as substations, transformers, pumprooms and hydrant boosters, car park ventilation) in discreet locations, screened or integrated with the façade;*

- (e) ensuring ground, undercroft, semi-basement and above ground parking does not detract from the streetscape;*
- (f) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and impacts on street trees and pedestrian areas.*

The proposal has satisfied this provision by:

- Having three commercial tenancies on the ground floor facing Henley Beach Road;
- A well-articulated façade including balconies, windows and a parapet;
- Retention of three existing mature street trees along Henley Beach Road;
- Services are located along the secondary frontage to provide an uninterrupted façade facing Henley Beach Road;
- Car parking is located on the ground floor behind the commercial tenancies. The car parking area will be obscured by landscaping along the eastern and southern boundaries of the site; and
- There are three crossovers providing access to the site. One of these is for the exclusive use of waste contractors. The other two have been separated so that access is gained from different streets.

The above statements are demonstrated in the perspective plans contained within **Attachment 1** which show the building appearance from several vantage points.

PDCs 9 and 10 of the Medium and High Rise Development (3 or more storeys) state:

9 Common areas and entry points of the ground floor level of buildings should be designed to enable surveillance from public land to the inside of the building at night.

10 Entrances to multi-storey buildings should:

- (a) be oriented towards the street*
- (b) be visible and clearly identifiable from the street, and in instances where there are no active or occupied ground floor uses, be designed as a prominent, accentuated and welcoming feature*
- (c) provide shelter, a sense of personal address and transitional space around the entry*
- (d) provide separate access for residential and non-residential land uses*
- (e) be located as close as practicable to the lift and/or lobby access*
- (f) avoid the creation of potential areas of entrapment.*

The proposed building has two lobbies that provide access to the upper levels. Both of these are directly adjacent Rawlings Avenue and are formed from large glass sliding doors. This allows clear identification and casual surveillance from the public realm. It is considered that these provisions have been satisfied.

Access and Parking

Access

Residents of and visitors to the residential units will access the site via the lobbies or through the carpark. Workers and visitors to the commercial tenancies will gain access directly from Henley Beach Road. People parking in the open rear carpark will walk along Rawlings Avenue as the undercroft carpark is closed by gates.

Cyclists will be able to enter the site via the driveways or lobbies. There is provision for 19 bike parks located adjacent the two lobbies on the ground floor. They are located within the security card access area.

Passenger vehicles can enter the site via the crossovers on Rawlings Avenue and Palmyra Avenue. Both of these access points are double width and allow vehicles to enter and exit in a forward direction.

Waste collection vehicles will enter via a separate crossover on Rawlings Avenue. This crossover leads to the garbage bin enclosure and does not provide access to the car park and is considered a suitable arrangement.

Car Parking

The Urban Corridor Zone stipulates different car parking requirements to that of other zones, in that it specifically has reduced car parking requirements due to the proximity of the zone to high-frequency public transport corridors. It also specifically envisages shared parking between compatible uses. Residential and commercial land uses are considered compatible as the peak parking demand from each use is generally different to one another. For example, residents will generally need to park their vehicles onsite outside of standard business hours.

The proposal has provided 61 car parks, two of which are disability access. The majority of these car parks, 45 spaces, are located beneath the building and behind security card access sliding gates. These car parks will be used predominantly by the residents and staff. The remaining 13 car parks are located at the southern end of the site and are envisioned to be used by visitors and customers.

Table WeTo/6 stipulates the car parking requirements for this Zone. There is a car parking requirement of between 3 and 6 car parks for every 100m² of gross leasable floor area. The proposed development has a total commercial floor area of 236.5m². This equates to a parking requirement of between 7 and 14 car parks.

Table WeTo/6 shows different parking requirements depending on the form that the dwellings take. They are as follows:

- 1 bedroom dwelling = 1 car park
- 2 bedroom dwelling = 1.5 car parks
- 3 bedroom dwelling = 2 car parks
- Visitor parking = 0.25 per dwelling

The proposal has:

- Three, one bedroom dwellings;
- 15, two bedroom dwellings; and
- 10, three bedroom dwellings.

This equates to a parking demand of 45.5 car parks for the dwellings. As there are 28 dwellings, there is an additional demand for 14 car parks for visitors.

In summary, the requirements set out in Table WeTo/6 seek between 66.5 and 73.5 car parks for this specific proposal. However the proposed development only provides 61 car parks. In addition to Table WeTo/6, the Development Plan provides additional guidance in relation to off-street vehicle parking in PDC 3 as follows:

3 Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of development and parking condition in the wider locality including (but not limited to) the following:

- (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times*
- (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas*
- (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained*
- (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)*

- (e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening*
- (f) the site of the development is located within distances specified in the condition applicable to Designated Areas for at least two different public transit modes.*

Part (a) has been satisfied as the residential use and commercial use will have peak parking demand at different times.

Parts (b) and (e) are satisfied as Rawlings Avenue and Palmyra Ave are predominantly residential streets. Whilst parking could be accommodated along these streets, it is not considered necessary due to the amount of on-site parking available.

Parts (c), (d) and (f) are not applicable to this proposal. As the relevant sections of this provision have been met, it is considered that the proposed development is consistent with it.

The subject site is well catered for in regards to public transport. There is a bus stop, stop 7, that is located less than 100m west of the subject site on Henley Beach Road. This bus stop is utilised by nine different bus routes.

Representors raised some concerns with the potential increase in vehicle movements, however given the attributes of the project, it is unlikely that there will be a detrimental impact to the amenity as a result of the additional movements.

Council's Traffic Engineer has reviewed the proposal and supports the amount of parking provided. This advice is contained in **Attachment 2**.

Stormwater

A stormwater management plan was provided with the initial lodgement documents, however this was not amended to reflect subsequent negotiated amendments to the application. The original stormwater management plan was considered acceptable by City Assets as an appropriate solution. The applicant intends on using a similar system for the current design, but does not want to go through the expense of providing an amended plan without some assurance that the proposal will be approved. For this reason it is proposed that if the Council Assessment Panel is of a mind to approve the development, a reserved matter is included in the recommendation requiring a detailed stormwater design to be provided prior to the issue of Development Approval.

The applicant has stated that the design will largely reflect what was originally proposed. This system included 5 x 5400L tanks with 35mm orifice. This water would be reused on site to irrigate the vegetative landscaping.

Landscape Assessment

The Landscaping, Fences & Walls Module of the Development Plan states:

4 A minimum of 10 per cent of a development site should be landscaped. The development site refers to the land which incorporates a development and all the features and facilities associated with that development, such as outbuildings, driveways, parking areas, landscaped areas, service yards and fences. Where a number of buildings or dwellings have shared use of such features and facilities, the development site incorporates all such buildings or dwellings and their shared features and facilities.

The proposal provides the following vegetative landscaping:

- 182m² at ground level;
- 39m² on the first floor;
- 13.5m² on the second floor; and
- 13.5m² on the third floor.

This totals 248m² which equates to 8.8% of the total site area. This does not include paved areas in the courtyards on the first, second and third floor. The courtyards have a total area 249m² and provide shared common areas for the exclusive use of residents. As PDC 4 does not stipulate that the 10% is to be calculated exclusively by vegetated areas, it is reasonable to expect that a portion, if not all of this area could be included in the landscaping calculation. With this inclusion, the proposal exceeds the 10% minimum stated in the Development Plan.

The vegetation proposed includes a mixture of types and sizes such as Capital trees, Captain Cook Bushes, Callistomen Ptyoides and Bongo Borders Liriope.

The trees will provide strong vertical elements around the site perimeter once mature, and all landscaping will assist in enhancing the overall appearance of the development from the public realm.

SUMMARY

The proposed development will be the first intrusion of this type of development in the locality since the introduction of the Urban Corridor Zone to the West Torrens Council Development Plan. The proposed development is generally consistent with the desired character of the Zone and Policy Area. The proposal meets the majority of the relevant provisions and exceeds the minimum requirements set out in other provisions.

The proposed development is deficient in relation to the side setback provision stated in the Development Plan. Whilst there will be some negative impact derived from the proposed development, there will also be a positive impact with the removal of the current built form. This is not considered to cause a significant enough impact to not support the development.

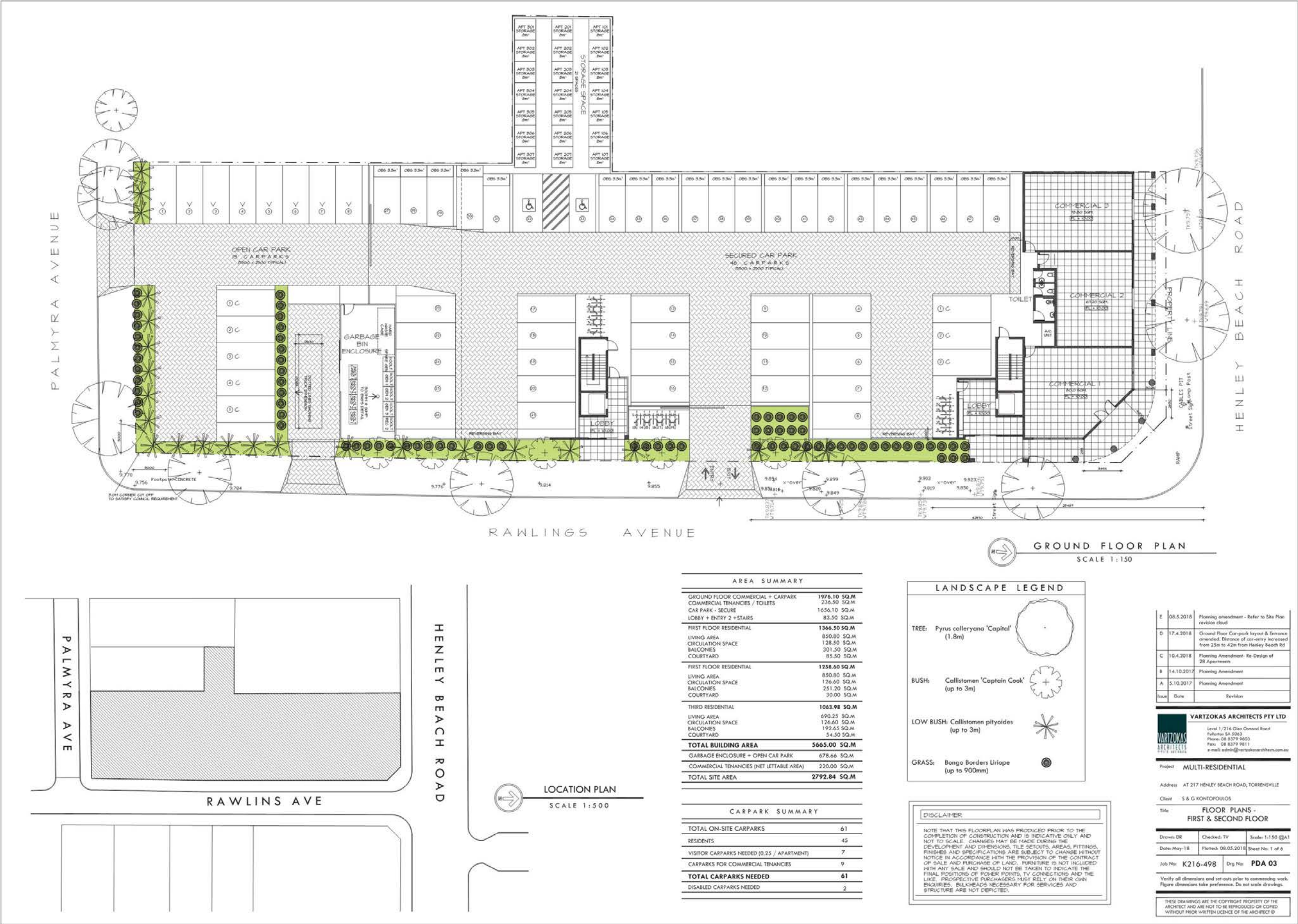
Overlooking has been addressed through the introduction of privacy screens on the western façade. Overshadowing is not considered to be an issue as adjoining properties will comfortably achieve the minimum access to sunlight prescribed by the Development Plan.

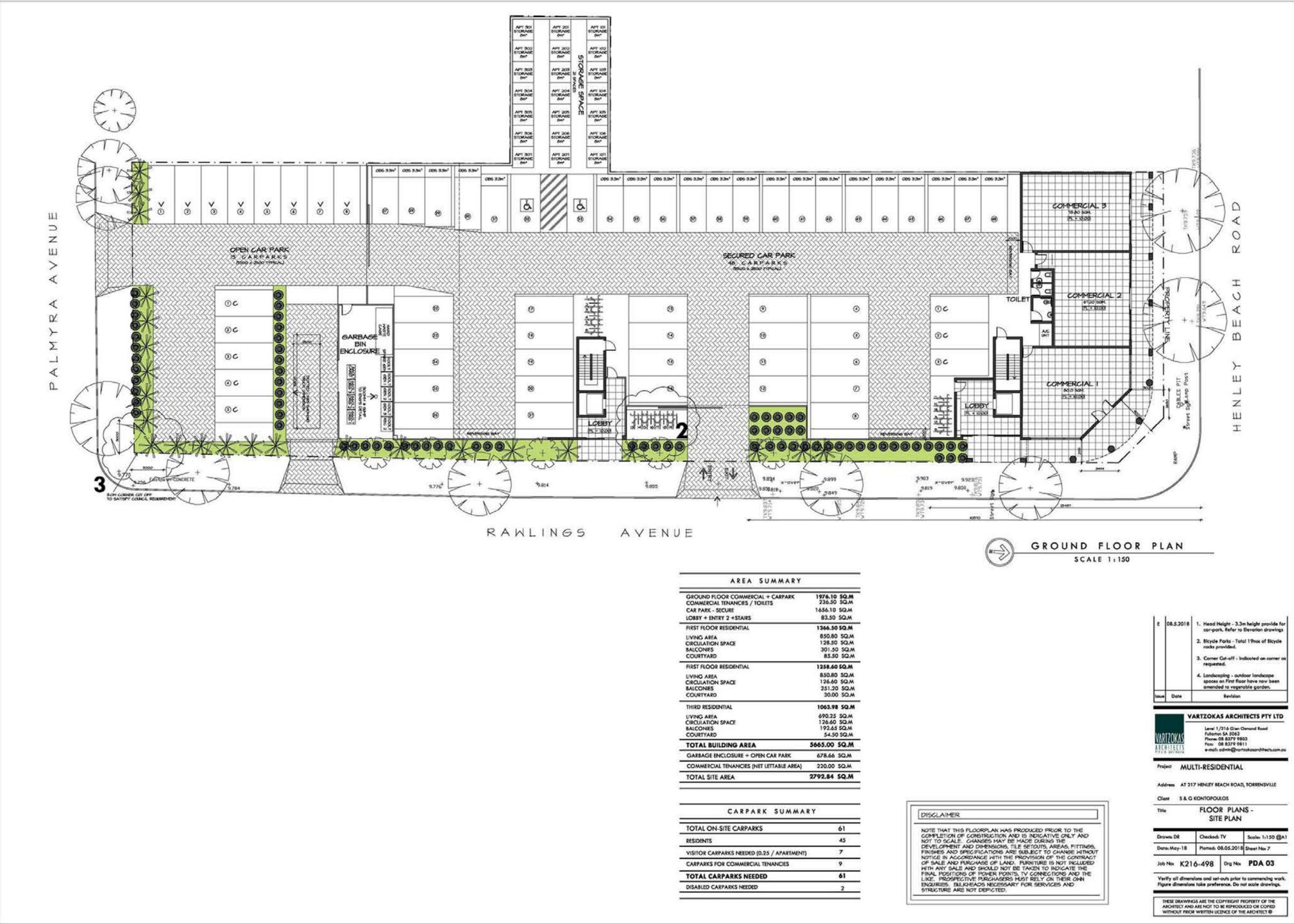
The number of concerns raised within the representations have been suitably addressed resulting in a development that fundamentally meets the relevant Objectives and Principles of the Development Plan. Accordingly, the proposal is considered to be not seriously at variance with the Development Plan.

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

Attachments

- 1. Site Plan and Elevations**
- 2. Representations and Response to Representations**
- 3. City Assets Referral**







 FIRST FLOOR PLAN
SCALE 1:150

APARTMENT SUMMARY		
UNIT	INTERNAL AREA (m²)	BALCONY/TERRACE AREA (m²)
101	99.70	36.28
102	94.20	59.50
103	82.30	16.10
104	82.30	16.10
105	62.27	13.30
106	88.70	25.60
107	94.20	24.30
108	82.30	16.10
109	82.30	16.10
110	82.30	16.10

E	08.5.2018	Outdoor Landscape amended to Vegetable garden
C	10.4.2018	Planning Amendment- Re-Design of 28 Apartments
S	14.10.2017	Planning Amendment
A	5.10.2017	Planning Amendment
Issue	Date	Revision



VARTZOKAS ARCHITECTS PTY LTD
Level 1/1716 Glen Osmond Road
Fullerton SA 5063
Phone 08 8379 9803
Fax 08 8379 9811
e-mail admin@vartzikasarchitects.com.au

Project **MULTI-RESIDENTIAL**

Address **AT 217 HENLEY BEACH ROAD, TORRENSVILLE**

Client **S & G KONTOPOULOS**

Title **FLOOR PLANS - FIRST FLOOR PLAN**

Drawn: DR	Checked: TV	Scale: 1:150 @A1
Date: Apr-18	Plotted: 10.04.2018	Sheet No: 2 of 6
Job No: K216-498	Proj No: PDA 03	

Verify all dimensions and set-outs prior to commencing work.
Figure dimensions take preference. Do not scale drawings.

THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN LICENCE OF THE ARCHITECT ©



SECOND FLOOR PLAN
SCALE 1:150

APARTMENT SUMMARY		
UNIT	INTERNAL AREA (m ²)	BALCONY/TERRACE AREA (m ²)
201	99.70	19.00
202	94.20	22.30
203	82.30	16.10
204	82.30	16.10
205	62.77	13.30
206	88.70	25.60
207	94.20	24.30
208	82.30	16.10
209	82.30	16.10
210	82.30	16.10

C	10.4.2018	Planning Amendment - Re-Design of 28 Apartments
B	14.10.2017	Planning Amendment
A	5.10.2017	Planning Amendment
Issue	Date	Revision



VARTZOKAS ARCHITECTS PTY LTD
Level 1/1718 Glen Osmond Road
Fulham SA 5063
Phone 08 8379 9803
Fax 08 8379 9811
e-mail admin@vartokasarchitects.com.au

Project **MULTI-RESIDENTIAL**

Address **AT 217 HINLEY BEACH ROAD, TORRENSVILLE**

Client **S & G KONTOPOULOS**

Title **FLOOR PLANS - SECOND FLOOR PLAN**

Drawn: DR	Checked: TV	Scale: 1:150 @A1
Date: Apr-18	Plotted: 10.04.2018	Sheet No: 3 of 6
Job No: K216-498	Proj No: PDA 03	

Verify all dimensions and set-outs prior to commencing work.
Figure dimensions take preference. Do not scale drawings.

THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN LICENCE OF THE ARCHITECT ©



THIRD FLOOR PLAN
SCALE 1:150

APARTMENT SUMMARY		
UNIT	INTERNAL AREA (m ²)	BALCONY/TERRACE AREA (m ²)
301	99.70	19.00
302	94.20	22.30
303	82.30	16.10
304	82.30	16.10
305	62.27	13.30
306	104.65	23.20
307	82.30	16.10
308	82.30	16.10

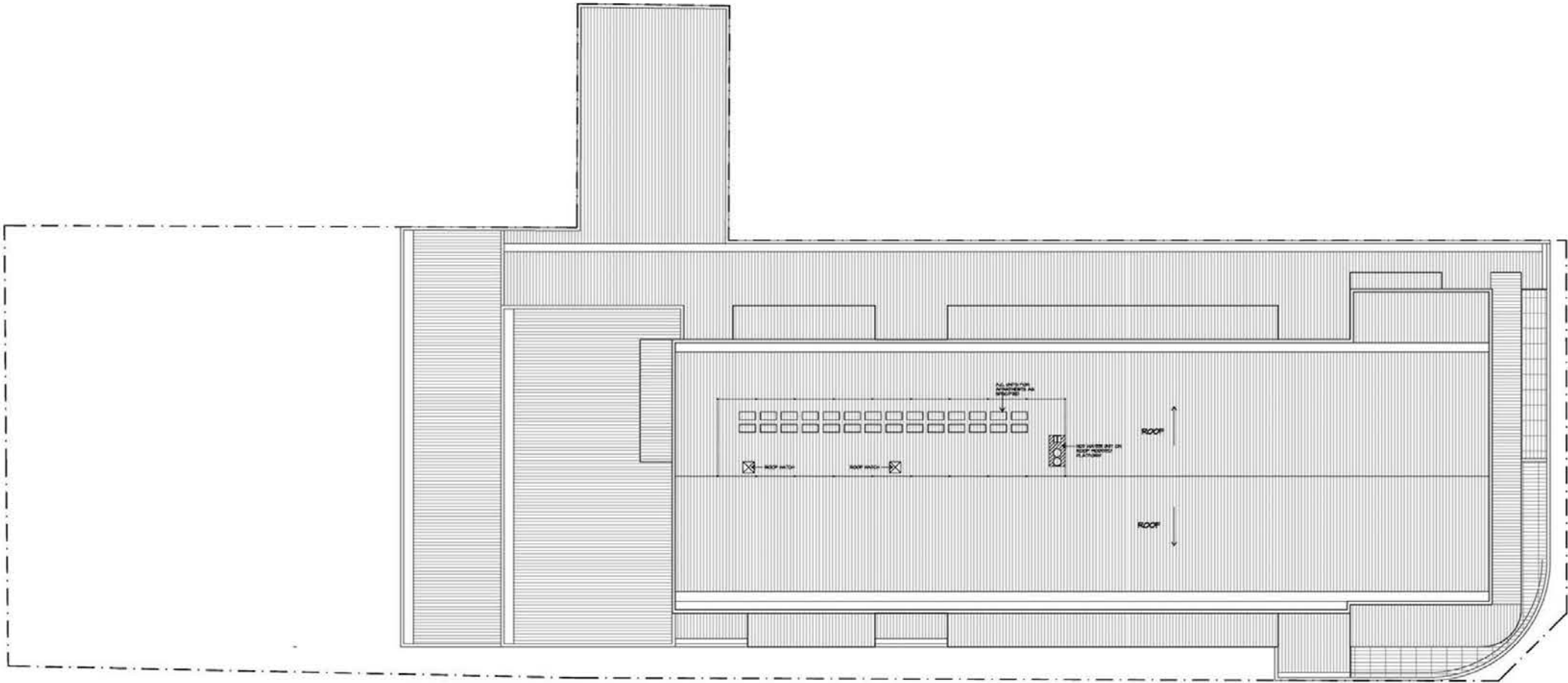
C	10.4.2018	Planning Amendment - Re-Design of 28 Apartments
B	14.10.2017	Planning Amendment
A	5.10.2017	Planning Amendment
Issue	Date	Revision

**VARTOKAS ARCHITECTS**
PTY LTD

Level 1/118 Glen Osmond Road
Fullarton SA 5063
Phone 08 8379 9803
Fax 08 8379 9811
e-mail admin@vartokasarchitects.com.au

Project			MULTI-RESIDENTIAL		
Address			AT 217 HINLEY BEACH ROAD, TORRENSVILLE		
Client			S & G KONTOPOULOS		
Title			FLOOR PLANS - THIRD FLOOR PLAN		
Drawn: DR		Checked: TV		Scale: 1:150 @A1	
Date: Apr-18		Plotted: 10.04.2018		Sheet No: 4 of 6	
Job No: K216-498		Dwg No:		PDA 03	
Verify all dimensions and set-outs prior to commencing work. Figure dimensions take preference. Do not scale drawings.					

THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN LICENCE OF THE ARCHITECT ©



ROOF PLAN
SCALE 1:150

C	10.4.2018	Planning Amendment
B	14.10.2017	Planning Amendment
A	5.10.2017	Planning Amendment
Issue	Date	Revision



VARTOKAS ARCHITECTS PTY LTD
Level 1/218 Glen Osmond Road
Fullarton SA 5063
Phone 08 8379 9803
Fax 08 8379 9811
e-mail info@vartokasarchitects.com.au

Project **MULTI-RESIDENTIAL**
Address **AT 217 HINLEY BEACH ROAD, TORRENSVILLE**
Client **S & G KONTOPOULOS**
Title **FLOOR PLANS -
THIRD FLOOR PLAN**

Drawn: DR	Checked: TV	Scale: 1:150 @A1
Date: Apr-18	Plotted: 10.04.2018	Sheet No: 5 of 6
Job No: K216-498	Org No: PDA 03	

Verify all dimensions and set-outs prior to commencing work.
Figure dimensions take preference. Do not scale drawings.

THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN LICENCE OF THE ARCHITECT ©

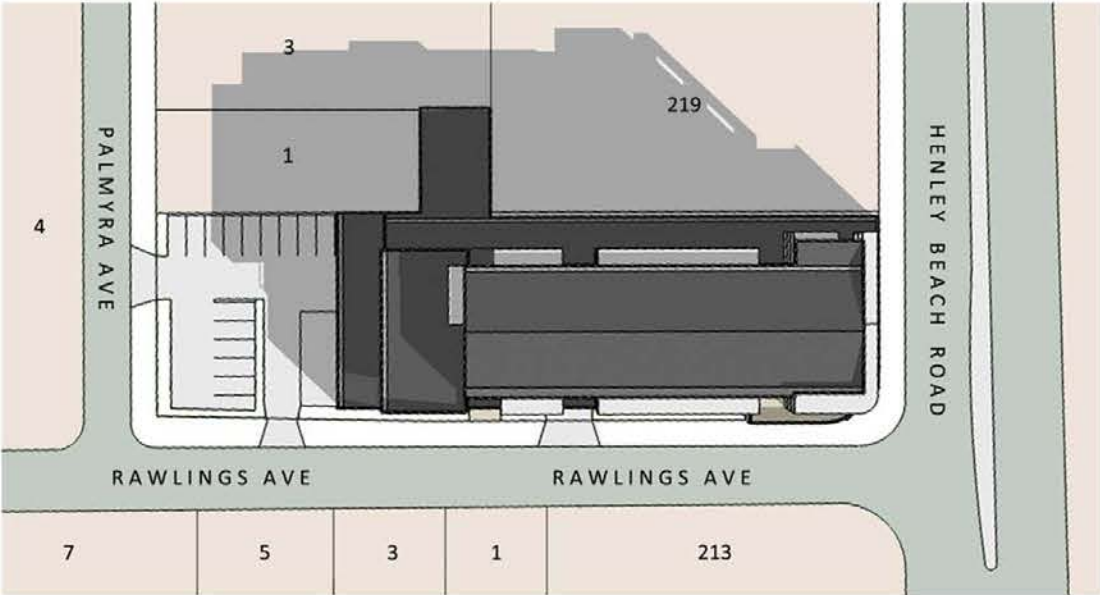




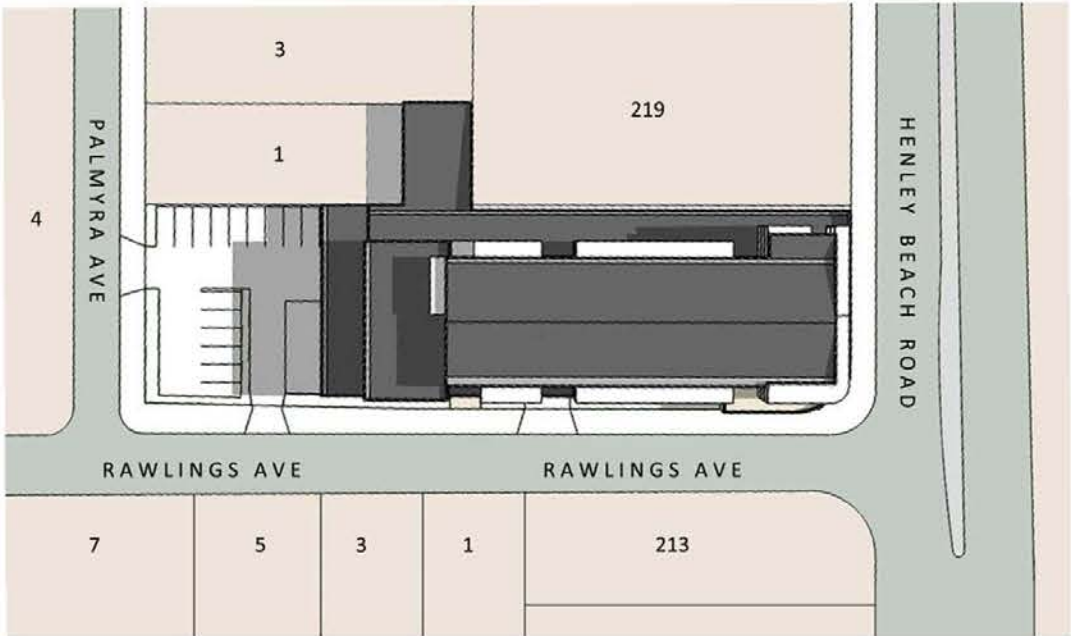
STELLAR
APARTMENTS
217 HENLEY BEACH ROAD TORRENSVILLE SA

VARTZOKAS ARCHITECTS PTY LTD
LEVEL 1 / 216 GLEN OSMOND ROAD
FULLARTON SA 5063
Copyright : Vartzokas Architects Pty Ltd

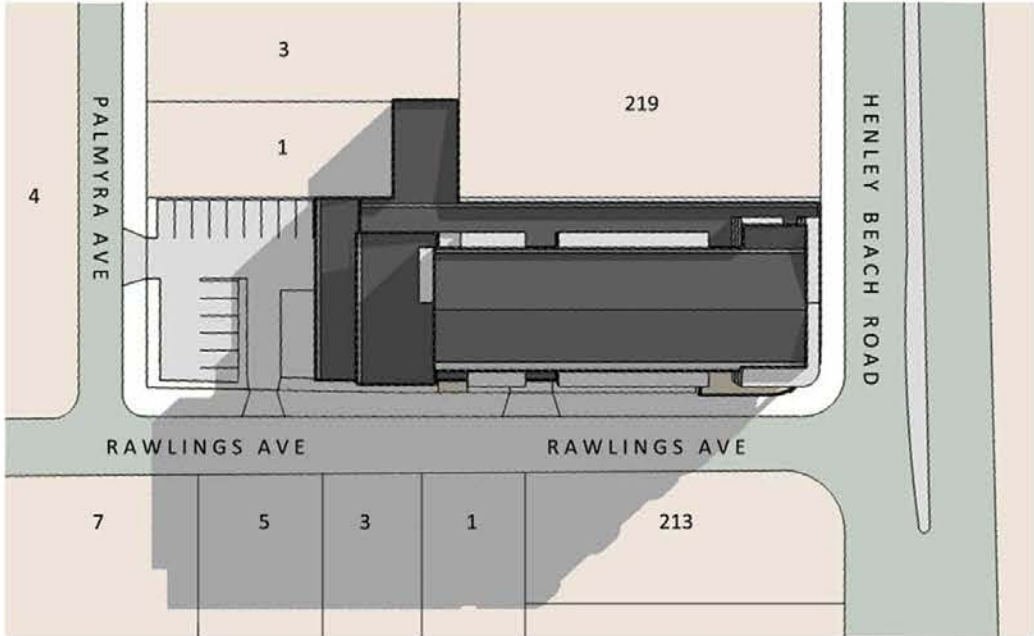




SHADOW DIAGRAM
JUNE 21-9:00A.M.



SHADOW DIAGRAM
JUNE 21-12:00P.M.



SHADOW DIAGRAM
JUNE 21-3:00P.M.

ATTENTION - PLANNING DEPT.
JORDAN LEVERINGTON.

PAGE 1/2.

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	MRS SARA CONSTANTINO (30 year old pensioner)
YOUR ADDRESS	1 PALMYRA AVE. TORRENSVILLE 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	ADJOINING RESIDENT (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION PRIVACY SAFETY SECURITY DEVALUATION OF HOME NOISE REFER TO PAGE 2.	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) NOT ALLOWING THE DEVELOPMENT OR CHANGING THE RESIDENTIAL PART OF THE PLAN TO SINGLE STORY DWELLINGS.	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY ANDY CONSTANTINO (SIV) ☒ 024 573 295
(PLEASE SPECIFY)

SIGNED

DATE 4/5/2013

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

FAX: -8403 5709

If space insufficient, please attach sheets

1'd

07 May 18 12:01p

PAGE 2/2.

STATEMENT OF REPRESENTATION

DEVELOPMENT NO 211/531/2017

PRIVACY:- WITH BALCONIES OVERLOOKING ALL OF MY BACKYARD, I WOULD BE RELUCTANT TO ENTERTAIN FAMILY + FRIENDS OUTSIDE BECAUSE I WOULD BE FEARFUL OF SOMEONE OVERLOOKING INTO MY BACKYARD AT ALL TIMES

SAFETY:- MY CONCERN IS WITH THE EXTRA VEHICLES BOTH DURING CONSTRUCTION AND AFTER COMPLETION IS THE EXTRA PRESSURES BEING PUT ON RAWLINGS AND PALMYRA AVE'S. AS YOU CAN NOT TURN RIGHT INTO HENLEY BEACH RD FROM RAWLINGS AVE, PALMYRA AVE WOULD THEN BECOME A MAJOR ROUTE TO HENLEY BEACH RD. ALSO THE EXTRA TRAFFIC WOULD INCREASE THE DANGER TO RESIDENTS AND CHILDREN.

SECURITY:- CURRENTLY THERE IS A BIG WALL ADJACENT TO MY BEDROOM, ONCE THAT IS REMOVED IT BECOMES OPEN SPACE WITH CAR PARKS TO REPLACE THAT SPACE. I WON'T FEEL AS SECURE BECAUSE ACCESS TO MY PROPERTY WOULD BE EASIER FOR ANYONE, ESPECIALLY WITH BALCONIES OVERLOOKING MY PROPERTY. SOMEONE COULD EASILY FIGURE OUT THAT I LIVE ON MY OWN AND THAT I MIGHT BE "EASY PREY".

DEVALUATION OF MY HOME :- I FEEL THIS COULD DEVALUE MY HOME WHICH WOULD THEN DEVALUE MY CHILDREN'S INHERITANCE. I MEAN WHO WOULD BUY MY HOME WHEN THERE IS NO PRIVACY IN YOUR OWN BACKYARD?

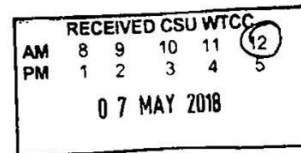
NOISE/POLLUTION:- WITH CAR PARKS PLANNED TO BE ADJACENT TO MY BEDROOM, NOISE + POLLUTION WOULD BE AN ISSUE AS THESE VEHICLES USING THOSE CARPARKS COULD BE GOING IN AND OUT AT ALL HOURS THEREFORE AFFECTING THE QUALITY OF MY LIFE.

* MY MOTHER MRS SOFIA CONSTANTINO HAS ASKED ME TO MAKE A SUBMISSION ON HER BEHALF AS HER ENGLISH SKILLS ARE POOR. I AM AVAILABLE ON MY MOBILE (0824 573295) IF ANY CONTACT IS REQUIRED. HOWEVER, I WOULD ASK THAT A MESSAGE TO BE LEFT AS THE BEST WAY, AND I WOULD RETURN ANY CALLS. ANY WRITTEN CORRESPONDENCE SHOULD STILL BE SENT TO 1 PALMYRA AVE. TORRENSVILLE 5031

THANK YOU.

ANDY CONSTANTINO.





STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

RECEIVED - CWT IM
7 MAY 2018

DEVELOPMENT No. 211/581/2017
 PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
 2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	PHUOL-QUY LAM
YOUR ADDRESS	4 RAWLINGS AVE TORRENSVILLE SA 5031
YOUR PHONE No	AVAILABLE AFTER 2 PM week days
YOUR EMAIL	NIL
NATURE OF INTEREST	VICINITY (neighbour) <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION FOR PRIVACY ISSUES,	
<div align="right"> </div>	
MY REPRESENTATIONS WOULD BE OVERCOME BY ^{neither} (state action sought) WE would say no balconies and, clear windows to be facing out towards palmyer street, as this would overlook our backyard.	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____ ☐

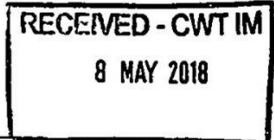
(PLEASE SPECIFY)

SIGNED _____

DATE 6/5/2018

Responsible Officer: Jordan Leverington
 Ends: Monday 7 May 2018

If space insufficient, please attach sheets



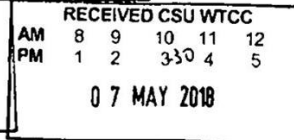
STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO

Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

08 MAY 2018

City Development



DEVELOPMENT No. 211/581/2017
 PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
 2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	Vi Huynh
YOUR ADDRESS	12 Rawlings Ave Torrensville 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	owner in vicinity. (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	- Objection because. - Excessive development. - Reduced privacy, overlooking & shadowing - Loss of on-street parking on Rawlings Ave. - Increase in traffic.
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	See attachment.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐I DESIRE TO BE HEARD PERSONALLY ☐I DESIRE TO BE REPRESENTED BY L. Woodley. ☒

(PLEASE SPECIFY)

SIGNED

DATE

4/5/18. Vi Huynh.

Responsible Officer: Jordan Leverington

Ends: Monday 7 May 2018

If space insufficient, please attach sheets

See attachment.

Developement N° 211/581/2017

Objection to developement

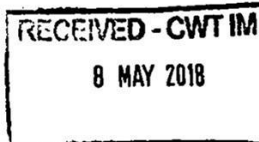
Vi Huynh

12 Rawlings Ave Torrensvalley

My representations would be overcome by

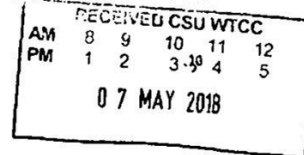
1. Rubbish truck driveway entrance on Rawlings Avenue to be removed. Truck to only access via Palmyra Avenue entrance. This will maximise on-street parking along Rawlings Avenue and minimise noise from the truck.
2. Boundary property along Rawlings and Palmyra Ave needs to be 1.8m of solid fencing (not just bushes) to avoid headlights shining into resident's windows on opposite side of the street, namely 3, 5, 7, 7A Rawlings Ave.
3. Balustrades of balconies facing Rawlings and Palmyra Avenue needs to be solid and not transparent. Balcony balustrade should be at least 1.7m high to reduce overshadowing and maintain privacy in immediate surrounding lower homes.
4. Landscaping along verge on Rawlings and Palmyra Ave needs to be more substantial than bushes. Number of trees need to be increased to provide a good canopy shielding to existing homes from balconies and high windows. Trees need to be evergreen species and at least 15m in height. Estimate 10 relative mature trees to be along Rawlings Ave and 3 along Palmyra as a minimum from project completion and they must be maintained sufficiently until maturity. Shielding trees that die should be responsible by the building strata corporation or owner to replace within reasonable timeframe to maintain shielding.
5. Traffic flow report on how increased in traffic will be managed along Rawlings Avenue and Palmyra Avenue.
6. Remove the lower storey apartments (2 floors) at the southern end of the building with wrap around balconies facing Palmyra and Rawlings Ave. The 4 storey area of the apartment building is sufficient. Otherwise the impact to existing homes south of Rawlings Avenue is too much with overshadowing and privacy issues.

City of West Torrens
08 MAY 2018
City Development



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033



DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	L. WOODLEY
YOUR ADDRESS	7A, RAWLINGS AVE, TORRENSVILLE 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	RESIDENT IN THE VICINITY (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	- Concern about the following: - Excessive development. - Reduce privacy, overlooking & shadowing of high apartment balconies & windows. - Loss of on street parking on Rawlings Ave. - Increase in traffic. - Headlights from vehicles.
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	See attachment!

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____ ☐

(PLEASE SPECIFY)

SIGNED

DATE

6/5/18 *L. Woodley*

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

If space insufficient, please attach sheets

See attachment!

Liam Woodley -

- RE. DEVELOP^N NO 211/581/2017 - STATEMENT OF REPRESENTATION.MY REPRESENTATIONS WOULD BE OVERCOME BY.

- Remove lower² storey apartments south of the building. The 4 storey area is enough. It extends too far ~~the~~ south of Rawlings Avenue.
- Missing traffic report, need to see how the increase in traffic will be managed.
- Balustrade balconies facing Rawlings and Palmyra needs to be solid not transparent. ^{ALL} Balustrade should be 1.7m or higher.
- Fencing around the property must be a solid fence at least 2.1m so the head lights don't shine into the properties along Rawlings Ave, 3, 5, 7 & 7A Rawlings. Planting bushes is not enough. This will shield unsightly carpark on top of unsightly high rise apartment.
- Rubbish truck driveway entrance on Rawlings Ave to be removed. Truck can access via Palmyra Ave. Extra rubbish truck driveway will remove on-street parking space. Also concern about the noise if trucks are coming in & out at Rawlings Avenue.
- Need to plant more trees along Rawlings & Palmyra Avenue. Trees need to be - evergreen
 - height > 15m.
 - mature trees on day 1.
 - Should be at least 10 trees on Rawlings Ave & 3 " " Palmyra Ave.
 - Need to have a plan to replace them when they die this needs to be ^{ongoing} owner's responsibility.

This will ~~be~~ ^{reduce} overshadowing and reduced privacy at existing homes along Rawlings Avenue.

RECEIVED - CWT IM
8 MAY 2018

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

RECEIVED SSU WTCC
AM 8 9 10 11 12
PM 1 2 3 4 5
07 MAY 2018

DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031
2 Rawlings Avenue, TORRENSVILLE SA 5031

City of West Torrens

08 MAY 2018

City Development

YOUR FULL NAME	PATRICIA LUNETTA
YOUR ADDRESS	3 PALMYRA AVE TORRENSVILLE 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Adjoining Land owner/Resident. (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	
<p>I am very concerned that a four storey development adjacent to my property with 28 dwellings and 3 commercial tenancies will create a huge amount of traffic and noise thus making the enjoyment of my property difficult and furthermore significantly affecting my privacy and quality of life in my own home with a 4 story building looking directly onto my property.</p>	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	
<p>I believe a two (2) storey development would be far more appropriate and would be in much more keeping with my adjacent residential property and other close residences.</p>	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____ ☐

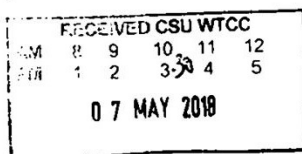
(PLEASE SPECIFY)

SIGNED

DATE 7th May 2018

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

If space insufficient, please attach sheets



City of West Torrens

08 MAY 2018

City Development

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

RECEIVED - CWT IM
8 MAY 2018

DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	T. Vuong
YOUR ADDRESS	5 Rawlings Avenue Torrensville 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	In the vicinity. <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASONS FOR REPRESENTATION	
<p>I object to the development for the following reasons</p> <ul style="list-style-type: none"> -The development being too high and extensive towards Palmyra Ave -Overshadowing and overlooking the existing homes and we will lose privacy front and back -Increase in vehicle traffic and foot traffic. -Reduce on-street parking along Rawlings and Palmyra Ave 	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	
SEE ATTACHMENT	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐I DESIRE TO BE HEARD PERSONALLY ☐I DESIRE TO BE REPRESENTED BY L. Woodley ☒
(PLEASE SPECIFY)

SIGNED

DATE 6 May 2018

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

If space insufficient, please attach sheets SEE ATTACHMENT

My representations would be overcome by:

1. Rubbish truck driveway entrance on Rawlings Avenue to be removed. Truck to only access via Palmyra Avenue entrance. This will maximise on-street parking along Rawlings Avenue and minimise noise from the truck.
2. Boundary property along Rawlings and Palmyra Ave needs to be 1.8m of solid fencing (not just bushes) to avoid headlights shining into resident's windows on opposite side of the street, namely 3, 5, 7, 7A Rawlings Ave.
3. Balustrades of balconies facing Rawlings and Palmyra Avenue needs to be solid and not transparent. Balcony balustrade should be at least 1.7m high to reduce overshadowing and maintain privacy in immediate surrounding lower homes.
4. Landscaping along verge on Rawlings and Palmyra Ave needs to be more substantial than bushes. Number of trees need to be increased to provide a good canopy shielding to existing homes from balconies and high windows. Trees need to be evergreen species and at least 15m in height. Estimate 10 relative mature trees to be along Rawlings Ave and 3 along Palmyra as a minimum from project completion and they must be maintained sufficiently until maturity. Shielding trees that die should be responsible by the building strata corporation or owner to replace within reasonable timeframe to maintain shielding.
5. Traffic flow report on how increased in traffic will be managed along Rawlings Avenue and Palmyra Avenue
6. Remove the lower storey apartments (2 floors) at the southern end of the building with wrap around balconies facing Palmyra and Rawlings Ave. The 4 storey area of the apartment building is sufficient. Otherwise the impact to existing homes south of Rawlings Avenue is too much with overshadowing and privacy issues.

RECEIVED - CWT IM
8 MAY 2018

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

RECEIVED CSU WTCC
AM 8 9 10 11 12
PM 1 2 3 4 5
07 MAY 2018

DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	THANH VUONG
YOUR ADDRESS	11 RAWLINGS AVE TORRENSVILLE SA 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	owner of land in vicinity <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION see attached	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>City of West Torrens</p> <p>08 MAY 2018</p> <p>City Development</p> </div>	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) see attached.	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY ☒

L WOODLEY

(PLEASE SPECIFY)

0418809068.

SIGNED

DATE

7/5/18

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

If space insufficient, please attach sheets

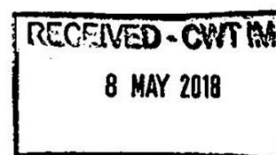
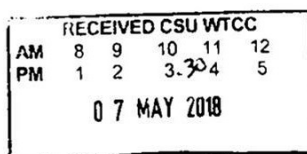
Reasons for representation:

Concerns are:

1. Excessive development extending too far south along Rawlings Avenue.
2. Reduced privacy due to overlooking and shadowing of high apartments balcony and windows
3. Loss of on-street parking along Rawlings Ave.
4. Increase in traffic vehicles along Rawlings Ave
5. Head lights from increase in vehicle into existing home windows.
6. Noise of rubbish trucks along Rawlings avenue.

My representations would be overcome by

1. Rubbish truck driveway entrance on Rawlings Avenue to be removed. Truck to only access via Palmyra Avenue entrance. This will maximise on-street parking along Rawlings Avenue and minimise noise from the truck.
2. Boundary property along Rawlings and Palmyra Ave needs to be ^{2.1m} 1.8m of solid fencing (not just bushes) to avoid headlights shining into resident's windows on opposite side of the street, namely 3, 5, 7, 7A Rawlings Ave.
3. Balustrades of balconies facing Rawlings and Palmyra Avenue needs to be solid and not transparent. Balcony balustrade should be at least 1.7m high to reduce overshadowing and maintain privacy in immediate surrounding lower homes.
4. Landscaping along verge on Rawlings and Palmyra Ave needs to be more substantial than bushes. Number of trees need to be increased to provide a good canopy shielding to existing homes from balconies and high windows. Trees need to be evergreen species and at least 15m in height. Estimate 10 relative mature trees to be along Rawlings Ave and 3 along Palmyra as a minimum from project completion and they must be maintained sufficiently until maturity. Shielding trees that die should be responsible by the building strata corporation or owner to replace within reasonable timeframe to maintain shielding.
5. Traffic flow report on how increased in traffic will be managed along Rawlings Avenue and Palmyra Avenue
6. Remove the lower storey apartments (2 floors) at the southern end of the building with wrap around balconies facing Palmyra and Rawlings Ave. The 4 storey area of the apartment building is sufficient. Otherwise the impact to existing homes south of Rawlings Avenue is too much with overshadowing and privacy issues.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993 City of West Torrens

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

08 MAY 2018
City Development

DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031

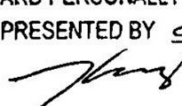
YOUR FULL NAME	T Vuong
YOUR ADDRESS	7 Rawlings Avenue Torrensville 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	In the vicinity. <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION	
<p>I object to the development for the following reasons</p> <ul style="list-style-type: none"> -The development being too high and extensive towards Palmyra Ave -Overshadowing and overlooking the existing homes and we will lose privacy front and back -Increase in vehicle traffic and foot traffic. -Reduce on-street parking along Rawlings and Palmyra Ave 	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	
SEE ATTACHMENT	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY ☒

 L. Woodley
(PLEASE SPECIFY)

SIGNED

DATE 6 May 2018

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

If space insufficient, please attach sheets SEE ATTACHMENT

My representations would be overcome by

1. Rubbish truck driveway entrance on Rawlings Avenue to be removed. Truck to only access via Palmyra Avenue entrance. This will maximise on-street parking along Rawlings Avenue and minimise noise from the truck.
2. Boundary property along Rawlings and Palmyra Ave needs to be 1.8m of solid fencing (not just bushes) to avoid headlights shining into resident's windows on opposite side of the street, namely 3, 5, 7, 7A Rawlings Ave.
3. Balustrades of balconies facing Rawlings and Palmyra Avenue needs to be solid and not transparent. Balcony balustrade should be at least 1.7m high to reduce overshadowing and maintain privacy in immediate surrounding lower homes.
4. Landscaping along verge on Rawlings and Palmyra Ave needs to be more substantial than bushes. Number of trees need to be increased to provide a good canopy shielding to existing homes from balconies and high windows. Trees need to be evergreen species and at least 15m in height. Estimate 10 relative mature trees to be along Rawlings Ave and 3 along Palmyra as a minimum from project completion and they must be maintained sufficiently until maturity. Shielding trees that die should be responsible by the building strata corporation or owner to replace within reasonable timeframe to maintain shielding.
5. Traffic flow report on how increased in traffic will be managed along Rawlings Avenue and Palmyra Avenue
6. Remove the lower storey apartments (2 floors) at the southern end of the building with wrap around balconies facing Palmyra and Rawlings Ave. The 4 storey area of the apartment building is sufficient. Otherwise the impact to existing homes south of Rawlings Avenue is too much with overshadowing and privacy issues.

RECEIVED - CWT IM
8 MAY 2018

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

RECEIVED CSU WTCC
AM 8 9 10 11 12
PM 1 2 3 4 5
07 MAY 2018

DEVELOPMENT No. 211/581/2017
PROPERTY ADDRESS: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031

YOUR FULL NAME	T. VOUNG.
YOUR ADDRESS	7-9 Palmyra Avenue. TORRENSVILLE SA 5031.
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	(eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	
see attached.	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;"> City of West Torrens 08 MAY 2018 City Development </div>	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	
see attached.	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY ☒

M L WOODEY

0418809068

SIGNED
DATE

7/5/18. N

Responsible Officer: Jordan Leverington
Ends: Monday 7 May 2018

If space insufficient, please attach sheets

Reasons for representations:

1. Reduced privacy due to overlooking and shadowing of high apartments balcony and windows
2. Loss of on-street parking along Rawlings Ave
3. Increase in traffic vehicles along Rawlings Ave
4. Head lights from increase in vehicle into existing home windows.
5. Noise of rubbish trucks along Rawlings avenue,

My representations would be overcome by

1. Rubbish truck driveway entrance on Rawlings Avenue to be removed. Truck to only access via Palmyra Avenue entrance. This will maximise on-street parking along Rawlings Avenue and minimise noise from the truck.
2. Boundary property along Rawlings and Palmyra Ave needs to be ^{2.1m}~~2.8m~~ of solid fencing (not just bushes) to avoid headlights shining into resident's windows on opposite side of the street, namely 3, 5, 7, 7A Rawlings Ave.
3. Balustrades of balconies facing Rawlings and Palmyra Avenue needs to be solid and not transparent. Balcony balustrade should be at least 1.6m high to reduce overshadowing and maintain privacy in immediate surrounding lower homes.
4. Landscaping along verge on Rawlings and Palmyra Ave needs to be more substantial than bushes. Number of trees need to be increased to provide a good canopy shielding to existing homes from balconies and high windows. Trees need to be evergreen species and at least 15m in height. Estimate 10 relative mature trees to be along Rawlings Ave and 3 along Palmyra as a minimum from project completion and they must be maintained sufficiently until maturity. Shielding trees that die should be responsible by the building strata corporation or owner to replace within reasonable timeframe to maintain shielding.
5. Traffic flow report on how increased in traffic will be managed along Rawlings Avenue and Palmyra Avenue
6. Remove the lower storey apartments (2 floors) at the southern end of the building with wrap around balconies facing Palmyra and Rawlings Ave. The 4 storey area of the apartment building is sufficient. Otherwise the impact to existing homes south of Rawlings Avenue is too much with overshadowing and privacy issues.



216 GLEN OSMOND ROAD, FULLARTON S.AUSTRALIA 5063 A.B.N. 48 131 817 313 TEL:(08) 8379 9803 FAX:(08) 8379 9811 EMAIL:ADMIN@VARTZOKASARCHITECTS.COM.AU

Attention Jordan Leverington
City of West Torrens
165 Sir Donald Bradman Drive,
HILTON SA 5033

17th May 2018

Dear Mr. Leverington,

Please find following our response to the representations received for the Development Application 211/581/2017 proposed for 217 Henley Beach Road, Torrensville.

VARTZOKAS ARCHITECTS - RESPONSE TO REPRESENTATION

<u>ITEM</u>	<u>RESPONDENT COMMENT</u>	<u>RESPONSE</u>
1	Excessive development extending too far south along Rawlings Avenue	The City of west Torrens Development Plan provides for up to 4 storeys in this Urban Corridor Zone, which includes property to the norther side of Palmyra Avenue. The design is not totally 4 -storeys however. It respects the adjoining single/double storey residential development by providing the maximum height (4 storeys) nearer to Henley Beach Road and stepping down 3 storeys, as the building nears Palmyra, and an open deck carpark at ground level at the Palmyra interface
2	Reduce privacy due to overlooking & overshadowing of high apartments balcony & windows	The proposed development is sensitive to its neighbourhood and more specifically towards the existing built environment and privacy/overlooking issues. The balconies facing Palmyra Avenue are set back by 40-50m from the street boundary and have solid balustrades to reduce overlooking issues. The balconies facing west facade are all 1.5m high solid balconies thereby also avoiding and potential overlooking issues. Refer to Drawings PDA 03F-PL08 & PL09 to understand the Sight Lines from proposed development into Neighbouring residences.

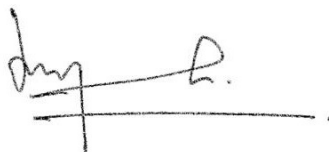
ITEM	RESPONDENT COMMENT	RESPONSE
3	Loss of on-street parking along Rawlings Avenue	The proposed development provides for 13 extra car-parks for visitors within the site. The development does not rely upon or affect any opportunity to park on the existing streets
4	Increase of Traffic vehicles along Rawlings Avenue	The proximity of development to Henley Beach Road will ensure that vehicular movement to and from the site is directed towards Henley Beach Road and not into neighbouring residential areas.
5	2 storey developments would be appropriate	City of West Torrens Development Plan provides for up to 4 storey development plan in this Urban Corridor Zone. The design respects the adjoining single/double storey residential development by providing maximum height permitted only towards Henley Beach Road and stepping down 3 storeys. The building footprint has been intentionally restricted, and an open car-park is proposed towards Palmyra Avenue as a transition.
6	No Balconies & clear windows to be facing towards Palmyra Avenue. Issue of overlooking.	See Response to Item 2.
7	Security from car-park	Boundary Fence of 1.8m or high is proposed between the subject site and adjoining properties to ensure security for all Residents.
8	Traffic Management Report	The proximity of development to Henley Beach Road will ensure that vehicular movement to and from the site is directed towards Henley Beach Road and not into neighbouring residential areas.

Please include our response as part of the submission to the Council Assessment Panel.

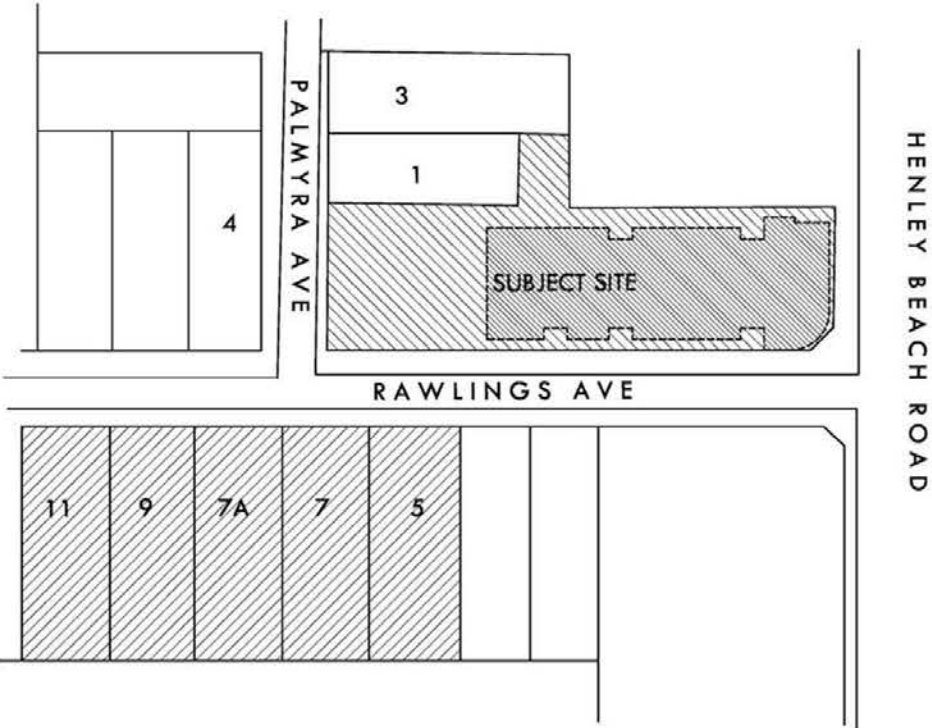
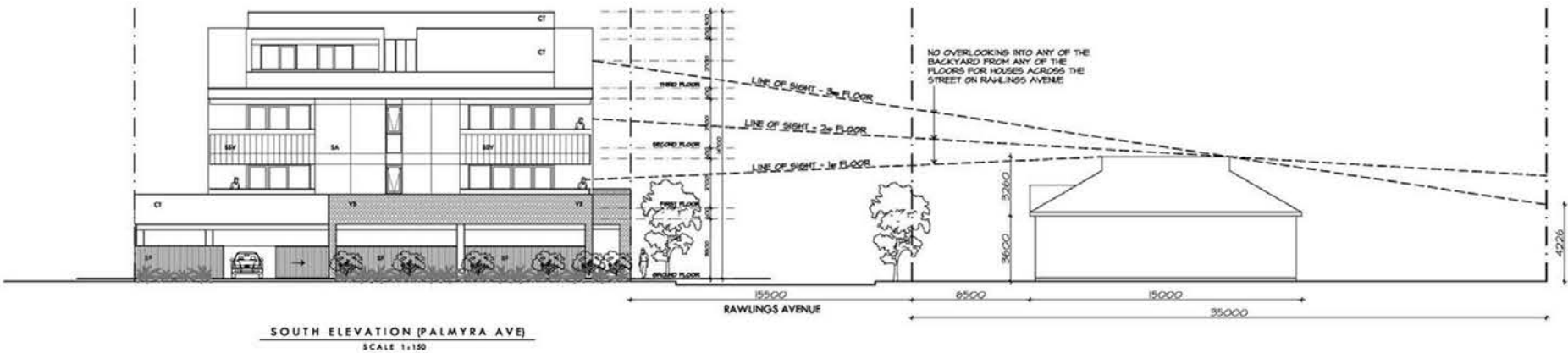
We also make ourselves available to attend on the night to answer any further questions that the Panel may. Please provide further details of the date and time.

Yours sincerely

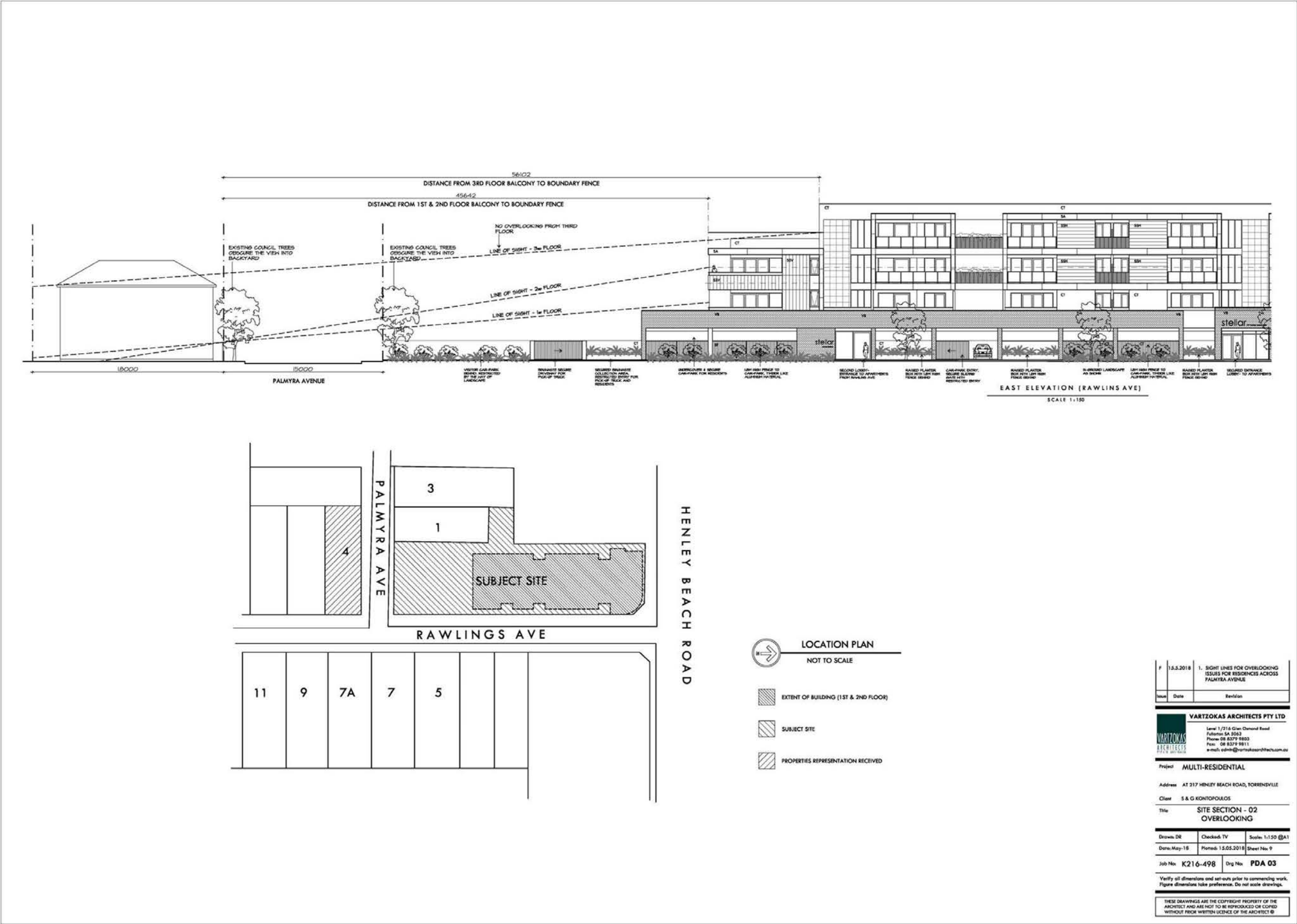
VARTZOKAS ARCHITECTS PTY.LTD.

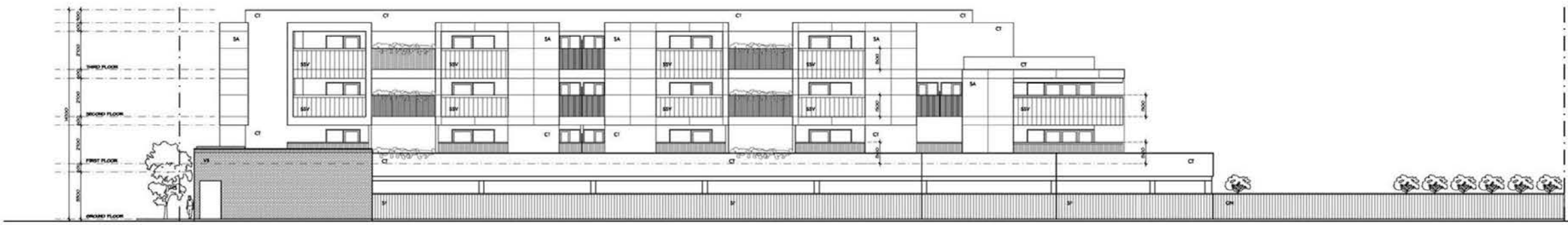


Deepak Rawat B.Arch
Design Architect



#	15.5.2018	1. SIGHT LINES FOR OVERLOOKING ISSUES FOR RESIDENCES ACROSS RAWLINGS AVENUE
Issue	Date	Revision
 VARTZOKAS ARCHITECTS PTY LTD Level 1/216 Glen Osmond Road Fullarton SA 5063 Phone: 08 8379 9803 Fax: 08 8379 9811 e-mail: admin@vartzokasarchitects.com.au		
Project	MULTI-RESIDENTIAL	
Address	AT 217 HENLEY BEACH ROAD, TORRENSVILLE	
Client	S & G KONTOPOULOS	
Title	SITE SECTION - 01 OVERLOOKING	
Drawn: DR	Checked: TV	Scale: 1:150 @A1
Date: May-16	Plotted: 15.05.2018	Sheet No: 8
Job No: K216-498	Dwg No: PDA 03	
Verify all dimensions and set-outs prior to commencing work. Figure dimensions take preference. Do not scale drawings.		
THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN LICENCE OF THE ARCHITECT ©		

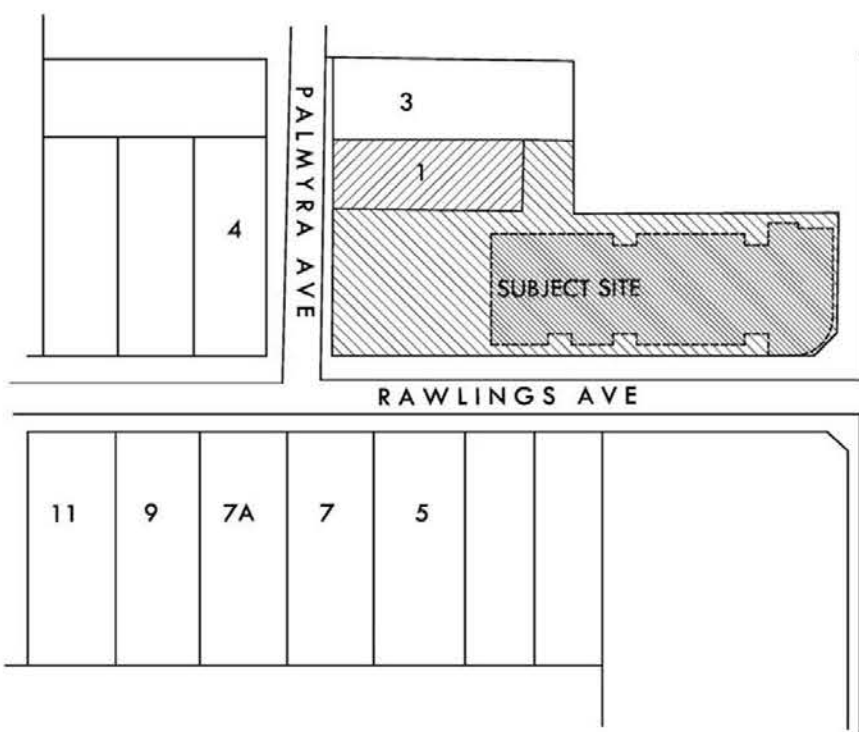




WEST ELEVATION
SCALE 1:150

NOTE: ALL BALCONIES ON THIS FACADE HAVE 12M HIGH SOLID BALCONY RAILING THUS AVOIDING ANY OVERLOOKING INTO ANY OF THE HOUSES

LEGEND: MATERIALS & FINISHES	
VB	VENISER BRICK GLAZING
SH	SCYON STRIA HORIZONTAL SUSHH
CT	CORTEX KALL GLAZING
ME	METAL RAILING
GR	GLASS RAILING
SV	SCYON STRIA VERTICAL SUSHH
SA	SCYON AXON
SH	SLIDING SHUTTERS
SP	SLAT FENCE
CN	COLORBOND 6000 NEIGHBOR FENCE



LOCATION PLAN
NOT TO SCALE

EXTENT OF BUILDING (1 ST & 2ND FLOOR)

SUBJECT SITE

PROPERTIES REPRESENTATION RECEIVED

G	22.5.2018	1. 1.5M HIGH SOLID BALCONY RAILINGS FOR RESIDENCES AVOID OVERLOOKING INTO HOUSES
Issue	Date	Revision

VARTZOKAS ARCHITECTS PTY LTD
Level 1/216 Glen Osmond Road
Fullerton SA 5063
Phone: 08 8379 9803
Fax: 08 8379 9811
e-mail: admin@vartzokasarchitects.com.au

Project: MULTI-RESIDENTIAL

Address: AT 217 HENLEY BEACH ROAD, TORRENSVILLE

Client: S & G KONTOPOULOS

Title: SITE ELEVATION - 03
OVERLOOKING

Drawn DR	Checked: TV	Scale: 1:150 @A1
Date: May-18	Plotted: 22.05.2018	Sheet No: 10

Job No: K216-498 Dwg No: PDA 03

Verify all dimensions and set-outs prior to commencing work. Figure dimensions take preference. Do not scale drawings.

THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT ©

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/581/2017

Assessing Officer: Jordan Leverington
Site Address: 217 Henley Beach Road, TORRENSVILLE SA 5031,
2 Rawlings Avenue, TORRENSVILLE SA 5031
Certificate of Title: CT-5845/737, CT-5813/95
Description of Development Construction of a four storey mixed use building including 28 dwellings, three commercial tenancies and associated carpark and landscaping

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Jordan Leverington **DATE** **21 May, 2018**



Memo

To Jordan Leverington
From Jane Teng
Date 21/05/2018
Subject 211/581/2017, 217 Henley Beach Road, TORRENSVILLE SA 5031, 2 Rawlings Avenue, TORRENSVILLE SA 5031

Jordan Leverington,

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

1.0 Traffic Comments (Updated based on Rev E plans, Dated 08.05.2018)

I refer to the above development application which comprises of thirty-eight with the combination of 1, 2, 3- bedroom apartments and commercial tenancies of approximately 226m² floor area. The proposal includes a ground floor car park of 61 including 2 disabled spaces. Two new driveways would service the car park from Rawlings Avenue, which would replace the current 3 crossovers for the subject site.

The subject site is located within the Urban Corridor Zone Transit Living Policy Area 36. The parking requirement specified for this policy area is summarised as below

- 1 spaces per 1-bedroom dwelling plus 0.25 spaces per dwelling for visitor parking.
- 1.5 spaces per 2-bedroom dwelling plus 0.25 spaces per dwelling for visitor parking.
- 2 spaces per 3-bedroom dwelling plus 0.25 spaces per dwelling for visitor parking.
- 3 spaces per 100m² for non-residential land uses.

Based on the above, I calculate that the parking required would be approximately 61 spaces. The proposed on-site parking provision of 61 spaces which meet this requirement.

Bicycle parking is also required to be provided within the Urban Corridor Zone (see Table WeTo/7) at a rate of 1 space for every 4 dwellings (residents) and 1 space for every 10 dwellings (visitors). For commercial land uses, the bicycle parking rate is 1 space for every 200m² floor area for employee parking (if it is an office land use) and 2 plus 1 space per 1,000m² for visitor parking.



Based on the above, I estimate that the proposed development would require 13 bicycle parking spaces for residents/employees and 6 bicycle parking spaces for visitors. **The applicant has address the bicycle parking issue as presented in the Rev E floor plans (Vartzokas Architects Pty Ltd, Dated 08.5.2018)**

Only the aisleway width of the car park seems to have been dimensioned (5.8m). The typical minimum parking space dimensions would be 2.4m width (clear of columns) by 5.4m length. The disabled parking space and clear zone space would require these minimum dimensions as well. The applicant has annotated on the resubmission of plans parking spaces typically nominated as 5.5m x 2.5m which meets the standards. However, locations of the columns as the supporting structures of the upper floors are absent from the proposed ground floor plan. In the absence of the parking layout dimensions associated with locations of columns and/or wall being provided, it is recommended that a condition be included to require the parking layout to be designed to the requirements of AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009 (disabled parking).

The minimum head height to the car park should be 2.3m typically. It is difficult to ascertain whether this requirement is met as this detail has not been presented on the plan.

At the exit of the car park to Rawlings Avenue and Palmyra Avenue, the pedestrian sight line requirement for exiting drivers has been satisfied, which comprises of a clear 2m by 2.5m sightline.

Both driveways are shown with security gates setback at least a passenger car length which in turn address Council's initial concerns.

Finally, I note that a refuse enclosure is proposed in close proximity to the verge in Rawlings Street. Council internal checks indicates that a maximum MRV truck would be able to reverse from Rawlings Avenue into a dedicated private driveway area adjacent the bin enclosure. There would be no height constraints observed as the private driveway is an open area.

It is recommended that the following elements are addressed by the applicant or as deemed necessary conditions as part of the planning approval processes.

- **Ground floor parking layout to be designed to the requirements of AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009 (disabled parking).**



2.0 Corner Cut-off

The recommendations as noted in Section 2.0 is still outstanding and require addressing by the applicant in City Assets referral dated 26/10/2017, Doc Set ID A2062585 in DA 211/581/2017. This can be acquired during the land division planning process of the site.

3.0 Waste Management (Traffic comments)

There are no major concerns associated with the head height clearances of the refuse truck and the associated vehicle manoeuvrability requirements. IT is recommended that thr conditions are included as part of the planning approval processes.

- **This development will require to be serviced by a private waste collection contractor, and not have access to the standard Council Waste Collection Service.**
- **All waste storage and collection activates must be undertaken within the subject site and not on or from the public road or verge areas. The maximum sized service vehicle permitted to be utilised in association with waste servicing is a MRV scale and performance vehicle.**

City Assets has not assessed the suitability of the bin sizes and the quantity in supporting the 38 apartment and 3 commercial area. Noting that the revised proposal has introduced an additional commercial tenancy fronting Henley Beach Road. City Assets shall leave the appropriateness of the waste volumes and its management to the considerations of the Planning Officer.

4.0 Stormwater Management

4.1 Stormwater Detention and Retention (Residential Flat Building)

It is understood that no design or commentary has been provided in relation to stormwater management in association with the development information provided to date.

It is believed that residential flat buildings of this nature are not required under the BCA to have compulsory stormwater harvest and re-use tanks in the same manner as is required on individual new dwellings.

Having said this it is highlighted that developments of this natural are perfectly aligned to implement a communal stormwater capture and re-use system which can operate at a very high efficiency of stormwater re-use. Such a system would have the dual benefit of also providing substantial contribution towards the stormwater detention and water quality improvement requirements of the development.



In relation to the detention of stormwater runoff from the development, Council would be seeking for the rate of discharge of stormwater from the development site would be restricted to a maximum rate equivalent to that of a site with a 0.25 runoff coefficient for the site critical 20 year ARI storm event (ie effectively mimicking a site with a 25% impervious cover and 75% pervious cover). Sufficient engineering information to demonstrate the practicality of achieving this is recommended to be provided and assessed prior to the issuing of any development approval for the application.

It is noted that City Assets supported the detention provisions of 5 x 5400 L with 35mm office outlet at the bottom of the detention tank system as presented in the proposed site drainage plan undertaken by Zafiris & Associates Pty Ltd (Job No:2170409,Dated 04 SEP'17, Issue B).

No information has been provided to Council regarding any proposal to alter the detention mechanisms proposed for the site. It is prudent that clarification regarding the above element is clarified by the applicant as the revised plan does not show locations of the detention and outlet control systems.

4.2 Stormwater Quality Improvement (Residential Flat Building)

Council typically requests that stormwater quality measures within Residential Flat Building Development to address the removal of stormwater pollutants from the stormwater flow exiting the site. The following table outlines current recommended practice for the targeted improvement of stormwater quality from new developments of scale, as outlined in the State Government's Water Sensitive Urban Design Policy - 2013. The targets being;

<i>Parameter</i>	<i>Target</i>
Reduction Litter/Gross Pollutant	90%
Reduction in Average Annual Total Suspended Solids (TSS)	80% *1
Reduction in Average Annual Total Phosphorous (TP)	60% *1
Reduction in Average Annual Total Nitrogen (TN)	45% *1



*1 - Reduction as compared to an equivalent catchment with no water quality management controls.

Although these measures are often addressed through the installation of proprietary devices, Council encourages the use of Water Sensitive Urban Design measures to improve the quality of site discharge flows which may also provide other added benefits to the development, such as permeable pavers or raingardens.

It is recommended that applicant should be requested to provide a Stormwater Management Plan in association with the proposed development for assessment prior to the issue of any development approval. Such a plan should address stormwater re-use, detention and water quality improvement measures.

No information has been provided to Council regarding any proposal to alter the WSUD mechanisms proposed for the site. It is prudent that clarification regarding the above element is provided to Council as highlighted in the previous 2017 referral.

4.3 Green Roof/Green Wall

It is noted that the site arrangement of the proposed development leaves almost no remaining pervious area or areas for landscaping.

Particularly with the provision of a roof terrace, this development could provide a great opportunity for the establishment of a green roof over elements of the development. Aside from providing improved amenity, opportunity for landscape and cooling to the building, such installations can also reasonably offset the requirements outlined above in relation to stormwater detention and stormwater quality improvement requirements.

In absence of revised stormwater management plan and calculation report, it is assumed that the applicant has not considered the opportunity for Green Roof/Green Wall provision of water quality and detention purposes.

4.4 Stormwater Connection to the Street.

Plans provided in support of the application nominate a stormwater connection from the development being directly connected in to the underground Council stormwater system under Rawlings Avenue.

A direct connection to the Council system would only be remitted to support the provision of stormwater quality improvement measures compliant with the tabulated targets outlined in the Stormwater Quality



section above, and then only subject to the inclusion of design elements to prevent backflow from the Council system into the private development site.

Further information is required from the applicant in relation to this matter.

4.5 Summary of Stormwater Management Recommendations

It is recommended that either prior to the approval of this development or as a Reserve Matter in association with any approval of the development, a detailed Stormwater Management Plan be required to be developed to the reasonable satisfaction of Council.

Further to the information already provided in association with the application, this Stormwater Management Plan being required to provide (at minimum) justified and demonstrated detailing in association with the following;

- ***Mechanism to control the peak stormwater flow rate from the development site.***
- ***Mechanisms to control stormwater quality improvement from the development site in accordance with targets outlined within the State Government WSUD Policy.***
- ***Details on the connection of the site stormwater drainage system to the street kerb and mechanisms to prevent backflow of stormwater from the public system into the private land.***

Council would actively encourage the inclusion of stormwater harvest and re-use within the development, as well as the consideration of Green Roof and/or Green Wall inclusion; however would leave judgement on the importance of these elements to the DAC.

It is noted that water quality provisions as nominated by the applicant does not meet the treatment targets as discussed in Section 4.2 of referral.

Should you require further information, please contact Jane Teng on the following direct extension number 8416 6333.

Regards

Jane Teng
Civil Engineer

6.4 81 Hayward Avenue, TORRENSVILLE

Application No 211/224/2018 and 211/107/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D021/18 Create one (1) additional allotment	Construct a single storey detached dwelling demolition of existing freestanding carport and construction of a new freestanding carport
APPLICANT	Property Solutions SA Pty Ltd	Russo Design and Construction
APPLICATION NO	211/224/2018	211/107/2018
LODGEMENT DATE	22 February 2018	7 February 2018
ZONE	Residential Zone	Residential Zone
POLICY AREA	Low Density Policy Area 21	Low Density Policy Area 21
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> SA Water SCAP 	Internal <ul style="list-style-type: none"> City Assets
DEVELOPMENT PLAN VERSION	6 February 2018	6 February 2018
MEETING DATE	10 July 2018	10 July 2018

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/224/2018 by Property Solutions SA Pty Ltd to undertake a land division - Torrens Title; SCAP No. 211/D021/18 Create one (1) additional allotment at 81 Hayward Avenue (CT5795/357) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That prior to the issue of certificates to the division approved herein, the existing carport shall be removed from Lot 132.

LAND DIVISION CONSENT CONDITIONS**Council Conditions**

Nil

State Commission Assessment Panel (SCAP) Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water 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.

4. Payment of \$6,830 into the Planning and Development fund (1 allotment @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the SCAP for Land Division Certificate purposes.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/107/2018 by Russo Design to undertake the construction of a single storey detached dwelling, demolition of existing freestanding carport and construction of a new freestanding carport at 81 Hayward Avenue Torrensville (CT5795/357) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That 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; or
 - e) Flow across footpaths or public ways.
3. That all landscaping will be planted in accordance with the approved plan (Site Plan and Landscape Schedule prepared by Russo Design dated January 2018) within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.
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 sides of the freestanding carport on Lot 132 shall remain open.

6. That all upper level windows of the Dwelling on Lot 131 other than street elevations must comprise fixed obscure glazing to a minimum height of not less than 1700mm or window sill heights to a minimum height of not less than 1700mm above the finished floor level of the associated room.

BACKGROUND

These applications were presented to the Council Assessment Panel (CAP) on 12 June 2018. The CAP resolved the following:

That the item be deferred to enable to applicant to address the following:

- *Quality of open space and outlook to existing dwellings;*
- *Access to dwellings 1, 2 and 3*
- *General section Design and Appearance Principle of Development Control 9*

A full copy of the previous report and minutes of the CAP meeting are contained in **Attachment 2**.

DESCRIPTION OF THE AMENDED PROPOSAL

The applicant has now provided Council with amended plans that seek to address the issues raised. The changes include:

- Increased private open space for the existing Dwelling 1 and 2;
- Increased pedestrian access width to all existing units to 1800mm (1400mm plus a 400mm wide landscaping strip) from 1100mm;
- Reduction in the size of Lot 131 to accommodate additional landscaping along the northern and eastern boundaries of Lot 132;
- Improved outlook to existing Dwellings 1 and 2; and
- The proposed dwelling on Lot 131 has been changed from a single storey to a two storey dwelling.

A copy of the original plans and the amended plans are contained in **Attachment 1**.

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Residential Zone Low Density Policy Area 21 PDC 6</i>	420m ² (minimum)	Lot 131 - 300m ² Does Not Satisfy Lot 132 - 598m ² Satisfies

ALLOTMENT FRONTAGE <i>Residential Zone Low Density Policy Area 21 PDC 6</i>	12 metres (minimum)	Lot 131 - 9.6m Lot 132 - 11.93m Does Not Satisfy
SITE AREA <i>Residential Zone, Low Density Policy Area 21 PDC 3</i>	420m ²	Lot 131 - 300m ² Does Not Satisfy
SITE FRONTAGE <i>Low Density Policy Area 21 PDC 3</i>	12 metres (minimum)	Lot 131 - 9.5m Lot 132 - 11.93m Does Not Satisfy
STREET SETBACK <i>Medium Density Policy Area 21 PDC 5</i>	5 metres (average)	Lot 132 - Proposed Freestanding Carport 4.5m Does Not Satisfy Lot 131 - Proposed dwelling 5.3m Satisfies
SIDE SETBACK <i>Residential Zone, PDC 11</i>	1 metre (minimum)	Proposed Dwelling on Lot 131 900mm-960mm Does Not Satisfy
REAR SETBACK <i>Residential Zone PDC 11</i>	4 metres (minimum)	Lot 131 - 5.8m Satisfies
PRIVATE OPEN SPACE <i>Residential Development PDC 19</i>	60m ²	Lot 131 - 62m ² Satisfies
LANDSCAPING <i>Landscaping, Fences & Walls PDC 4</i>	10%	12% Satisfies

CAR PARKING <i>Transportation and Access</i> <i>PDCs 34, 35 & 36</i>	2 spaces	Existing Dwellings - 1 per dwelling Plus 1 additional visitor space Does Not Satisfy Proposed dwelling 2 spaces Satisfies
---	----------	---

QUALITATIVE ASSESSMENT

The key issues arising from the assessment of these amended plans:

- The improved quality of open space and outlook to existing dwellings.
- The improved width of access to dwellings 1, 2 and 3
- Whether the modifications adequately address General Section Design and Appearance Principle of Development Control 9 relating to overshadowing.

These aspects are discussed in more detail below. Other matters are addressed in the previous report presented to CAP included in Attachment 2.

Siting and Setbacks

The amended proposal has provided an increased width for the pedestrian access to the 3 existing dwellings. The original pedestrian access width was 1.1 metres and is proposed to be increased to 1.4 metres, also providing for an additional 400mm wide landscaping strip. This achieves an overall width of 1.8 metres for dwellings 1 and 2 and 1.9 metres in front of dwelling 3.

Air-conditioning condenser units that are currently located along the front of each dwelling are proposed to be moved to the rear of each dwelling. This will provide additional improvements to access arrangements.

The proposed modifications are considered to suitably provide occupants with safe and effective ingress and egress to their dwellings.

It is also proposed to include canopies over front doors of the dwellings to enable easy identification of the entries from the street and vehicle parking areas as sought in General Section Design and Appearance Principle of Development Control 15 and Residential Development Principle of Development Control 8.

The proposed amendments relating to increased setback from boundaries are considered to adequately address concerns raised in relation to access arrangements, improve the outlook from living areas by providing additional landscaping, and provide clear identification of entry points to visitors to the site.

Private Open Space

The area of private open space allocated to existing dwelling 1 has been increased from 21m² to 30m² by enclosing a portion of land in front of the dwelling. This has the added benefit of providing a portion of the yard area with a northern orientation. Private open space for the existing dwelling 2 has also been increased from 21m² to 30m² by shifting the dividing fence between dwellings 1 and 2. Unfortunately, the private open space for dwelling 2 cannot be provided with a northern orientation as result of its central position within the building.

Overshadowing

The increased setback of the existing dwellings from the southern boundary of Lot 131 to 1.8 metres is considered sufficient to minimise overshadowing of the northern facing rooms from the proposed fencing and dwelling.

The two storey component of the dwelling is to have maximum wall heights of 5.8 metres located towards the front eastern portion of the building. Upper level walls are to be located 2.2 metres from the side southern boundary.

The location and setback of the upper level is considered to adequately accord with Residential Zone Principle of Development Control 11 and General Section Design and Appearance Principle of Development Control 9 and Residential Development Principles of Development Control 10- 13.

The upper level of the proposed dwelling is located closest to bedroom 1 in the existing dwelling 1. There are no windows located on the northern elevation of the bedroom and its private open space is located some 7.5 metres away.

In relation to the other northern facing windows of the existing dwellings, the amount of overshadowing resulting from the new dwelling and fencing is akin to two single storey dwellings located side by side (as the upper storey is located to the front of the dwelling).

Therefore although no shadow diagrams have been provided, it is reasonably anticipated that, due to the separation between the existing dwellings and the proposed dwelling, and the positioning of the upper level, at least 3 hours of sunlight would be available to the adjoining southern dwellings in accordance with General Section Design and Appearance Principle of Development Control 9 and Residential Zone Principle of Development Control 11.

Amended Detached Dwelling

Although there are a number of proposed changes to the dwelling described in the proposal above, fundamentally the function of the dwelling remains unchanged. Specifically, the dwelling achieves:

- the average setback of adjoining dwellings;
- private open space provided in excess of the minimum requirements;
- rear and side setbacks consistent with relevant provisions and consistent with the pattern of development in the locality;
- sufficient parking provisions through the accommodation for up to 4 vehicles;
- sufficient and appropriate landscaping; and
- overall building and wall heights consistent with relevant Development Plan provisions.

The additional matters raised by the introduction of the two storey component relate to built form, overlooking and overshadowing.

In relation to the built form, two storey dwellings are envisaged in Policy Area 21, albeit that the proposal fails to achieve the minimum site area for a detached dwelling. This aspect of the proposal has already been discussed and addressed in the original report to CAP and remains relevant in the assessment of this dwelling.

The two storey component of the dwelling is adjacent the driveway of Lot 132 and has a 2.18 metre setback from the side southern boundary consistent with Residential Zone Principle of Development Control 11. Given the small footprint of the upper level and its setback from the southern boundary, the potential for overshadowing is considered to be minimal and therefore shadow diagrams have not been requested as part of the assessment process. This aspect of the dwelling is considered to adequately accord with Residential Development Principles of Development Control 10, 11, 12 and 13.

In both the original and amended design of the dwelling, a 6 metre long garage wall is proposed along the northern boundary. This wall is to be located adjacent to a carport of the adjoining northern dwelling. The amended dwelling design also includes an additional wall measuring 4.6 metres long by 2.7 metres high along the same boundary.

The additional wall on the boundary will be adjacent the rear yard of the northern dwelling and is considered unlikely to create a visual impact or overshadowing given its length and height.

The proposed walls along this boundary are considered to be consistent with Residential Development Principle of Development Control 16 and Residential Zone Principles of Development Control 12 and 13 which seek to limit overshadowing and visual impact by limiting the length and height of walls on side boundaries to a maximum height of 3 metres and a maximum length of 8 metres.

Potential overlooking is addressed by the inclusion of fixed obscure glazing and sill heights at 1700mm above finished floor level of the upper level. This aspect of the proposal is considered to accord with Residential Development Principle of Development Control 27.

SUMMARY

The amended plans have reasonably addressed the concerns raised in the previous CAP meeting to improve the amenity for the occupants of the existing dwelling as follows:

- improved access to the front doors of dwellings within the existing building;
- improved outlook from dwellings by increasing the setback from the proposed boundary fencing and providing landscaping to soften hard surfaces and the extent of fencing;
- canopies over entry points to provide easy identification of dwellings to visitors;
- increase to the quantity and orientation of private open space of Dwelling 1 providing a northern orientation to portion of their yard; and
- reduced potential for overshadowing from fencing and the proposed dwelling.

In assessing the adequacy of the proposed changes it is considered appropriate to acknowledge that some aspects of the dwellings, such as the entry doors and location of private open space, are existing and modification to these is difficult if not impossible without major internal modification and reorientation of the building. The applicant has attempted to improve this situation by incorporating additional communal access paths and private open space for dwellings 1 and 2 whilst increasing separation distances between boundaries and buildings.

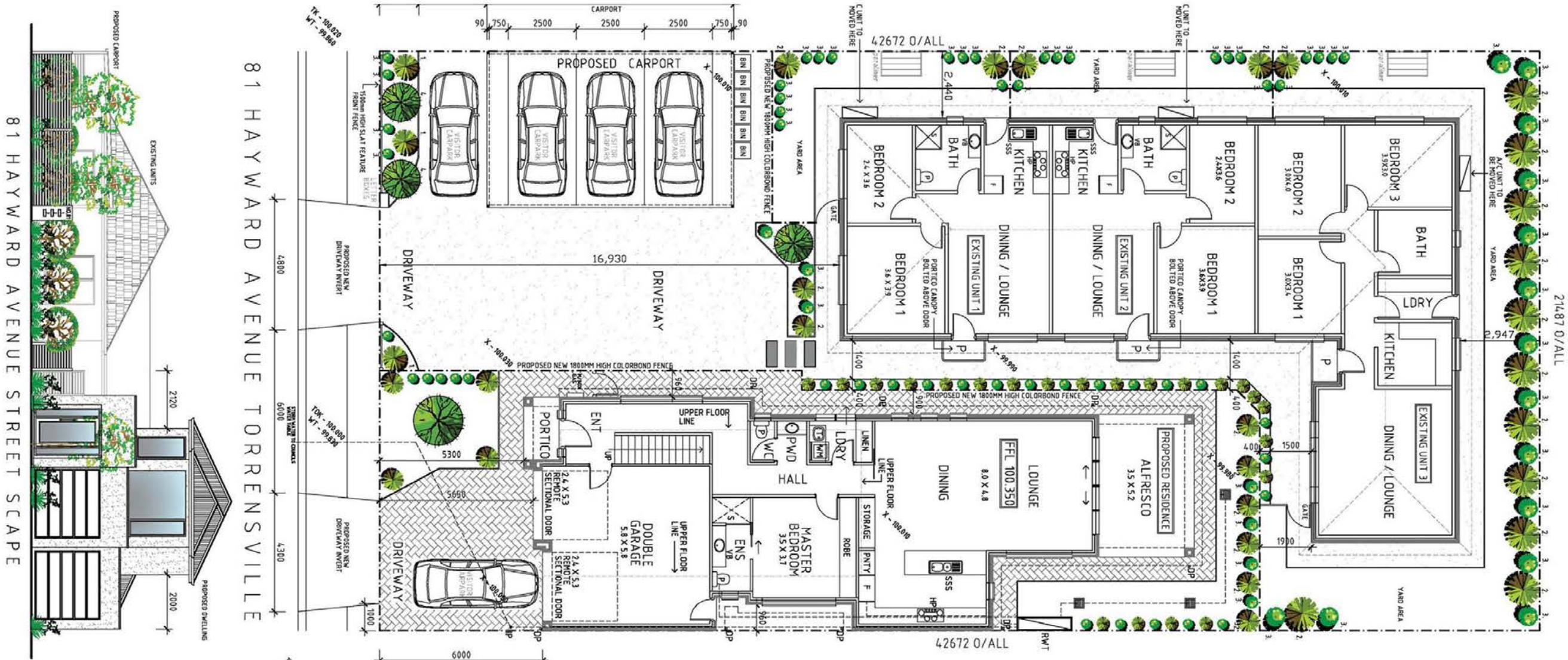
The site area for the proposed dwelling on Lot 131 has been reduced by a total of 20m² to enable the changes to be created. The reduced site area is still considered appropriate and adequate to provide sufficient setbacks, private open space and car parking for the dwelling.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 6 February 2018 and warrants support.

Attachments

1. Amended Plans
2. CAP Report from 12 June 2018



PROPOSED RESIDENCE

BLOCK SIZE	300 m ²
LOWER LIVING	111.3 m ²
UPPER LIVING	60.7 m ²
GARAGE	39.1 m ²
PORCH	2.9 m ²
ALFRESCO	18.4 m ²
TOTAL	232.4 m²
REAR YARD	62 m ²



LANDSCAPING SCHEDULE

- 1. ACACIA PYCNANTHA
CALITRIPRESSI
SOUTHERN CYPRESS PINE
- 2. MEDIUM SHRUBS
ASTRILEX SEPIACATA
HYPOCHOERIS VISCOSUM
COAST BONEFRONT
SMOOTH RICE FLOWER
- 3. SMALL GROUND SHRUBS
DIANELLA RENOLUA
PILAEORHIZA
STYRA FLAVESCENS
SMOOTH RICE FLOWER
- 4. ORNAMENTAL PEAR
PYRUS CALLERYANA

ALL SPECIES TO BE COVERED BY
LANDSCAPING CONTRACTOR
OF AVAILABILITY AND SUITABILITY

AMENDED

© COPYRIGHT
This drawing is copyright by RUSSO DESIGN & CONSTRUCTION.
It is not to be used for any other purpose without the written
consent of RUSSO DESIGN & CONSTRUCTION. It is to be used
only for the project and site for which it was prepared. It is to be
destroyed when no longer required. It is not to be reproduced
in any form without the written consent of RUSSO DESIGN & CONSTRUCTION.

SCALE	1:100
DATE	JUNE 18
DRAWN	DD
CHECKED	1 OF 1
SHEET NO.	WD 01
DRAWING NO.	WD 01

RDC
RUSSO DESIGN
CONSTRUCTION

01/11/2004
01/11/2004
Mauro Russo
NO 2 MYER COURT
BEVERLEY 5009 SA
PH: 8244 4439

CLIENT:
TONY LUVERA

LOCATION:
81 HAYWARD AVE
TORRENSVILLE

DRAWING:
SITE PLAN

ISSUED
19.06.2018

AMENDMENTS:

SITE STORMWATER DRAINAGE WILL BE
CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.5
SURFACE STORMWATER RUN OFF SHALL BE DIRECTED
AWAY FROM THE BUILDING AND NEIGHBOURING PROPERTIES
AND TOWARDS THE STREET WATER TABLE

SITE STORMWATER DRAINAGE WILL BE
CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.5
SURFACE STORMWATER RUN OFF SHALL BE DIRECTED
AWAY FROM THE BUILDING AND NEIGHBOURING PROPERTIES
AND TOWARDS THE STREET WATER TABLE

300-300-300 PLASTIC
SUMP WITH SLIT TRAP
200 BELOW INVERT
LEVEL OF SUMP
(TYPICAL)

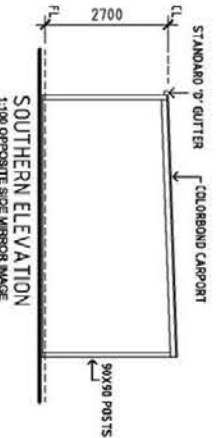
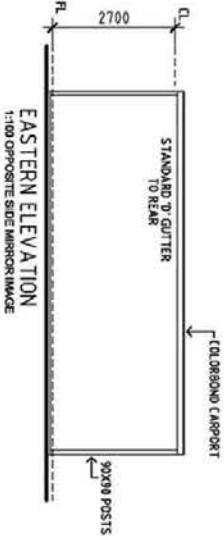
FT FLOOR TRAPS

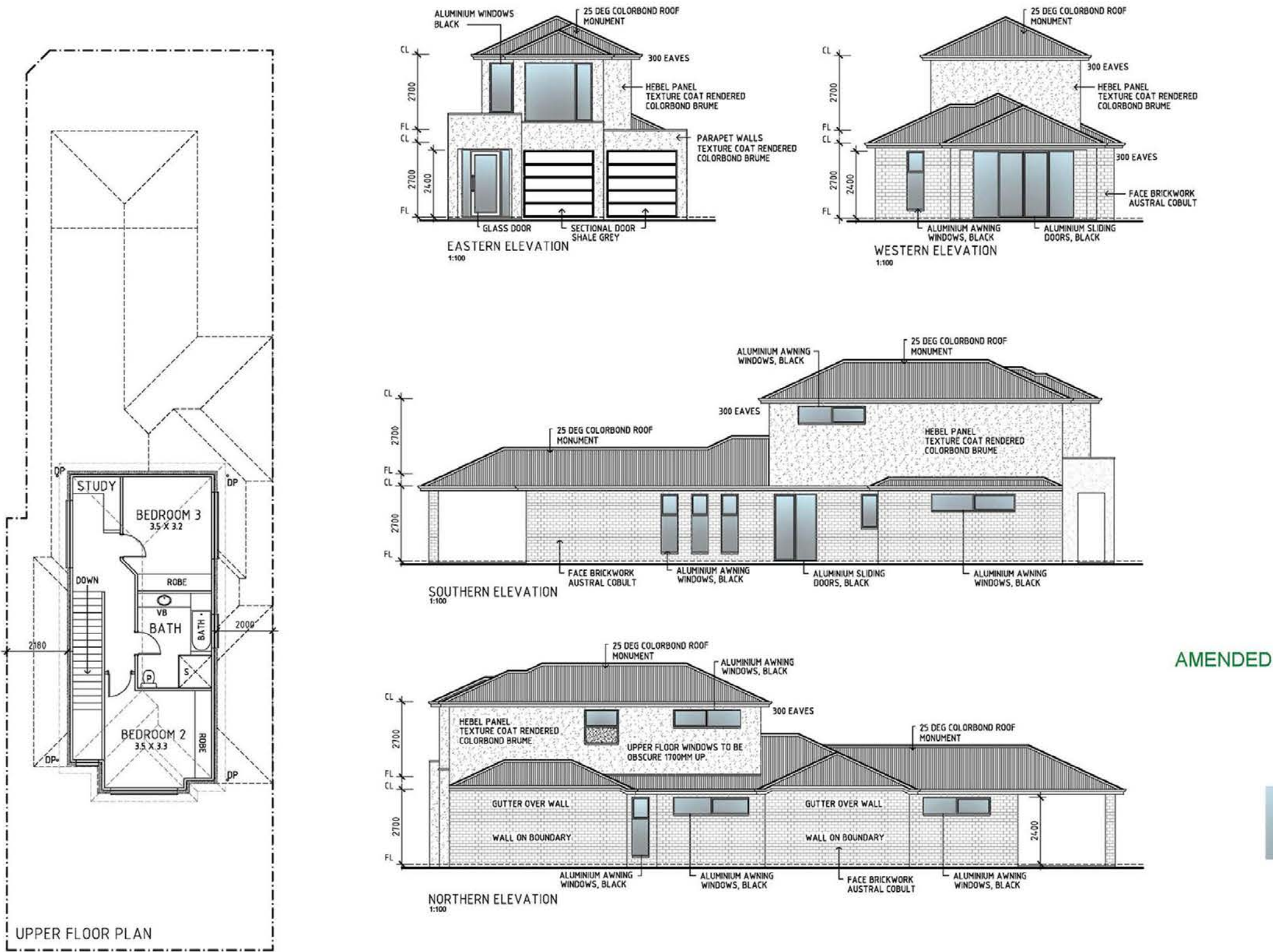
DP 75Ø DOWN PIPE

STORM WATER INSPECTION POINT
U.P.V.C (MIN. FALL 1:200)

1x3000L RW DETENTION TANKS WITH
OVERFLOW (O/F) AT TOP & 20mm SLOW
RELEASE OUTLET AT BOTTOM CONNECTED
TO THE U/G STORMWATER SYSTEM &
DISCHARGE TO THE STREET W/T PLUS
1x3000L RW DETENTION TANK WITH O/F AT
TOP PROVIDE A SEALED SYSTEM BETWEEN
THE ROOF & THE WATER TANK
(TYPICAL)

WRAPPED IN POLYFOAM
STORMWATER PIPE Ø 100mm
U.P.V.C (MIN. FALL 1:200)





RDC
RUSSO DESIGN
CONSTRUCTION

GL:118804
S/GL:118804
Maurice Russo
NO.2 MYER COURT
BEVERLEY 5009.SA
PH: 8244 4439

CLIENT:
TONY LUVERA

LOCATION:
81 HAYWARD AVE
TORRENSVILLE

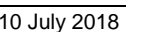
DRAWING :
ELEVATIONS

ISSUED
19.06.2018

AMENDMENTS:

SCALE	1:100
DATE	JUNE 18
DRAWN	DD
SHEET NO.	1 OF 1
DRAWING NO.	WD 01

© COPYRIGHT
These designs are copyright by RUSSO DESIGN & CONSTRUCTION.
Copyright will be taken against any infringement, in whole
or part, unless prior written authority is obtained.
Written discussions take preference over scaled drawings.
The builder accepts no responsibility for any reliance what
soever, on scaled drawings. Do not scale from this drawing.

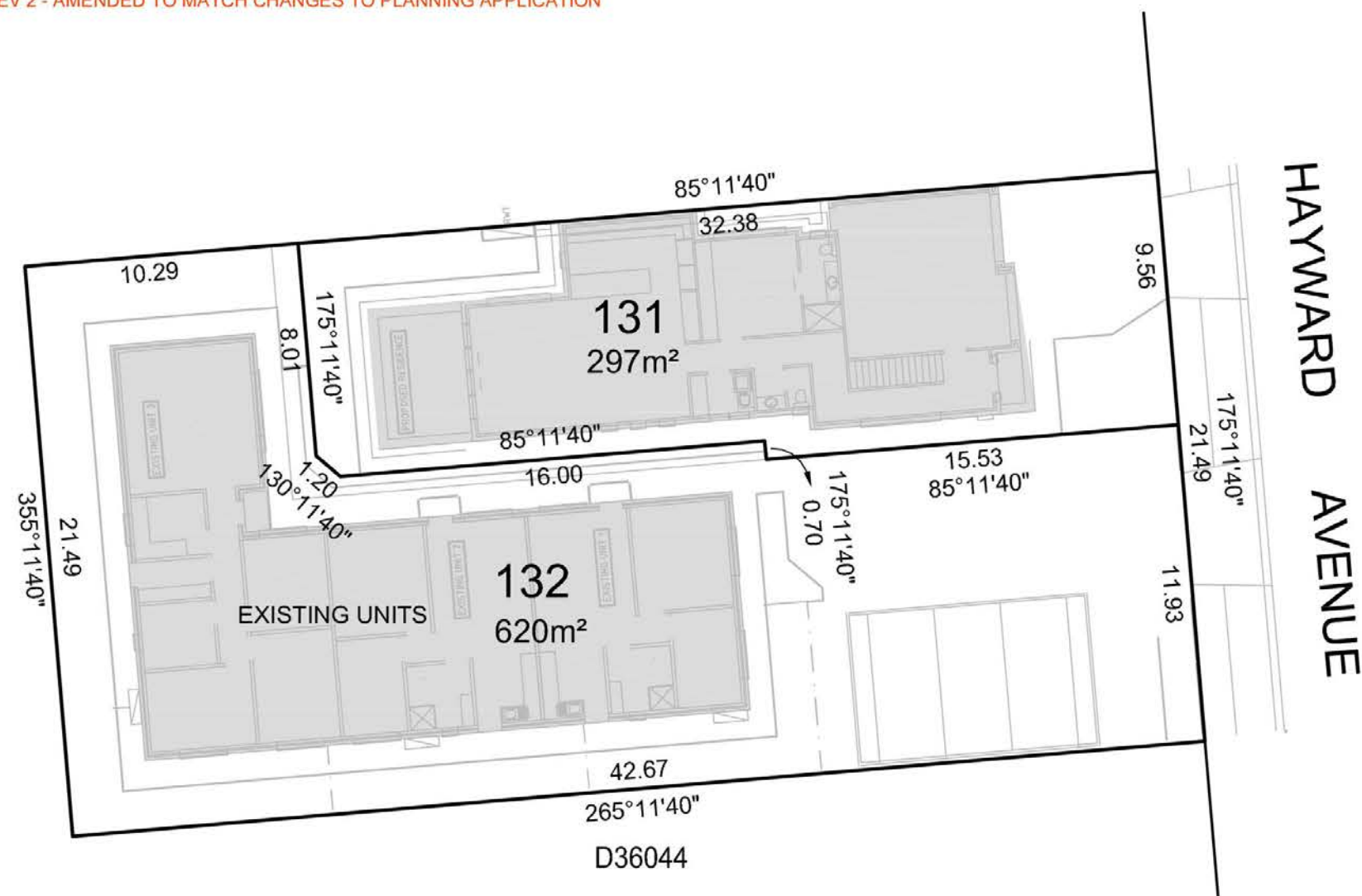


PLAN OF PROPOSED DIVISION

VIEW IN ACCORDANCE WITH
PLANNING APPLICATION Dev No 211/107/2018

AMENDED PLAN - 2/7/2018

REV 2 - AMENDED TO MATCH CHANGES TO PLANNING APPLICATION



Council - CITY OF WEST TORRENS

Dev No 211/D021/18

TITLE REFERENCE : CT 5795 / 357

TOTAL AREA : 917m²

CURRENT ZONING :

MAP REFERENCE : 6628/41/F

HUNDRED : ADELAIDE
AREA : TORRENSVILLE

ALLOTMENT 13 IN F123407

BEARING DATUM : 175°11'40"

① — ②

DERIVED FROM : D77384 ADOPTED

SCALE METRES
0 5 10 15 20

DISPOSITION OF EASEMENTS

AMENDED

BARTLETT

Drafting & Development

PO Box 297 Ph 08 8241 5511
WELLAND SA 5007 Fax 08 8241 5050
gary.bartlett@bigpond.com mob 0418 815 197

FILE GB2661 Revision 2
DRAWING GB2661DA Date 2/7/2018

PRELIMINARY PLAN

DATA AND AREAS ARE
SUBJECT TO CERTIFIED SURVEY
AND REQUIREMENTS OF COUNCIL

IMPORTANT NOTE
THIS PLAN WAS PREPARED AS A PROPOSED DIVISION AND SHOULD NOT BE USED FOR ANY OTHER
PURPOSE. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO SURVEY AND THE REQUIREMENTS OF
COUNCIL AND OTHER RELEVANT AUTHORITIES.
NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL
DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

GNB A3 PROPOSAL 1

6.5 81 Hayward Ave TORRENSVILLE

Application No 211/224/2018 and 211/107/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D021/18 Create one (1) additional allotment	Construct a single storey detached dwelling demolition of existing freestanding carport and construction of a new freestanding carport
APPLICANT	Property Solutions SA Pty Ltd	Russo Design and Construction
APPLICATION NO	211/224/2018	211/107/2018
LODGEMENT DATE	22 February 2018	7 February 2018
ZONE	Residential Zone	Residential Zone
POLICY AREA	Low Density Policy Area 21	Low Density Policy Area 21
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> SA Water SCAP 	Internal <ul style="list-style-type: none"> City Assets
DEVELOPMENT PLAN VERSION	6 February 2018	6 February 2018
MEETING DATE	12 June 2018	12 June 2018

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/224/2018 by Property Solutions SA Pty Ltd to undertake a land division - Torrens Title; SCAP No. 211/D021/18 Create one (1) additional allotment at 81 Hayward Avenue (CT5795/357) subject to the following conditions of consent:

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That prior to the issue of certificates to the division approved herein, the existing carport shall be removed from Lot 132.

Land Division Consent Conditions**Council Conditions**

Nil

State Commission Assessment Panel (SCAP) Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water 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.

4. Payment of \$6,830 into the Planning and Development fund (1 allotment @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the SCAP for Land Division Certificate purposes.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/107/2018 by Russo Design to undertake the construction of a single storey detached dwelling demolition of existing freestanding carport and construction of a new freestanding carport at 81 Hayward Avenue Torrensville (CT5795/357) subject to the following conditions of consent:

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That 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; or
 - e) Flow across footpaths or public ways.
3. That all landscaping will be planted in accordance with the approved plan (Site Plan and Landscape Schedule prepared by Russo Design dated January 2018) within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.
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 sides of the freestanding carport on Lot 132 shall remain open.

BACKGROUND

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

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

PREVIOUS OR RELATED APPLICATION(S)

Nil

SITE AND LOCALITY

The subject land is formally described as Allotment 13 Filed Plan 123407 in the area named Torrensville Hundred of Adelaide, Volume 5795 Folio 357, more commonly known as 81 Hayward Avenue Torrensville. The subject site is rectangular in shape and has a frontage to Hayward Avenue of 21.3 metres and a depth of 42.7 metres with an overall site area of 909.3m².

The subject land currently contains a single storey detached building comprising 3 dwellings with a freestanding carport located at the front of the building. The site is flanked by industrial and commercial uses to the west and north (of Ashwin Parade) and residential uses to the east and south.

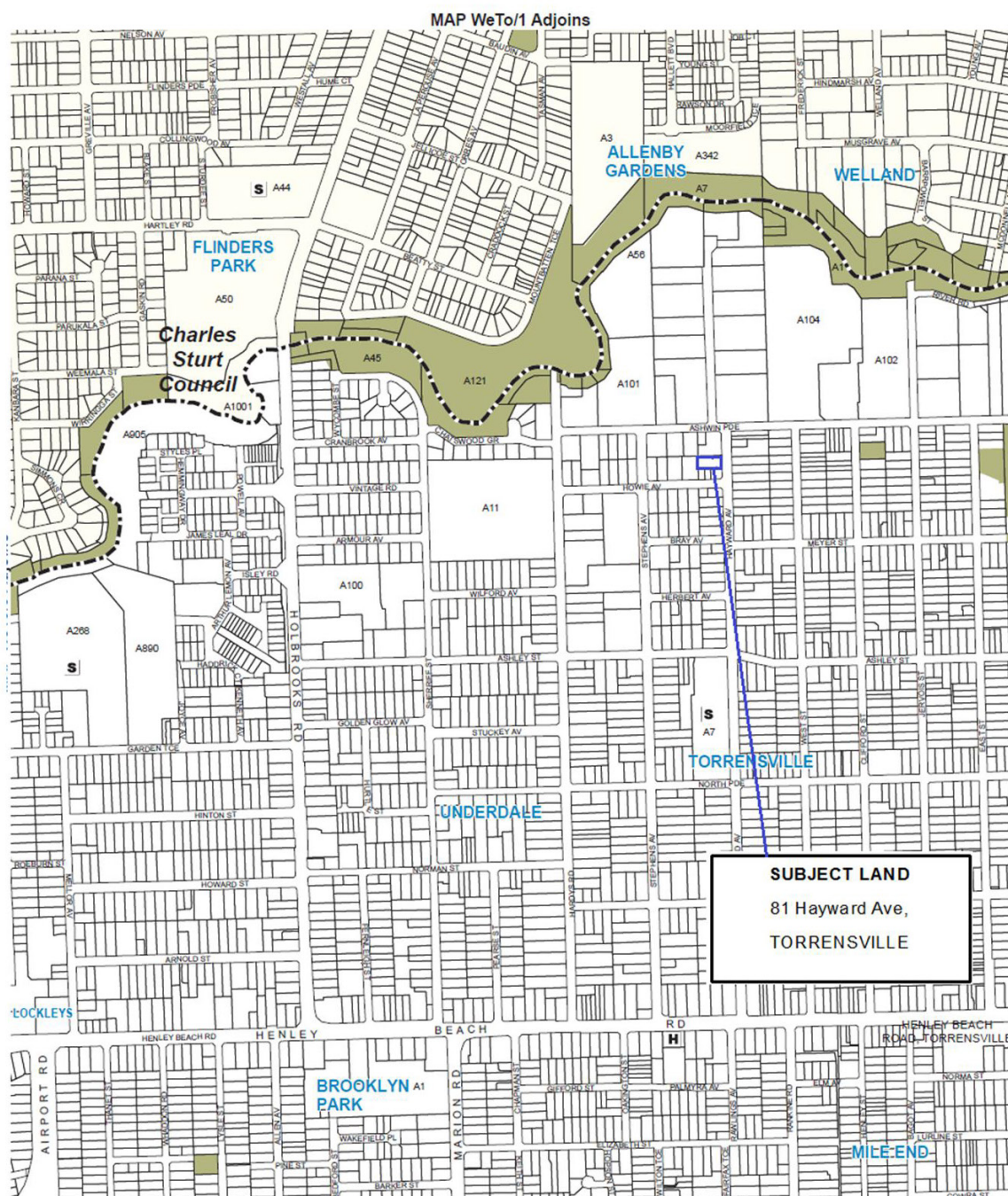
The locality contains a variety of dwelling types, although most are single storey and on allotments of similar size and dimensions to that of the subject site. The amenity of the locality is considered to be moderate due to the mixed housing stock, proximity of industrial and commercial uses, changing development pattern and limited streetscape enhancements such as established street trees and landscaped verges.

The area immediately west of the subject site has recently been rezoned from Industry to Urban Renewal. This new zone envisages low impact industrial uses which are more compatible with the existing adjacent residential uses.

Some local landmarks include the Thebarton Senior College, Thebarton Oval, Thebarton Community Centre, the Brickworks site and shopping complex. South Road, a primary arterial road is some 850 metres east of the subject site. Ashwin Parade is located just north of the site.

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





PROPOSAL

Land Division

The land division proposal seeks the creation of one (1) additional allotment. Proposed lot 131 is to contain a new single storey detached dwelling and proposed lot 132 will accommodate the existing building containing three (3) dwelling units and freestanding carport.

Lot 131 is proposed to have a frontage of 9.6 metres to Hayward Avenue and a depth of 33.4 metres and an overall site area of 319m².

Lot 132 is proposed to have a frontage of 11.9 metres to Hayward Avenue a depth of 42.7 metres and overall site area of 598m².

Land Use

The land use or built form proposal seeks the construction of a single storey detached dwelling with a single garage under the main roof and a rear covered alfresco area. The site for the dwelling is currently utilised as a large area of lawn accessible to the existing dwellings on the subject land. The proposed dwelling comprises 3 bedrooms, lounge/dining and associated amenities. The external materials include face brick with a colorbond roof at a 25 degree pitch and a panel lift door to the garage. Access to the site is from Hayward Avenue via a new 3 metre wide crossover.

An existing freestanding carport is proposed to be demolished and a new freestanding carport accommodating 3 vehicles is proposed to be constructed along the southern boundary of the land located in front of the existing building.

Extensive landscaping is proposed across the front of both lots comprising a mix of mature trees and low to medium sized shrubs and fencing across the front of Lot 132.

A copy of the application and accompanying documents is contained in **Attachment 1**.

REFERRALS

Internal

City Assets

Concerns were raised regarding the following matters:

- Crossover widths (particularly for the existing building).
- Modification of the proposed carport to safely accommodate vehicles.
- Provision of a site works plan to establish the Finished Floor Level (FFL) of the proposed dwelling.

These concerns have been addressed by the provision of a site works plan that provides the FFL of the dwelling which is consistent with Council requirements. Although the access width to the existing building has not been modified to the 6 metre wide requirement, the provision of a 5 metre wide crossover is considered appropriate as it reduces the extent of crossovers and allows for on-street parking in front of the site. The carport has also been modified in accordance with City Assets' comments to facilitate easier vehicle movement on the site.

A full copy of the relevant report is contained in **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone Low Density Policy Area 21 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 6, 7, 8 & 10
Design and Appearance	Objectives	1
	Principles of Development Control	1, 2, 3, 4, 5, 9, 10, 11, 13, 14, 15 & 21
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2 & 3
Hazards	Objectives	1, 2 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7 & 13
Infrastructure	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12
Interface between Land Uses	Objectives	1
	Principles of Development Control	1, 2,
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 5, 6, 8, & 12
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4 & 6
Natural Resources	Objectives	1, 2, 5, 6, 7 & 10
	Principles of Development Control	1, 2, 5, 7, 8, 9, 10, 11, 13, 14, 26, 38, 39 & 40
Orderly and Sustainable Development	Objectives	1, 3, 4 & 5
	Principles of Development Control	1 & 5
Renewable Energy Facilities	Objectives	1 & 2
	Principles of Development Control	1 & 2
Residential Development	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31
Transportation and Access	Objectives	2
	Principles of Development Control	8, 10, 11, 23, 24, 31, 34, 35, 36, 37, 38, 40, 41, 44, & 45
Waste	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7 & 10

Zone: Residential Zone*Desired Character Statement:*

This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.

Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

Objectives

1, 2, 3 and 4

Principles of Development Control

1, 5, 6, 7, 8, 10, 11 and 12,

Policy Area: Low Density Policy Area 21*Desired Character Statement:*

This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).

There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern.

Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

Objectives

1

Principles of Development Control

1, 2, 3 and 6

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Residential Zone Low Density Policy Area 21 PDC 6</i>	420m ² (minimum)	Lot 131 - 319m ² Lot 132 - 598m ² Partially Satisfies
ALLOTMENT FRONTAGE <i>Residential Zone Low Density Policy Area 21 PDC 6</i>	12 metres (minimum)	9.6m Does not Satisfy
SITE AREA <i>Residential Zone, Low Density Policy Area 21 PDC 3</i>	420m ²	Lot 131 - 319m ² Does not Satisfy
SITE FRONTAGE <i>Low Density Policy Area 21 PDC 3</i>	12 metres (minimum)	Lot 131 - 9.5m Lot 132 - 11.5m Does not Satisfy
STREET SETBACK <i>Medium Density Policy Area 21 PDC 5</i>	5 metres (average)	Proposed Freestanding Carport 4.5m Does Not Satisfy Proposed dwelling 6.4m Satisfies
SIDE SETBACK <i>Residential Zone, PDC 11</i>	1 metre (minimum)	900mm Does not Satisfy
REAR SETBACK <i>Residential Zone PDC 11</i>	4 metres (minimum)	4.36m Satisfies
PRIVATE OPEN SPACE <i>Residential Development PDC 19</i>	60m ²	84m ² Satisfies

LANDSCAPING <i>Landscaping, Fences & Walls</i> PDC 4	10%	30% Satisfies
CAR PARKING <i>Transportation and Access</i> PDCs 34, 35 & 36	2 spaces	Existing Dwellings - 1 Plus 1 additional visitor space Proposed dwelling 2 spaces Partially Satisfies

QUALITATIVE ASSESSMENT

The key issues arising from the assessment of this application include:

- The suitability of the proposed site area to accommodate a functional residential development (including the existing dwellings).
- The adequacy of the proposed carport forward of the existing building.
- The appropriateness of the land division creating a new allotment smaller than that envisaged in the Policy Area.

These aspects are discussed in more detail below.

Desired character

The desired character statement for the policy area seeks low density residential development accommodating predominately detached dwellings with other dwelling types and denser allotment patterns envisaged closer to centre zones.

The proposal for a single storey detached dwelling is consistent with the desired character. While the proposed dwelling site area is smaller than envisaged in the policy area, it is nonetheless considered to be of low density rather than medium density.

Proposed landscaping to the east (front) sides of the development meets the general intent of the desired character statement providing sufficient landscaping to offset the extent of hard surfaces proposed as part of the development.

When viewed from the street the proposal will present as two allotments with adequate frontages thus achieving the intent of the desired character which seeks to avoid battleaxe allotments.

Land Division

Principle of Development Control (PDC) 6 of Low Density Policy Area 21 seeks allotments of 420m² with a minimum frontage of 12 metres, other than where the land division follows an approval for dwellings on the site.

Proposed lot 131 falls short by 101m² (or 24%) of achieving the minimum allotment area while the proposed frontage shortfall is 2.4 metres (or 20%) less than the minimum requirement. However, the proposed allotment is of a sufficient size to adequately accommodate a dwelling which reasonably satisfies the relevant quantitative requirements of the zone and policy area. The proposed frontage relates well with adjacent development and the reduced site area is not discernible when viewed from the street. It is therefore considered that this component of the proposal also accords with General Section Land Division Principles of Development Control 1, 2, 5, 6, 8 and 12.

The allotment containing the three existing dwellings has an allotment area of 598m² and frontage width of 11.9 metres which is considered to satisfy PDC 6 given that the proposal is located in close proximity to a District Centre Zone.

It should also be noted that the subject land is located adjacent to the newly created Urban Renewal Zone (replacing the previous Industry Zone). This new zone envisages site areas of 250m² and 9 metre frontages for detached dwellings. Given that the proposed development is at the interface of this new zone, it is considered that the reduced site area provides a transition between that zone and the Low Density Policy Area 21 and the Torrensvile Character Policy Area 28 to the east.

Land Use and Zoning

As the proposal is for the retention of the existing building and construction of a new detached dwelling, the residential land use is envisaged and supported within the Residential Zone, Low Density Policy Area 21 and is therefore appropriate in land use terms.

Site Area and Frontage

PDC 5 of Low Density Policy Area 21 prescribes a minimum site area for detached dwellings of 420m² and a minimum frontage width of 12 metres. As noted, the area and frontage for proposed lot 131 is less than that specified. Notwithstanding this shortfall, it has been demonstrated that the allotment is large enough for the proposed dwelling to reasonably satisfy the relevant quantitative requirements relating to building height/scale, boundary setbacks, private open space, site coverage and vehicle access and car parking.

The shortfall would not be perceivable in a visual context from the street. In addition, it is considered that there would be no material consequences for the development pattern as significant infill development has occurred throughout the locality. There are several examples of single and two storey group dwellings and residential flat buildings on relatively small allotments on land to the east and south of the subject site. These dwelling types make up the majority of built form within the locality. Accordingly, the shortfall in site area and frontage for the proposed dwelling on lot 131 is considered to be consistent with the existing pattern of development in the locality.

Siting and Setbacks

As seen in the images below the proposed dwelling is to be located on the existing vacant portion of the land that is currently unutilised. The creation of a separate allotment and construction of a dwelling on this portion of land is considered to be consistent with the general pattern of development in the locality and reinforces the regular pattern of development sought by the desired character for the policy area.

In addition, the front setback of the proposed dwelling will be greater than the average of the adjoining dwellings and is considered appropriate in the context of the street.



Location of Proposed detached dwelling over existing lawn area.



Aerial view of site for the proposed detached dwelling

In relation to the proposed freestanding carport to service the existing dwellings, General Section Residential Development PDC 16 seeks to ensure that carports do not dominate the streetscape and that they are sited no closer to the primary street than the associated dwelling and not forward of that dwelling. At only 4 metres from the primary street frontage and located forward of the associated building, the proposed carport clearly does not achieve this objective.

It should be acknowledged, however, that the proposed carport replaces an existing older carport in a similar location and with a similar design where all sides of the carport (including the side that faces the street) are to remain open. Extensive landscaping that includes mature trees and low to medium high plants will also help to reduce the impact of the carport on the amenity of the streetscape. Given these factors it is considered that the proposal adequately accords with the Desired Character for Policy Area 21 and General Section Residential Development PDC 16 and Residential Zone PDCs 7 and 8.

Bulk and Scale

The proposed single storey dwelling is consistent with the built form that currently exists in the locality in terms of its bulk and scale and palette of material and colours to be used in construction.

Private Open Space

General Section, Residential Development PDC 18 calls for private open space to:

- to have a northerly aspect to provide for comfortable year round use;
- not to be significantly shaded during winter by the associated dwelling or adjacent development; and
- to be partly shaded in summer.

The private open space for the proposed dwelling meets these requirements.

The private open space for existing dwellings 1 and 2, however, fall short of meeting the minimum quantitative requirement by 5m² and also fail to meet the qualitative measures listed above largely as a result of the proposed dwelling. These are the only dwellings within the whole development that have a shortfall but they are provided with sufficient space for amenities and outdoor entertaining generally associated with dwellings of this type and age.

It should also be acknowledged that this is an existing situation that has adequately served the occupants of the dwellings for many years. The shortfall in POS of 5m² is not considered fatal to the proposal and overall the proposal adequately accords with General Section, Residential Development PDCs 18 and 19.

Traffic and Movement

Table WeTo/2 - Off Street Vehicle Parking Requirements applies the rate of 2 car parking spaces per dwelling (one of which should be covered) plus an additional 0.25 car parking spaces per dwelling for visitor parking.

The proposed detached dwelling is provided with 2 car parking spaces, one undercover and one within the driveway. The existing dwellings are to be provided with a total of four parking spaces (1 undercover car parking space per dwelling plus 1 visitor space). There is also sufficient vehicle turning space on the site for vehicles to exit in a forward direction.

The existing freestanding carport which currently services the existing dwellings provides for 3 vehicles with sufficient space forward of the carport to accommodate an additional 2 vehicles, making a total of 5 spaces. The proposed car parking arrangement thus amounts to a loss of 1 parking space overall.

As seen in the image below, however, the current arrangement creates a frontage dominated by cars and concrete and is considered to be an unsightly presentation to the street. The loss of one parking space associated with the proposed carport will reduce the number of vehicles forward of the dwelling and allow for the inclusion of extensive landscaping along the front boundary to improve the amenity of the proposed development when viewed from the street. In light of this, the shortfall in parking is not considered fatal to the proposal which is considered to adequately accord with General Section Transportation and Access PDCs 34, 35 and 36.



Existing parking arrangements

Landscape Assessment

At present the site is provided with landscaping in the form of mature olive trees across the front of the property and a large expanse of lawn along the northern side of the site and front fencing in the form of low metal panels (see image below).



Existing landscaping on site

The olive trees are to be replaced with mature Manchurian pears, medium height plants and a 1.5m high fence across the front of proposed lot 132. These measures will assist in minimising the impact of the proposed carport on the streetscape and provide improved amenity for occupants of the existing dwellings. Accordingly, the proposal is considered to adequately accord with General Section Landscaping Fences and Walls PDCs 1, 2 and 4.

SUMMARY

The proposed development provides a satisfactory solution to enable the utilisation of land that is currently vacant and not optimally utilised by existing development on the site.

The dwelling density and allotment layout of the proposal sufficiently accords with the desired character of the policy area and is compatible with the established pattern and built form characteristics of the locality. The reduced car parking rate for the existing dwellings is tempered by improved on-site amenities, landscaping and overall streetscape appeal. The proposed allotment layout provides for two regularly shaped allotments as viewed from the street with the proposed shortfalls in site area and frontage considered to be consistent with the existing pattern of development in the locality.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan consolidated 6 February 2018 and warrants Development Plan Consent.

Attachments

1. **Application Documents**
2. **City Assets Referral**

Development Application form

Civic Centre: 165 Sir Donald Bradman Drive, Hilton SA 5033. Office hours: Mon - Fri 8.30am - 5pm.
Phone: (08) 8416 6333. Email: development@wtcc.sa.gov.au. Web: westtorrens.sa.gov.au.



Section 1 - correspondence method

By selecting 'I ACCEPT' below, you agree (as the applicant, the owner and/or the authorised agent) to be legally bound by the 'Terms and conditions' of this service and you consent that all correspondence relevant to this application, or which is otherwise required to be provided to you under the *Development Act 1993* - including Decision Notification forms, stamped plans and relevant documents, be provided to you in **electronic format** only. Please tick **ONLY** one of the following boxes.

☒ I ACCEPT

or, if you do not wish to correspond electronically, three complete sets of hardcopy documents will be required

☒ I choose only to receive general assessment correspondence via email. All stamped plans and Decision Notification forms must be sent by hardcopy mail.

Email address: DANTE@RUSSO DESIGN.COM.AU

Section 2 - consent sought

Select **one** type of consent you wish to apply for:

☒ Development Plan consent
(Planning only)

☐ Building Rules consent
(Building only)

☐ Development Approval
(Planning and building)

If unsure what type of consent is needed, contact Council on 8416 6333.

Section 3 - location of proposed development

81 OR Lot number DP PLEASE ORDER Folio

HAYWARD AVENUE TORRENSVILLE

SA 5031

State Post code

Section 4 - applicant details

Please note that all correspondence will be sent to the applicant (this section must be completed).

RUSSO DESIGN 3 CONSTRUCTION

Given names Surname Phone

2 MYER COURT BEVERLEY

Postal address Suburb

SA 5009 DANTE@RUSSO DESIGN.COM.AU

State Post code Email

Section 5 - owner's details of the subject land

If same as applicant details, please leave blank and go to section 6.

TONY LUVERA

Given names Surname Phone

17 MC NEILLY CRE SEATON

Postal address Suburb

SA 5023

State Post code

Email

Section 6 - contact for further information

Please note - this section is to be completed if the contact person is not the applicant.

DANTE	D'ANGELO
Given names	Surname
DANTE@RUSSO DESIGN.COM.AU	8244 4439
Email	Phone

Section 7 - builder's details

This section must be completed by the applicant for Building and Development approval.

<input checked="" type="checkbox"/> Owner builder	OR	<input type="checkbox"/> Builder
Name of builder (company)		Licence number
Postal address		Suburb
State	Post code	Email

Section 8 - description of development and associated details

Please describe the development (eg single storey detached dwelling, domestic garage, warehouse with office, tree removal).

SINGLE STOREY DETACHED DWELLING & PROPOSED CARPORT TO EXISTING UNITS

Existing site use: VACANT RESIDENTIAL LAND

Does the proposal affect a regulated or significant tree? ☐ Yes ☒ No

Note: a regulated or significant tree may be on the adjoining land that may be affected (including damage to tree roots) by the proposed development. If unsure what a regulated or significant tree is, visit Council's website for more information.

Is there a brush fence within three metres of the proposed building work? ☐ Yes ☒ NoAre there any easements on the land? ☐ Yes ☒ No**Section 9 - costing and floor area**

Council may require written justification to verify costs (this section must be completed).

\$ 180,000	171.1 m ²
Estimated total cost of works (excluding fitout)	Estimated floor area of work

Section 10 - building classification

If unsure, contact Council on 8416 6333 or visit the Council office during business hours.

1A 10A	1A 10A
Current classification	Classification sought
If Class 5, 6, 7, 8, or 9, state number of employees: Male Female	

Section 11 - declaration

Council is required by the *Development Act 1993* to make Category 2 and 3 Developments available for public inspection and the public may obtain copies of this material for a fee. If you have concerns over the confidentiality or security content of such documents, you should discuss these with a member of Council's planning staff before lodging.

I declare that the information I have provided on this application form is correct to the best of my knowledge and give permission to make this information available for public inspection.


Signature:  Date: 6/2/18☒ Applicant ☐ Owner ☐ Authorised agent

Powerline Clearance Declaration form

Development Regulations 2008

Civic Centre: 165 Sir Donald Bradman Drive, Hilton SA 5033. Office hours: Mon - Fri 8.30am - 5pm.
Phone: (08) 8416 6333. Email: development@wtcc.sa.gov.au. Web: westtorrens.sa.gov.au



Date of Application: 6 / 2 / 18			
Applicant:	Given Name: Russo Design & CONSTRUCTION	Family Name:	
Address:	Lot No:	House No: 81	Street: HAYWARD AVE
	Suburb: TORRENSVILLE		P/Code:
Volume:	Folio:		
Nature of proposed development: PROPOSED SINGLE STOREY DETACHED DWELLING & CARPORT TO EXISTING UNITS			
<p>I <u>DANTE</u> being the applicant / a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. I make this declaration under clause 2A(1) of Schedule 5 of the <i>Development Regulations 2008</i>.</p> <p>Date: 6 / 2 / 18</p> <p>Signature: </p>			

Last updated 13 Sept 2017



Product Register Search (CT 5795/357)
 Date/Time 20/02/2018 10:15AM
 Customer Reference
 Order ID 20180220002590
 Cost \$28.25



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



Certificate of Title - Volume 5795 Folio 357

Parent Title(s) CT 3725/55
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 03/08/2000 Edition 7 Edition Issued 13/11/2012

Estate Type

FEE SIMPLE

Registered Proprietor

PROPERTY SOLUTIONS SA PTY. LTD. (ACN: 133 171 329)
 OF 17 MCNEILLY CRESCENT SEATON SA 5023

Description of Land

ALLOTMENT 13 FILED PLAN 123407
 IN THE AREA NAMED TORRENSVILLE
 HUNDRED OF ADELAIDE

Easements

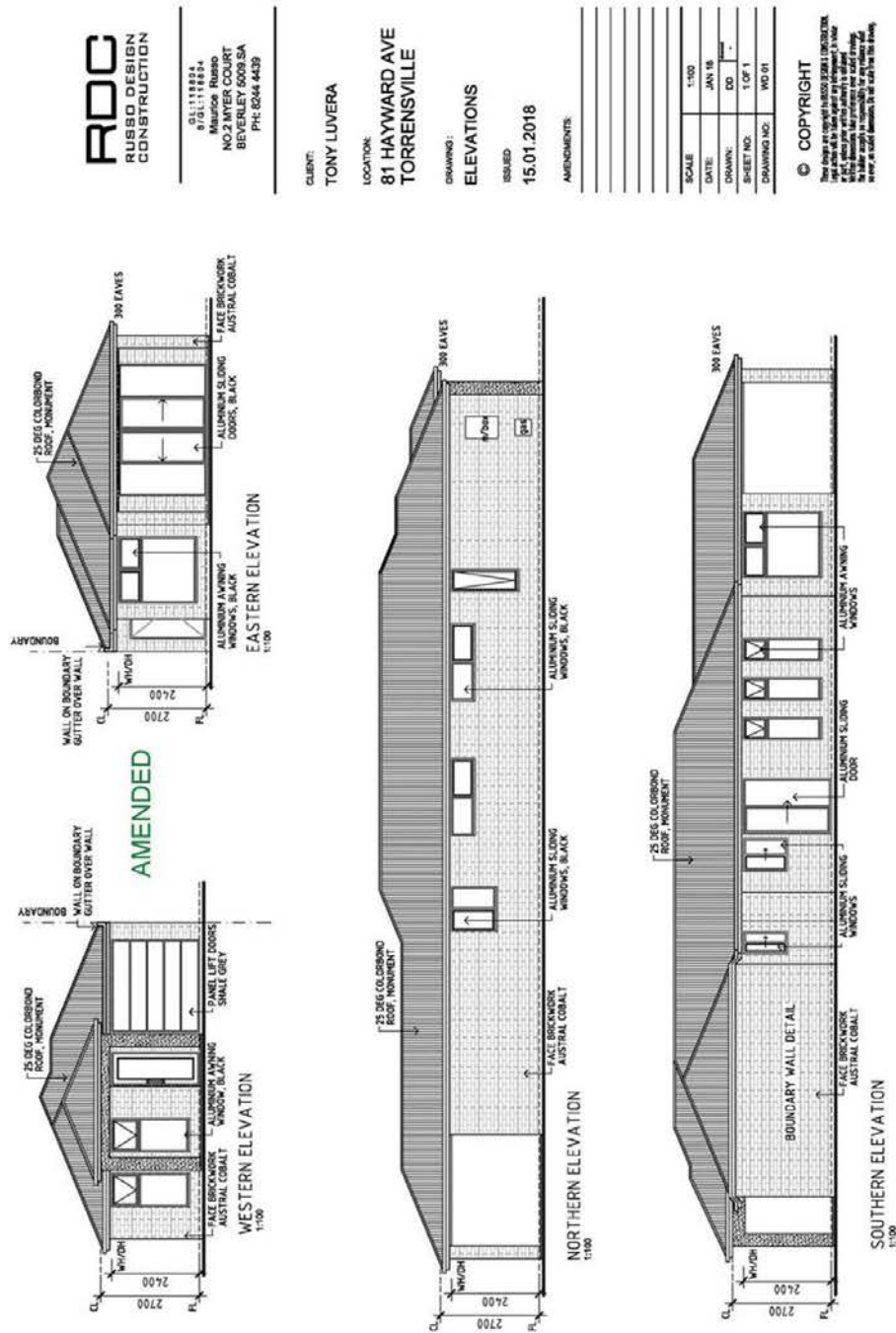
NIL

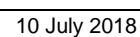
Schedule of Dealings




Dealing Number	Description
11840691	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL







Search | Configure Notification Email | Log Out |

Application Form Details - DA. 211/D021/18 (Unique Id. 60894)

Cancel

NB * represents a mandatory field.

Application Type : *

What Consents do you wish to apply for? : ☐ Provisional Development Plan Consent Only

☒ Provisional Development Plan Consent with Land Division Consent

Certificate of Approval Fee: ☒ Pay Now

☐ Pay Later

Is this a combined Land Division/Land Use application? : ☐ Yes

☒ No

Council : *

Submitting Agents OrganisationId :

Submitting Agents Name :

Submitted By UserId :

Submitted By Details :

Agents Reference :

APPLICANT DETAILS :

Applicant Salutation : *

Applicant First Name : *

Applicant Last Name : *

Applicant Organisation Name : * (Mandatory if Salutation, First, and Last Name have not been completed)

Postal Address Line 1 : *

Postal Address Line 2 : *

Postal Address Line 3 :

State :

Country : *

OWNER DETAILS :

Owner Salutation : *

Owner First Name : *

Owner Last Name : *

Owner Organisation Name : * (Mandatory if Salutation, First, and Last Name have not been completed)

Postal Address Line 1 : *

Postal Address Line 2 : *

Postal Address Line 3 :

State :

Country : *

CONTACT DETAILS :

Contact Salutation : *

https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CS... 8/03/2018

Page 321

12 June 2018

Page 265

10 July 2018

Contact First Name :	<input type="text" value="Gary"/>	*
Contact Last Name :	<input type="text" value="Bartlett"/>	*
Postal Address Line 1 :	<input type="text" value="PO Box 297"/>	
Postal Address Line 2 :	<input type="text" value="WELLAND SA 5007"/>	
Postal Address Line 3 :	<input type="text"/>	
State :	<input type="text" value="South Australia"/>	
Country :	<input type="text" value="AUSTRALIA"/>	
Telephone 1 :	<input type="text" value="0418 815 197"/>	*
Telephone 2 :	<input type="text" value="8241 5511"/>	
Fax 1 :	<input type="text" value="8241 5050"/>	
Fax 2 :	<input type="text"/>	
Email :	<input type="text" value="gary.bartlett@bigpond.com"/>	
Mobile :	<input type="text"/>	

Existing Use :	<input type="text" value="Residential Units and vacant land"/>	
Description of Proposed Development :	<input type="text" value="Land Division"/>	

SUBJECT PROPERTY DETAILS :

House Number :	<input type="text" value="81"/>	
Lot Number :	<input type="text"/>	
Street :	<input type="text" value="Hayward Avenue"/>	*
Suburb/Town :	<input type="text" value="Torrensville"/>	*
Hundred :	<input type="text" value="Adelaide"/>	*
Reference Section :	<input type="text"/>	

TITLE DESCRIPTION DETAILS :

Title Reference Type :	<input type="text" value="CT - Certificate of Title"/>	*
Volume :	<input type="text" value="5795"/>	*
Folio :	<input type="text" value="357"/>	*

PLAN PARCEL DETAILS :

Plan Type :	<input type="text" value="F - Filled Plan"/>	*
File Plan Number :	<input type="text" value="123407"/>	*
Parcel Number :	<input type="text" value="a13"/>	*

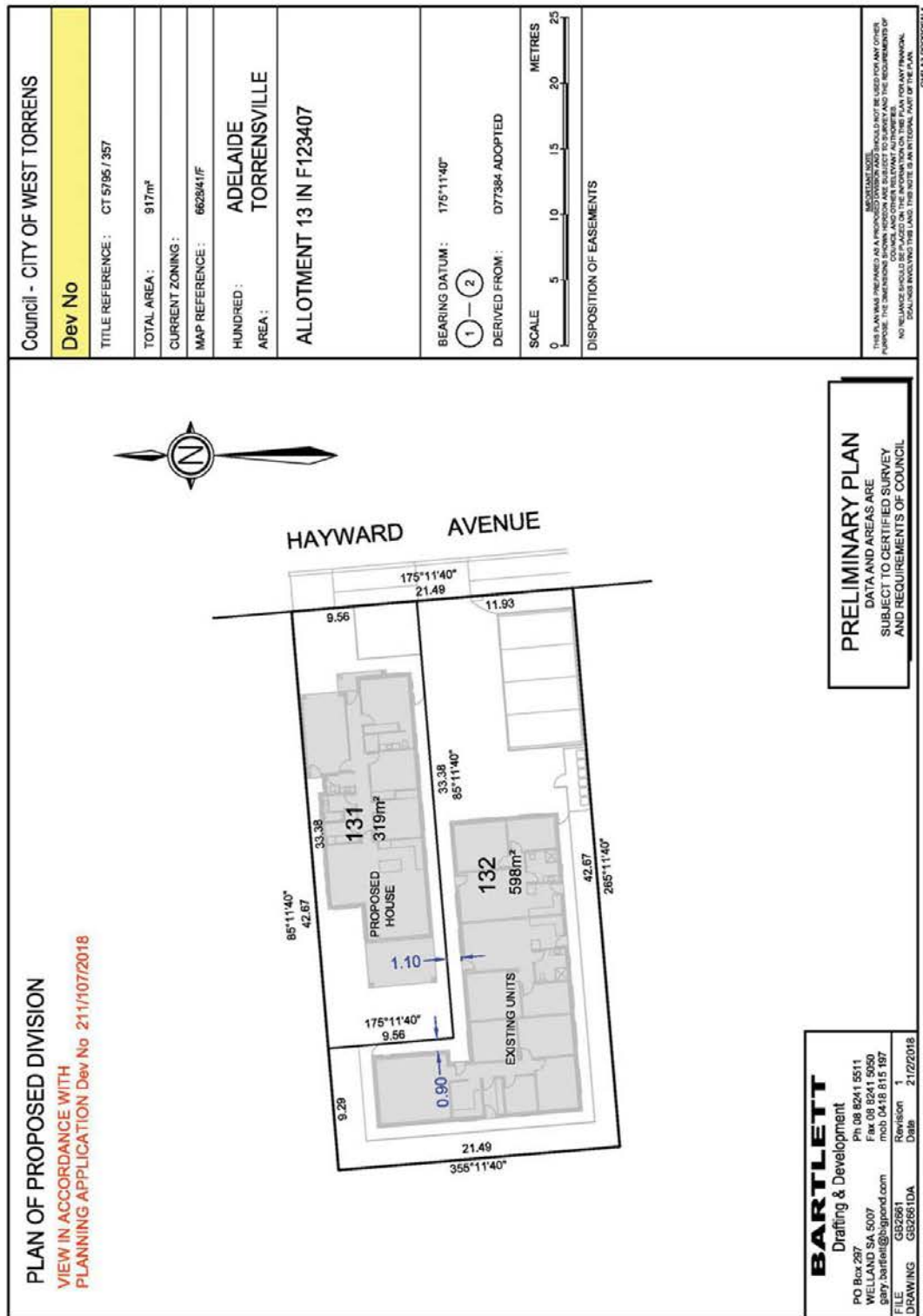
Does either schedule 21 or 22 of the Development Regulations 1993 apply? : ☐ Yes ☒ No

Notes :

Lodgement Date :

Acknowledgement : I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993 ☒ Yes

https://www.edala.sa.gov.au/edala/Edala.aspx?PageMode=ApplicationMaintain_CS... 8/03/2018

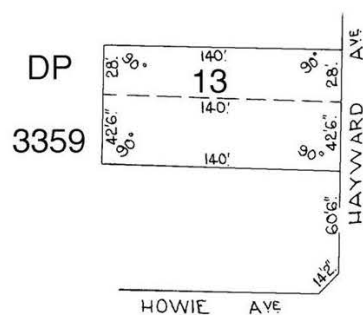




Product	Register Search (CT 5795/357)
Date/Time	20/02/2018 10:15AM
Customer Reference	
Order ID	20180220002590
Cost	\$28.25

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3725/55

LAST PLAN REF: DP 3359



80 40 0 80 FT

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

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/107/2018

Assessing Officer: Claudio Barone
Site Address: 81 Hayward Avenue, TORRENSVILLE SA 5031
Certificate of Title: CT-5795/357
Description of Development: Construction of a detached dwelling

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Claudio Barone

DATE 8 March, 2018



Memo

To Claudio Barone
From Jane Teng
Date 8/03/2018
Subject 211/107/2018, 81 Hayward Avenue, TORRENSVILLE SA 5031

Claudio Barone,

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

1.0 General Finished Floor Level (FFL) Consideration - Eastern New Dwelling

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

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

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

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

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

2.0 Residential Parking Requirement - Existing Dwelling consisting three units

Each units must be provided with **two parking spaces**, at least one of which is covered and the other preferably openly accessible for visitor use. The



current proposal does not satisfy this criteria and will require addressing by the applicant with shortfall of two parking spaces.

It is recommended that revised plans satisfying the above requirement be provided to Council.

3.0 Driveway Access

3.1 Existing Western Dwelling

Notwithstanding the shortfall of parking spaces for the exiting units, in order for vehicles to enter and exit in the forward direction, the access into the common driveway at the front development boundary would require widening to 6.0m.

The carport spaces for vehicles located next to the support posts should also be increased in width by 300mm. The posts would require 750mm offset from its current location into the carport as per the requirements of AS/NZS 2890.1:2004.

It is recommended that revised plans satisfying the above requirement be provided to Council.

3.2 New Eastern Dwelling

The driveway access to the new dwelling will require to be limited to 3.0m from the front property boundary and 3.60m at the kerbline. The new single driveway would require to be located 1.0m minimum away from the eastern property boundary to allow for the provision of one on-street parking between the 6.0m wide main driveway to the western dwelling and the single driveway. Private driveway permitter is to abut new single driveway location.

It is recommended that revised plans satisfying the above requirement be provided to Council.

4.0 Verge Interaction

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

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



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

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

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

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

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

5.0 Stormwater Detention and Quality Requirements

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

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

Regards

Jane Teng
Civil Engineer

CITY OF WEST TORRENS



MINUTES

of the

COUNCIL ASSESSMENT PANEL

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

on

TUESDAY, 12 JUNE 2018
at 5.00pm

A handwritten signature in blue ink, appearing to read "H. Bateman".

Hannah Bateman
Assessment Manager (Acting)

6.5 81 Hayward Ave TORRENSVILLE

Application No 211/224/2018 and 211/107/2018

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/224/2018 by Property Solutions SA Pty Ltd to undertake a land division - Torrens Title; SCAP No. 211/D021/18 Create one (1) additional allotment at 81 Hayward Avenue (CT5795/357) subject to the following conditions of consent:

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That prior to the issue of certificates to the division approved herein, the existing carport shall be removed from Lot 132.

Land Division Consent Conditions**Council Conditions**

Nil

State Commission Assessment Panel (SCAP) Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water 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.

4. Payment of \$6,830 into the Planning and Development fund (1 allotment @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the SCAP for Land Division Certificate purposes.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the item be deferred to enable the applicant to address the following matters:

- quality of open space and outlook to existing dwellings
- access to dwellings 1, 2 and 3
- General Section Design and Appearance Principle of Development Control 9.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/107/2018 by Russo Design to undertake the construction of a single storey detached dwelling demolition of existing freestanding carport and construction of a new freestanding carport at 81 Hayward Avenue Torrensville (CT5795/357) subject to the following conditions of consent:

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That 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; or
 - e) Flow across footpaths or public ways.
3. That all landscaping will be planted in accordance with the approved plan (Site Plan and Landscape Schedule prepared by Russo Design dated January 2018) within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.
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 sides of the freestanding carport on Lot 132 shall remain open.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the item be deferred to enable the applicant to address the following matters:

- quality of open space and outlook to existing dwellings
- access to dwellings 1, 2 and 3
- General Section Design and Appearance Principle of Development Control 9.

6.5 38 Garfield Avenue, KURRALTA PARK

Application No 211/1268/2017 & 211/1185/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land Division - Community Title - Create four (4) additional allotments and common property	Construction of a residential flat building comprising five (5) two storey dwellings and rear attached verandahs
APPLICANT	Studio ED3	Studio ED3
APPLICATION NO	211/1268/2017 SCAP: 211/C167/2017	211/1185/2017
LODGEMENT DATE	29 September 2017	16 October 2017
ZONE	Residential Zone	
POLICY AREA	Medium Density Policy Area 19	
APPLICATION TYPE	Merit	
PUBLIC NOTIFICATION	Category 1	Category 2
REFERRALS	External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water 	Internal <ul style="list-style-type: none"> ▪ City Assets ▪ City Operations - Horticulture
DEVELOPMENT PLAN VERSION	30 May 2017	30 May 2017
MEETING DATE	10 July 2018	

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1268/2017 by Studio ED3 to undertake a Land Division - Community Title to create four (4) additional lots and common property; SCAP No 211/C167/17 at 38 Garfield Avenue, Kurralta Park (CT 5720/180) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That prior to the issue of certificates for the division approved herein, the existing structures shall be removed from existing allotment 6.

LAND DIVISION CONSENT CONDITIONS**Council Conditions**

Nil

State Commission Assessment Panel Conditions

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

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

The developer must inform potential purchasers of the community lot servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner /applicant.

4. Payment of \$27,320 into the Planning and Development fund (4 allotments @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1185/2017 by Studio ED3 to undertake the construction of a residential flat building comprising five (5) two storey dwellings and rear attached verandahs at 38 Garfield Avenue, Kurralta Park (CT 5720/180) subject to the following conditions:

1. The development shall be undertaken and completed in accordance with the following plans and information (except where varied by any condition(s) listed below):
 - Site Plan by Studio ED 3 Building Design and Documentation - Drawing No. 21732 - PD.01 Issue D6a;
 - Proposed Floor Plans - Dwellings 1, 2 & 3 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.02 Issue D6a;
 - Proposed Floor Plans - Dwellings 4 & 5 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.03 Issue D6a;
 - Proposed Elevations 1 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.03 Issue D6a;
 - Proposed Elevations 2 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.05 Issue D6a;
 - Proposed Landscaping Plan by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.06 Issue D6a;
 - Sitework and Drainage Plan by SCA Engineers, Drawing No. 170806-C3/G.
2. 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; or
 - e) Flow across footpaths or public ways.

3. Any retaining walls be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times to the satisfaction of Council.
5. All planting and landscaping will be completed within three (3) months of occupation 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 to the reasonable satisfaction of Council.
6. All wall cladding, roofing materials and external building finishes and colours used on the dwellings shall be natural and non-reflective, and shall be maintained to the reasonable satisfaction of Council.
7. The upper level eastern and western windows of Dwellings 1 to 5 shall be provided with fixed obscure glass to a minimum height of 1.7 metres from the upper floor level, and shall be maintained at all times to the reasonable satisfaction of Council.
8. No above-ground structures such as letterboxes, service metres or similar shall be installed within the common driveway entrance and passing area.
9. Prior to the occupancy of the dwellings, the 3000 litre stormwater connection and reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.
10. No fencing or retaining walls shall occur within 5 metres of the land adjacent Brown Hill Creek.
11. A 'reduced bin Council service' shall be established and adopted for the collection of general, recycling and organic waste. Individual properties are required to share a set of standard Council bins limited to a maximum of 4x140 litre general waste bins, 4 x 240 litre dry recycling bins and 3 x 240 litre organic bins.

BACKGROUND

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

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

The subject site and locality is of strategic importance to Council given its location adjacent Brown Hill Creek. This creek weaves its way through the City of West Torrens (on private and Council owned land) and is an important drainage watercourse within metropolitan Adelaide with a catchment extending across the Mitcham, Burnside, Unley, Adelaide and West Torrens Council areas.

The creek has been the subject of numerous studies given the high flood risk and low level of flood protection across its catchment. The Brown Hill Keswick Creek Stormwater Management Plan, a collaborative project between the five constituent Councils and the State Government (through the Stormwater Management Authority) was approved in 2016 and provides for flood mitigation infrastructure projects totalling \$140 million (refer <https://bhkcstormwater.com.au/>) in order to reduce potential flood impacts (particularly on Adelaide Airport), minimise economic disruption, and improve stormwater quality.

Despite these future works, the creek and any development along the creek banks, remains especially prone to high energy, high erosive forces from flow along the watercourse. Council's City Assets department, who were involved in the development of the Brown Hill Keswick Creek Stormwater Management Plan and have had extensive experience dealing with development along the creek and consequent impacts on the surrounding environment, continue to express major concerns with any built form adjacent to Brown Hill Creek.

This application was on the agenda for the June CAP meeting and recommended for refusal. Following receipt of this advice and subsequent discussions with the applicant, the applicant requested the item be withdrawn from the agenda for further consideration. Design changes were made to the application that sought to address some of the reasons for refusal.

PREVIOUS OR RELATED APPLICATION(S)

The only previous application relating to this site is that for the existing dwelling in 1952.

However, there have been numerous development applications for similar forms of residential development adjacent the creek in the last 10 years. The table below summarises these developments within the area bounded by McArthur Avenue and South Road.

Address	Development
44 Gray Street, Plympton	Land division and residential flat building comprising four (4) dwellings
14, 16 & 18 Tilden Street, Plympton	Land division and two (2) single storey dwellings with a freestanding double garage
69 & 69A Gray Street, Plympton	Land division and single storey dwelling
71 & 71A Gray Street, Plympton	Land division and two (2) single storey detached dwellings
77 Gray Street, Plympton (currently being assessed)	Land division and one (1) two storey detached dwelling, one (1) two storey group dwelling and one (1) two storey residential flat building comprising two (2) dwellings
25 & 25A McArthur Avenue, Plympton	Land division and two (2) single storey dwellings
42-44 Garfield Avenue, Kurralta Park	Land division and two (2) two storey residential flat buildings comprising three (3) and five (5) dwellings respectively. This also included construction of retaining wall and fence and cantilevered structure
37 Basnett Street, Kurralta Park	Land division and two (2) single storey detached dwellings
36 Garfield Avenue, Kurralta Park (currently being assessed)	Land division and one (1) two storey residential flat building comprising six (6) dwellings
30 Selby Street, Kurralta Park	Land division and one (1) single storey detached dwelling

25 & 25A Basnett Street, Kurralta Park	Land division and one (1) single storey detached dwelling
30A & 30B Garfield Avenue, Kurralta Park	Re-instate fire-damaged dwellings
17 & 17B Basnett Street, Kurralta Park	Land division and two (2) single storey detached dwellings
2, 2A, 2B, 2C & 2D Garfield Avenue, Kurralta Park	Land division and one (1) detached dwelling and three (3) group dwellings

SITE AND LOCALITY

The subject land is commonly known as 38 Garfield Avenue, Kurralta Park. It is more formally described in Certificate of Title Volume 5720 Folio 180 comprising allotment 6 in Filed Plan 7199. There are no easements attached to the title. The subject land has a frontage to Garfield Avenue of 16.0 metres, a depth of 54.8 metres and a total area of 876m². The site is located on the southern side of Garfield Avenue with a north south orientation.

The site currently contains a single storey detached dwelling with associated outbuildings. The land is relatively flat with a fall from front to rear of the land of just over 1 metre as it nears the banks of Brown Hill Creek. The site is located around halfway along that section of the creek between Daly Street and Anzac Highway. The creek in this section has the potential to flood to a water level 1.5 metres to 2.5 metres above the top of bank.



Photo 1: View of 38 Garfield Avenue, Kurralta Park from street

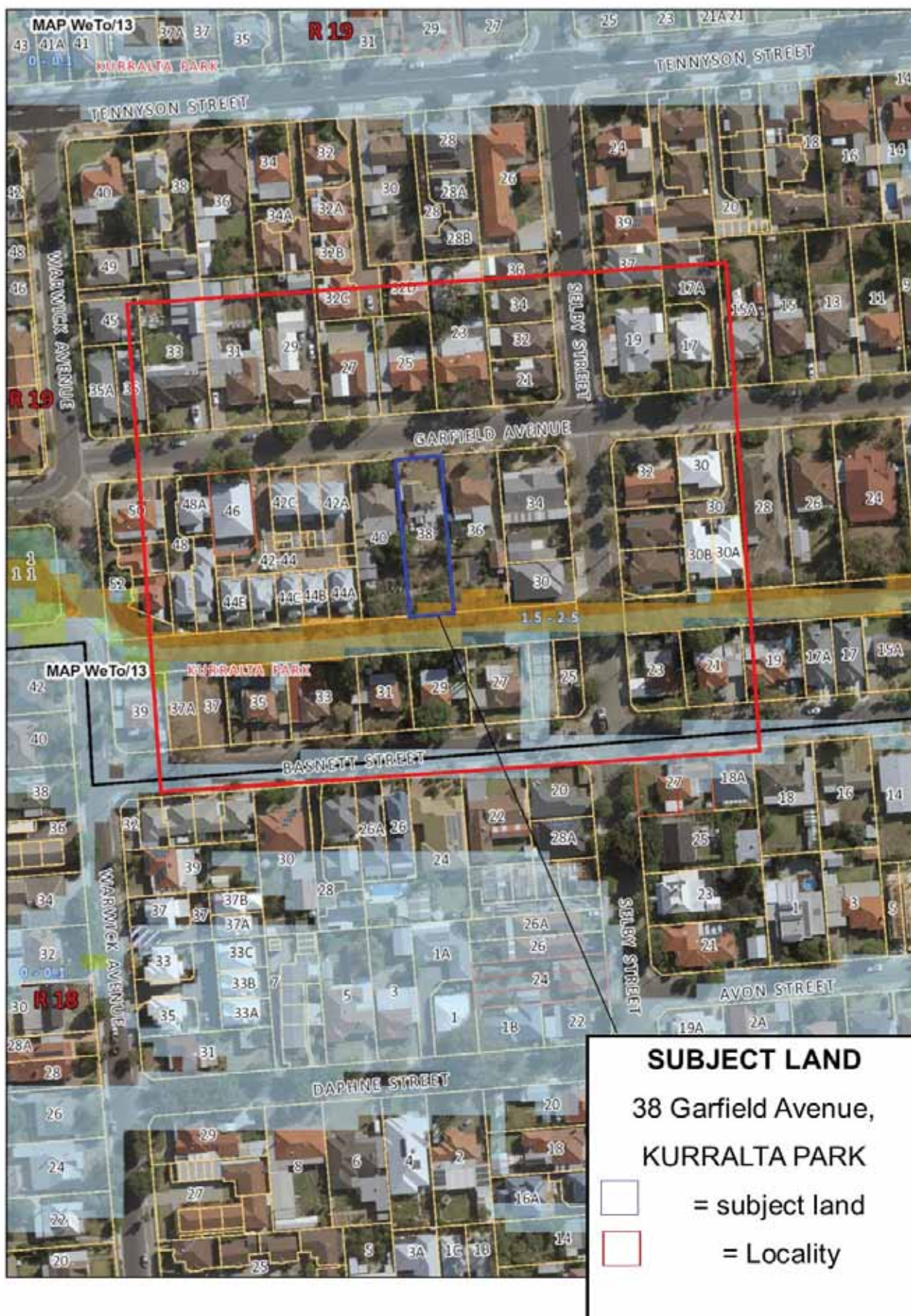
Pedestrian access to the rear of the site is limited given there is no linear path along this section of Brown Hill Creek. There is a section of concrete-stepped retaining walls near the Warwick Avenue footbridge to the west of the subject site, although the section immediately adjacent the site consists of soil, rock, trees and shrubs. There is evidence of erosion along the creek bank within the locality.

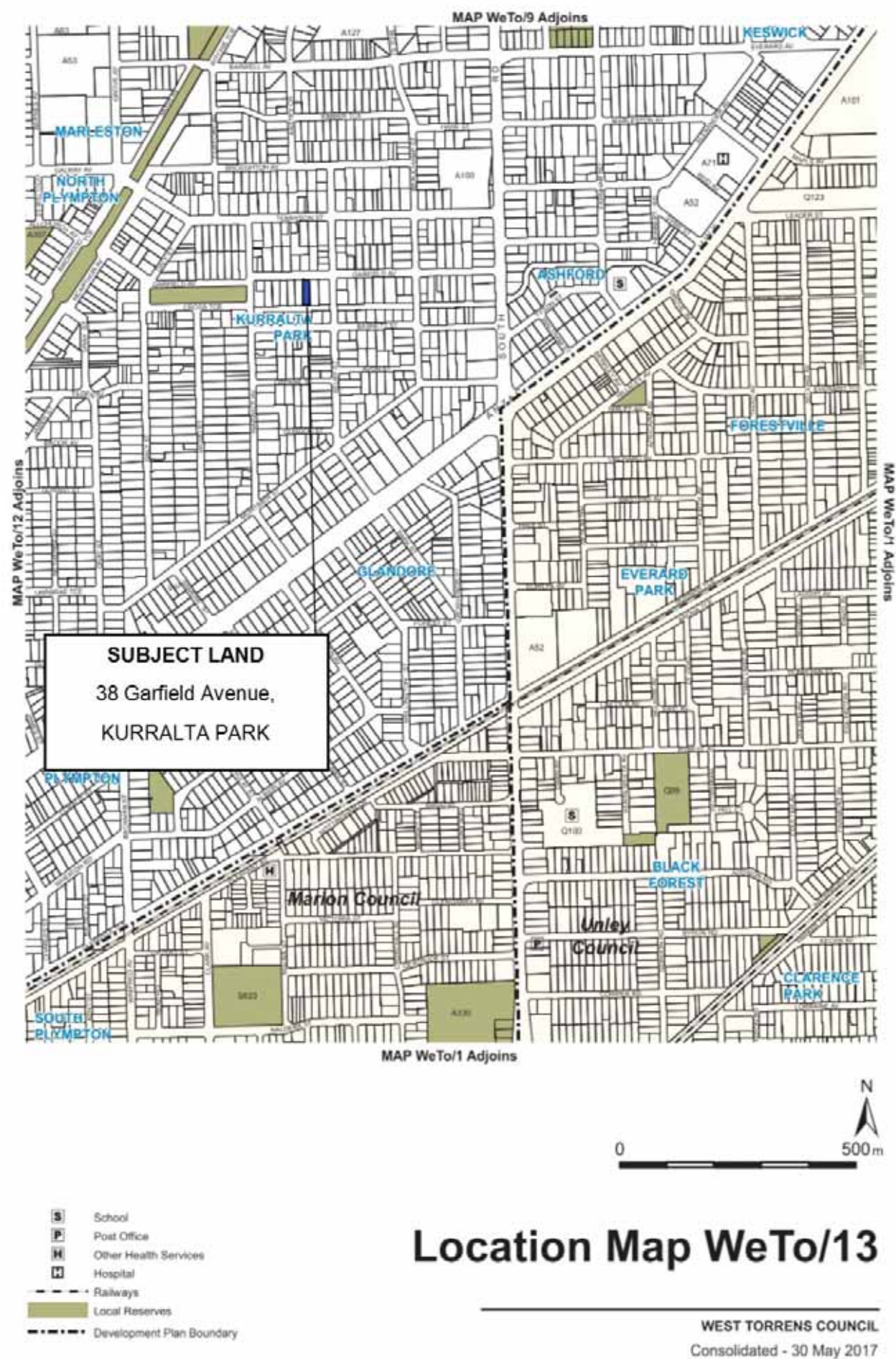
There are a number of trees adjacent the subject land to the rear that are exempt species and do not qualify as regulated trees. A *melaleuca armillaris* (bracelet honey myrtle) tree at 40 Garfield Avenue has a canopy that extends into the subject site. While this tree has a trunk circumference that would qualify it as a regulated tree, it is within 10 metres of a dwelling therefore not controlled by the Development Regulations and may be removed without approval. The tree's condition is in decline.

The locality comprises a mix of residential development with a predominance of older detached dwellings built between 1920 and 1940, and newer development constructed in the last 20 years, including a group of two storey residential flat buildings at 42-44 Garfield Avenue. The amenity of the locality is considered to be moderate given the condition and age of dwellings.

The subject land is within 400 metres of a Centre Zone (containing the Tennyson Medical Centre) and is 370 metres west of South Road, a major north-south transport corridor for Adelaide that is well serviced by public transport.

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





PROPOSAL

Land Division

The applicant proposes the division of the existing allotment to create four additional allotments along with common property in the form of driveway access. The proposed allotments are:

Allotment	Allotment Area	Allotment Frontage (to Garfield Avenue)
1	105m ² including CP 1	N/A
2	109m ² including CP 1	N/A
3	109m ² including CP 1	N/A
4	109m ² including CP 1	N/A
5	160m ² including CP 1	N/A
Common property	284m ²	16 metres

Dwellings

The residential component of the proposal consists of a two storey residential flat building comprising five (5) dwellings. Dwellings 1-4 have a similar footprint containing a double garage, open kitchen and dining area with laundry, toilet and outdoor verandah area on the ground floor and three (3) bedrooms, ensuite and walk in robe, study and bathroom on the upper level. Dwelling 5 was recently amended to contain a double garage, bedroom, ensuite, study and laundry on the ground floor and two (2) bedrooms, open kitchen and dining area and balcony on the upper level.

The design of the two storey residential flat building could be described as modern (i.e. cube appearance) with a flat roof and square-shaped walls and windows. A mix of materials is proposed and includes austral metallix bronze face bricks, render, aluminium windows, 'matrix' cladding and 'decowood' Colorbond garage roller doors.

All access is to be gained via a common driveway. The development incorporates a mix of landscaping along the paved driveway and lawn in rear private open spaces and medium to higher level plantings to the front of the development and within private open space areas along the eastern side boundary. A new 1.8 metre high Colorbond fence is proposed on the eastern and western side boundaries.

A copy of the plans and supporting documents is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The dwelling application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations.

Properties notified:	19 properties were notified during the public notification process
Representations:	Nil representations were received
Persons wishing to be heard:	N/A
Summary of Representations:	N/A

Following on from the most recent amendments to the development, it was considered that the changes made were not fundamental to warrant re-notification to the adjoining properties.

REFERRALS

External

SA Water

SA Water has raised no concerns with the proposed division.

State Commission Assessment Panel (SCAP)

SCAP has raised no concerns with the proposed division with a standard suite of conditions recommended should the application be supported.

Internal

City Assets

Concerns were raised regarding the following matters:

- Watercourse impacts
 - development in close proximity to the banks of Brownhill Creek;
 - retaining wall design;
 - risk of high energy, explosive erosion of the river bank (where large portions of river bank are washed away in a single storm event or on other random occasions).

City Assets expressed concerns about the proximity of the proposed development to Brown Hill Creek and continue to advocate for a minimum 10 metre setback from the centreline of the watercourse. While such an offset is not a Development Plan requirement, City Assets are of the view that it is necessary to mitigate the risk of high energy, explosive erosion compromising the stability and safety of development adjacent the watercourse.

The original plans had located the proposed development closer to the creek banks with a large retaining wall and fence at the rear boundary of the site. City Assets advised that this could create blockage and reduce the capacity of the creek flow in a peak flow stormwater event. Amended plans were submitted which removed the retaining wall and fence and provided for a series of 200mm high (stepped) plinths down toward the creek. The amended plans also proposed the construction of a continuous pier along the footing for dwelling 5 which the applicant's engineer claims would adequately mitigate the risk to the dwelling from erosion. City Assets considered this amendment to have improved the situation, but remained concerned that the erosion risk has not been adequately addressed.

The latest amendments include the removal of retaining walls and fencing adjacent Brown Hill Creek and relocating the built form 9.4 metres from the physical centre line of the creek. City Assets have confirmed that while this distance doesn't quite meet the recommended 10 metres, the minor departure is considered satisfactory to address the above watercourse impacts.

- Vehicle manoeuvrability
 - limited on-site vehicular movement and non-compliance with relevant Australian Standard;
 - location of site services (letterboxes and meters) and impact on driveway function.

The applicant sought the advice of MFY Traffic Engineers and provided amended plans complying with the relevant Australian Standard that largely address City Assets' concerns. Additional landscaping has been added within the latest amended plans alongside both sides of the driveway. MFY Traffic Engineers deem that the manoeuvring continues to work for vehicles. This has caused concern with City Assets that the entering and reversing movements from the proposed double garages would be restricted and may impact on some plantings. While this is not ideal, additional landscaping was considered a positive trade-off for the development and despite the potential conflict, it is deemed to be able to function satisfactorily.

- Stormwater management
 - stormwater connection offset from existing stobie pole;
 - stormwater detention/management calculations.

The applicant provided a revised Siteworks and Drainage Plan resolving concerns about the adequacy of the stormwater connection offset from the stobie pole. The applicant has also accepted an alternative stormwater management arrangement proposed by City Assets requiring a greater level of on-site detention.

- Waste management

Concerns were initially raised about the location and capacity of the communal bin storage area and whether the proposal could be accommodated by Council's normal bin collection service. The applicant subsequently confirmed the location of the bin storage area at the front of the site and accepted a reduced shared bin collection service by Council. City Assets remain concerned that the additional landscaping proposed to shield the bin storage area may impact on the function and capacity of that storage area. Notwithstanding the concerns raised by City Assets, it is considered that the current design of the bin storage and landscaping is satisfactory for its functional purpose. Should the Panel deem that the application warrants planning consent, a condition is recommended requiring a reduced Council waste collection service.

City Operations - Horticultural Services

Advice was sought from Council's Technical Officer - Arboriculturalist regarding trees on both the subject site and adjoining site. The *melaleuca armillaris* located at 40 Garfield Avenue has a trunk circumference that would qualify it to be a regulated tree but is located within 10 metres of a dwelling and therefore may be removed without approval. It is likely that the proposed development will be detrimental to the tree given the canopy overhang and the extension of the root zone into the subject site. As noted, this tree is in decline. It is anticipated that the applicant will discuss the future of the tree with the owner of the property at 40 Garfield Avenue.

A copy of the relevant external and internal referral reports is contained in **Attachment 2**.

ASSESSMENT

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

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 6, 7, 8, 10
Design and Appearance	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 21, 22
Energy Efficiency	Objectives	1
	Principles of Development Control	1, 2
Hazards	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7
Infrastructure	Objectives	1, 2, 3
	Principles of Development Control	1, 2, 3, 4, 5, 6, 8, 9
Land Division	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 2, 4, 5, 6, 8, 11, 12

Landscaping, Fences and Walls	Objectives	1, 2
	Principles of Development Control	1, 2, 4, 6, 10, 12
Natural Resources	Objectives	1, 4, 5, 6, 7, 10, 12
	Principles of Development Control	1, 2, 3, 4, 10, 17, 23
Regulated Trees	Objectives	1, 2
	Principles of Development Control	1, 2, 3
Residential Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31
Sloping Land	Objectives	1
	Principles of Development Control	1, 2, 4, 5
Transportation and Access	Objectives	1, 2
	Principles of Development Control	1, 8, 10, 11, 18, 23, 24, 34, 35, 36, 43, 44
Waste	Objectives	1
	Principles of Development Control	1, 2

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

Policy Area: Medium Density Policy Area 19	
Desired Character Statement:	
<p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 5, 7

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
LAND DIVISION		
ALLOTMENT AREA <i>Medium Density Policy Area 19 PDC 7</i>	270m ² (minimum)	175.4m ² (average) Does Not Satisfy by 35%
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 19 PDC 7</i>	9 metres (minimum)	16 metres Satisfies
MINIMUM DRIVEWAY HANDLE WIDTH <i>Land Division PDC 7 (b) (i)</i>	4 metres (minimum)	5.4 metres Satisfies
MINIMUM ACCESS AREA <i>Land Division PDC 7 (b) (i)</i>	5.5 metres for first 5 metres	5.8 metres for first 5 metres Satisfies

DWELLINGS

<p>SIDE SETBACKS (dwellings) <i>Residential Zone</i> <i>PDC 11</i></p>	<p>1 metre (minimum where the vertical side wall is 3 metres or less)</p> <p>2 metres (minimum where the vertical side wall measures between 3 metres and 6 metres)</p>	<p><u>Dwelling 1</u> 3.2 metres (north) 0 metres N/A* (south)</p> <p><u>Dwellings 2-4</u> 0 metres N/A* (north) 0 metres N/A* (south)</p> <p><u>Dwelling 5</u> 0 metres N/A* (north) 5 metres (south)</p> <p>Satisfies</p> <p><u>Dwelling 1</u> 3.2 metres (north) 0 metres N/A* (south)</p> <p><u>Dwellings 2-4</u> 0 metres N/A* (north) 0 metres N/A* (south)</p> <p><u>Dwelling 5</u> 0 metres or N/A* (north) 5 metres (south)</p> <p>Satisfies</p> <p>* these are party walls therefore side setbacks don't apply</p>
<p>REAR SETBACK (complete building) <i>Medium Density Policy Area 19</i> <i>PDC 3</i></p>	<p>6 metres (minimum)</p>	<p>5.0 metres</p> <p>Does Not Satisfy by 16.7%</p>
<p>REAR SETBACKS (dwellings) <i>Medium Density Policy Area 19</i> <i>PDC 3</i></p>	<p>6 metres (minimum)</p>	<p>Dwelling 1 - 3 metres Dwelling 2 - 3 metres Dwelling 3 - 3 metres Dwelling 4 - 3 metres</p> <p>Does Not Satisfy by 50%</p> <p>Dwelling 5 - 1 metres</p> <p>Does Not Satisfy by 83.3%</p>

PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	<p>Minimum 24m² of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres</p> <p>Minimum dimension 3 metres (excluding balconies)</p>	<p>Dwelling 1 - 24m² Dwelling 2 - 24m² Dwelling 3 - 24m² Dwelling 4 - 24m² Dwelling 5 - 25m²</p> <p>Minimum dimension of 3 metres is achieved for Dwellings 1-4 and Dwelling 5 includes the balcony dimension.</p> <p>Satisfies</p>
LANDSCAPING <i>Landscaping, Fences & Walls</i> PDC 4	<p>Minimum 10% of the site</p>	<p>17.3%</p> <p>Satisfies</p>
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	<p>2 car parking spaces per dwelling, one of which is covered + an additional 0.25 car parking spaces per dwelling.</p> <p>Requirement - 11 car parking spaces</p>	<p>Dwelling 1 - 2 undercover Dwelling 2 - 2 undercover Dwelling 3 - 2 undercover Dwelling 4 - 2 undercover Dwelling 5 - 2 undercover</p> <p>+ 1 visitor space</p> <p>Satisfies</p>
SITE FACILITIES AND STORAGE <i>Residential Development</i> PDC 31	<p>8m³ (minimum)</p>	<p>Dwelling 1 - 13.1m³ Dwelling 2 - 13.1m³ Dwelling 3 - 13.1m³ Dwelling 4 - 13.1m³ Dwelling 5 - 11.9m³</p> <p>Satisfies</p>
INTERNAL FLOOR AREAS <i>Residential Development</i> PDC 9	<p>3+ bedroom dwelling 100m² (minimum)</p>	<p>Dwelling 1 - 101.7m² Dwellings 2-4 - 105.6m² Dwelling 5 - 95.9m²</p> <p>Does Not Satisfy</p>
OVERSHADOWING <i>Residential Development</i> PDCs 10, 11, 12 & 13	<p>Winter sunlight available to adjacent dwellings.</p> <p>Minimum 2 hours of sunlight between 9.00am and 3.00pm on 21 June to ground-level open space of existing buildings</p>	<p>Main impacted dwelling is 40 Garfield Avenue which will be overshadowed in the morning on 21 June but remains shadow free from 12pm onwards.</p> <p>Satisfies</p>

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development has been assessed against the relevant Development Plan provisions, as discussed under the following sub headings:

Desired character

The desired character statement for the policy area seeks medium density residential development accommodating a range of dwelling types (including residential flat buildings) on generally smaller allotments. Such development should incorporate sufficient landscaping to enhance the streetscape appearance of buildings, improve the transitional spaces between the public and private realms, and mitigate heat loads.

The proposal for a two storey residential flat building is consistent with the desired character. While the proposed dwelling site areas are smaller than envisaged in the policy area, they are nonetheless considered to be of medium density. As the site is located within 400 metres of a Centre Zone and a primary arterial road, it is highly accessible to a variety of facilities (including high frequency public transport services) where smaller site areas are considered reasonable.

Proposed landscaping to the north (front) and eastern sides of the residential flat building and along the western side of the driveway meets the general intent of the desired character statement. Additional landscaping has been added to the eastern side of the driveway to improve the visual appearance of the development and reduce urban heat loads.

Land division

The land division application is to create four (4) additional allotments to accommodate the five (5) proposed dwellings and common property. The development is considered to be orderly and would utilise existing infrastructure therefore meeting Objective 1 of General Section - Land Division.

The common property in this division constitutes 38.5% of the total site area and includes the front visitor space, the driveway, turning area for dwelling 5, hard and soft landscaping and common areas. This results in individual allotment sizes for residential development ranging from around 105m² to 160m². As noted, these allotment areas do not meet the relevant requirements stipulated in Principle of Development Control (PDC) 7 of Medium Density Policy Area 19.

The shortfall in respect to this development is managed with dwellings that are compact and affordable that are in close proximity to South Road and the associated services that this offers, including shops and public transport.

The recent amendments have resulted in an increased setback from Brown Hill Creek that is a key natural resource in the Council area. The development therefore has been revised to meet Objective 4 of the Natural Resources module of the Development Plan in terms of a land division being integrated with environmental features.

Despite the shortfall in site area, the land division is in a form that can be supported.

Site area

The proposal fails to meet both the land division allotment area and residential site area requirements of the Development Plan outlined in the quantitative table above. Dwelling 5 does however achieve the site area requirement and this is due to the inclusion of area adjacent the creek. By way of contrast, dwellings 1 to 4 fall significantly short of the requirement.

In assessing the merit of the proposed site areas, it is worth noting the existing allotment pattern in the locality as well as the other quantitative criteria applicable to the development.

The prevailing allotment pattern in the locality is varied and includes some original allotments of around 850m². During the last 10 years, there have been a number of developments in the locality adjacent Brown Hill Creek where the original allotments have been divided into areas of around 160m². In this instance, however, an average site area below 120m² is proposed which constitutes a significant shortfall of around 20% from the relevant Development Plan provision.

When this is considered alongside the private open space, site frontage, side setbacks, site coverage and landscaping provisions, the site area shortfall is not considered to be fatal to the application.

Front setback

The proposed residential flat building is setback 2.5 metres from the street which is 0.5 metres less than stipulated in PDC 3 of the Medium Density Policy Area 19. As this shortfall is due to a feature entrance around the front door, and the main face of dwelling 1 is setback 3.2 metres from the street, it is considered to address the intent of the PDC. The portion of the proposed building that is forward of the 3 metre requirement provides visual interest and is not considered to be bulky or restrict the potential for casual surveillance of the street. As a result, the front setback of the building is considered to be satisfactory.

Side setbacks

When considering the proposed residential flat building as a whole, the proposal meets the required side setbacks for both ground floor and upper floor levels. When considering each of the dwellings, the proposal meets the required setbacks also as specified in PDC 11 of the Residential Zone. Given that the proposed residential flat building is envisaged in the policy area, the party walls between dwellings is considered to be satisfactory.

Rear setback

PDC 3 of Medium Density Policy Area 19 requires a minimum rear setback of 6 metres. Dwellings 1-4 have a rear setback (to the eastern boundary) of 3 metres. Dwelling 5 has an amended rear setback of 1 metre which extends to the upper level and includes the balcony. This reduced setback is a result of the re-configuration of the internal floor areas to increase the setback from the creek and maintain adequate internal living areas. The private open space is achieved for each dwelling and the impact of a lesser rear setback for each of the dwellings is considered satisfactory given the small portion at 1 metre and that overshadowing caused by the development is largely toward the creek. Despite the built form being closer than recommended in the Development Plan, there is a landscape buffer between the subject building and the adjacent land at 36 Garfield Avenue. Overlooking and overshadowing will have minimal impact toward this site.

The proposed rear setback for the entire building is 5.0 metres from the rear boundary of the site adjacent Brown Hill Creek. This is slightly short of the zone requirement, and 0.6 metres short of 10 metres from the centre line of the creek. This is an improvement from the previous proposal of 1.2 metres in terms of reducing the risk of explosive erosion and damage to the buildings or the creek. The impact of the built form on 29 Basnett Street is considered reasonable given the distance and vegetation in-between the sites.

Considering the amended proposal with an increased setback to the creek and inclusion of a balcony cantilevered over the lower built form, the rear setback for the individual dwellings and complete building is considered to be satisfactory.

Internal living areas

PDC 9 of the Residential Development module seeks a minimum internal floor area of 100m² for dwellings with 3 bedrooms or more. Each of the proposed dwellings provide 3 bedrooms (1 with ensuite), an open study and bathroom, a double garage, living area, kitchen, toilet and laundry. Dwelling 5 internal layout is different to accommodate the re-configuration and re-design of the dwelling. Altogether, the internal floor areas in each dwelling range from 95.9m² for dwelling 5 to 105.6m². The rear dwelling fails to meet the minimum requirement sought by PDC 9, however this dwelling has a balcony space that is semi enclosed with a 1.7 metre high screen on the eastern side and balustrade on the other two sides. This area is adjacent the internal living area and would likely be utilised in a similar manner to the living area in warmer months. The shortfall of one dwelling of 4.1m² is not considered to adversely impact on the 'liveability' of the units.

Overshadowing

The applicant has provided overshadowing diagrams that show the impact is greatest at 9am over the property at 40 Garfield Avenue. At 12pm, most of the overshadowing is towards the creek to the south and within the proposed court yards of the development. At 3pm, the overshadowing impact occurs primarily over the proposed private open space areas of the development and towards 36 Garfield Avenue. Given the shifting nature of the overshadowing impact, the private open space areas of the neighbouring properties and proposed dwellings will receive at least 2 hours of sunlight between 9.00am and 3.00pm on the 21 June as sought by the relevant Development Plan provisions.

Landscaping

The proposed development meets the quantitative requirement for at least 10% of the site to be landscaped. The capacity of this landscaping to adequately address the qualitative requirements is considered satisfactory. Landscaping is proposed along both sides of the driveway (the eastern is part in sections), to the front of the development and within the private open space areas of each dwelling. This includes mature tree plantings, shrubs and ground covers that will add to the aesthetic appeal of the proposed development.

The proposed landscaping is considered to effectively minimise or mitigate the impacts associated with the extent of hard paved surfaces proposed as sought by PDC 1(a), (f), (g) and (h) of the Landscaping, Fences and Walls module of the Development Plan.

Despite the tight arrangement between the reversing areas from the garages and the landscape, the additional landscaping areas are deemed to be a positive trade-off for the development.

Overall the landscaping for the development is deemed to be satisfactory.

Flood and erosion hazard

As discussed, the location of the subject site adjacent Brown Hill Creek (see photo below) is of significance given the intensity of the proposed development and the concerns expressed by City Assets about its proximity to the creek banks. This is clearly a critical consideration in the assessment of the proposal and the need to ensure that the impacts of the development will not detrimentally affect flows along the watercourse, the stability of the creek banks and, as a consequence, the stability, integrity and safety of the built form.



Photo 2: Brown Hill Creek at the rear of the subject site

Brown Hill Creek or development adjacent creeks or watercourses is not referenced in the Residential Zone or Medium Density 19 Policy Area. Further Brown Hill Creek is not specifically referenced in the general section of the Development Plan. In considering development adjacent Brown Hill Creek, therefore, the following general provisions have been referenced:

General Section - Hazards	
Objectives	1 & 2
PDCs	1, 2, 3, 4, 5(a)(b), 6(a)-(f) & 7(a)-(c)
General Section - Natural Resources	
Objectives	1, 2, 4, 6(a)(d), 10 & 12
PDCs	1, 2, 3, 4, 10, 17, 23(d)

Hazards

Discussions with City Assets staff confirm that Brown Hill Creek is subject to frequent high level water events and is particularly susceptible to flood and erosion risk. Both Objective 1 and PDC 1 of the Hazards module seek to exclude development from areas vulnerable to natural hazards, such as floods and erosion, particularly where such areas cannot be adequately protected from these risks.

The proposed development is located on land that is not only subject to flood and erosion risk, but it is also considered that the development is unable to adequately and effectively protect against such risk. It is generally acknowledged (and asserted by City Assets staff) that the various measures to be implemented as part of the Brown Hill Keswick Creek Stormwater Management Plan will go some way to mitigating the flood risk associated with the creek system. However, the high energy erosion risk that threatens the integrity and stability of the creek banks is an ongoing risk that cannot be effectively mitigated against, especially in a watercourse that accommodates items that can obstruct the flow of water through it (such as trees and debris).



Image from West Maps

The above image shows that a small portion of the south eastern corner of 38 Garfield Avenue is located within the 1.5 - 2.5m flood depth affected area. Being setback 5.0 metres from the rear boundary, the proposed residential flat building is sited outside of this flood affected area. The proposed dwellings all have finished floor levels that are considered to offer protection against such flooding.

PDC 2 of the Hazards module specifies that development located on land subject to hazard risk should not occur unless it is sited and designed with appropriate precautions to guard against the relevant hazards. In responding to the concerns of City Assets, the applicant initially sought further engineering advice and proposed a construction approach that provides for:

- A continuous pier along the footing for proposed Dwelling 5 to a nominal depth where the existing creek batter is stable; and
- A series of stepped 200mm high retaining walls downward toward the creek to increase the stability of the bank at this location.

It is noted that the above is no longer proposed as the applicant has since altered the rear setback to allow a setback of 9.4 metres from the centre line of the creek.

City Assets staff generally seek a 10 metre offset of the proposed development from the centreline of the creek to mitigate these risks in the manner stipulated in PDC 2 of the Hazards module, however in this circumstance the proposed setback is considered to be acceptable. While there is no reference to such an offset in the Development Plan, the development is now close to this required setback and provides a more secure and precautionary approach to achieving the intent of PDC 2. The nominal 600mm difference is not considered to be critical in terms of supporting this development.

Natural Resources

Objectives 1 and 2 of the Natural Resources module require that consideration is given to protect natural resources such as Brown Hill Creek and to maintain the quality and quantity (or flow) of surface water. PDC 17 similarly seeks to ensure that watercourses and their banks are retained in their natural state and not damaged or modified by development.

The proposed development is setback 9.4 metres from the centreline of the creek which is 0.6 metres less than the offset distance recommended by City Assets to ensure that water flow is not disrupted and the creek environment, particularly the creek banks, are preserved. The proposed offset distance of 9.4 metres is considered to be a sufficient distance to prevent damage or disturbance to the flow of water along the creek. It is also anticipated that the proposed offset is sufficient to prevent the high energy erosion that has characterised other development along Brown Hill Creek in the locality (refer photo below).



Photo 3: An example of explosive erosion, Brown Hill Creek

The risk of such explosive erosion compromising the stability of the creek bank is considered to be a serious one and requires a precautionary approach to consideration of future development. The applicant has amended the proposed setback to reduce this risk to a satisfactory degree. It is anticipated that the flood and erosion risk associated with the proposed setback has mitigated the risk as suggested by City Assets and the proposal in its current form warrants support.

SUMMARY

The proposed development adjacent Brown Hill Creek presents a number of concerns associated with the integrity of the creek as well as shortfalls in dwelling site areas and internal living areas. The amendments made to the siting now display a development that is closer to the quantitative provisions and while still falling short in some areas, overall the development is considered to meet the policy area objectives. The proposal meets the desired character of the relevant policy area in terms of a residential flat building that is medium density. The landscaping is considered to be acceptable and living areas internal and external are considered to be adequate.

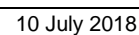
The development provides housing choice and diversity by providing smaller dwellings that are more affordable in a desirable location close to public transport and services.

The proposal is not considered to be seriously at variance with the Development Plan.

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

Attachments

- 1. Survey Plan, URPS Planning Report, MFY Advice, Proposal Plans**
- 2. External and Internal Referrals**



Ref: 2017-0308

7 February 2018

Ms Sonia Gallarello
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



URPS

Suite 12
154 Fullarton Road
ROSE PARK SA 5067

08 8333 7999
www.urps.com.au
ABN 55 640 546 010

Dear Sonia

**38 Garfield Avenue, Kurralta Park – residential flat building comprising 5 two storey dwellings each with double garage under main roof and rear attached veranda –
Application Number 211/1185/2017**

URPS has been engaged by the applicant in the matter described above to provide planning advice and respond to your additional information request dated 9 January 2018.

In doing so, we have prepared the following amended plans which are attached to this letter:

- Amended Plans prepared by Studio e[D]³
 - > Proposed Site Plan - Drawing Number 1732-PD.01- Issue B – Dated 5.2.18.
 - > Proposed Floor Plans, Dwellings 1, 2 & 3 - Drawing Number 1732-PD.02- Issue B – Dated 5.2.18.
 - > Proposed Floor Plans, Dwellings 4 & 5 - Drawing Number 1732-PD.03- Issue B – Dated 5.2.18.
 - > Proposed Elevations 1 - Drawing Number 1732-PD.04- Issue B – Dated 5.2.18.
 - > Proposed Elevations 2 - Drawing Number 1732-PD.05- Issue B – Dated 5.2.18.
 - > Proposed Landscaping Plan - Drawing Number 1732-PD.06- Issue B – Dated 5.2.18.
 - > Proposed Vehicular Movement - Drawing Number 1732-PD.07- Issue B – Dated 5.2.18.
 - > Site Sun Study – 9am - Drawing Number 1732-PD.08- Issue B – Dated 5.2.18.
 - > Site Sun Study – 12pm - Drawing Number 1732-PD.09- Issue B – Dated 5.2.18.
 - > Site Sun Study – 3pm - Drawing Number 1732-PD.010- Issue B – Dated 5.2.18.
- Amended Engineering Plans prepared by SCA Engineers
 - > Survey layout Plan – Drawing Number 170806-C1 – Dated September 17.
 - > Civil layout Plan – Drawing Number 170806-C3/A – Dated January 18.
 - > Combination Detention/Retention Water Tank Detail – Drawing Number 170806-C4/A – Dated January 18.
 - > Section Boundary Cut View – Drawing Number 170806-C5/A – Dated January 18.

Where possible, I will attempt to address each matter raised in corresponding order.



1. Regulated Trees

After provision of a survey layout plan you arranged Council's 'Technical Officer – Arboriculture' to review two trees, one situated on council land adjacent the Brown Hill Creek and the other situated on the neighbouring property at 40 Garfield Avenue.

Council's Technical Officer provided the following information:

"City Operations has inspected the site at 38 Garfield Ave Kurralta Park and provide the following details,

In relation to the tree at the rear of 38 Garfield Ave within the Brown Hill Creek Canal, please be advised that the tree is an exempt species and does not satisfy the criteria as a 'regulated tree'.

The Melaleuca Armillaris within the neighbouring property 40 Garfield Ave Kurralta Park, has a trunk circumference greater than 2.0m when measure 1.0m above natural ground level, however its current condition is best described as senescence, which is the process of deterioration with age. Should development occur within the neighbouring property 38 Garfield Ave, within the TPZ no matter how slight it will affect the 'regulated tree'. Both yards have remained undisturbed for many years and any root disturbance at this point in time will cause irreversible consequences".

You then advised that no further information is required in relation to either tree. This was because one of the trees is exempt and the other is in a state of deterioration with a low-life expectancy.

I note the neighbouring tree at 40 Garfield Avenue:

- Is in a state of deterioration (senescence).
- Does not significantly contribute to the character or visual amenity of the locality.
- Is only adjacent the proposed driveway, not immediately adjacent the proposed dwellings.
- Does not specifically require removal as a result of the proposed development.
- Is within 10 metres of the dwelling on 40 Garfield Avenue.
- Already overhangs an outbuilding on 38 Garfield Avenue.

We understand that you have no objection to the development in terms of potential impacts upon trees within the locality.

2. Shadow Diagrams

Shadow diagrams have been prepared by Studio e[D]³ and are attached. The diagrams depict the extent of shadowing at 9:00am, 12:00pm and 3:00pm on 21 June (winter solstice)

General Section, Residential Development, Principles 11 and 12 state:

- 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.**
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:**



- (a) half of the existing ground-level open space
- (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

The shadow diagrams demonstrate that adequate direct sunlight will remain available to all neighbouring properties.

In addition:

- The proposal is to be 2 storeys with an approximate building height of 6.4 metres. This is 2.1 metres lower than the maximum building height guideline expressed in the policy area.
- The proposal will be setback 3 metres from the eastern boundary and 5.1 metres from the western boundary. These setbacks satisfy minimum setback guidelines.

The proposal satisfies the Development Plan guidelines with regard to overshadowing.

3. Overlooking

General Section, Residential Development, Principle 27 states:

Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.

All side and rear-facing windows will either have a sill height not less than 1.7 metres or comprise obscured glazing to a height of 1.7 metres above internal finished floor level.

The proposal satisfies the Development Plan with regard to privacy and overlooking.

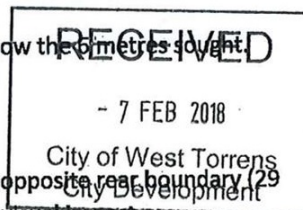
4. Rear Setback

Principle 3 within PA19 guides that dwellings should be setback 6 metres from rear boundaries. I consider the likely intent of this guidelines is to minimise visual impact and overshadowing upon adjacent residents and ensure suitable private open space dimensions for occupants.

The rear boundary setback is to be approximately 3.29 metres, clearly below the 6 metres sought. However, in this circumstance:

- The rear boundary abuts Brown Hill Creek.
- The proposed building is setback approximately 15 metres from the opposite rear boundary (29 Basnett Street, Kurralta Park) and will consequently have a very low visual impact.
- The height of the proposed residential flat building satisfies the Development Plan being some 2.1 metres lower than minimum guidelines.
- The building is comparatively small compared to the site width (i.e. less than 50%). Other design features further reduce bulky appearance such as the pitched roof to the eastern elevation.
- Each dwelling satisfies minimum private open space guidelines.

With consideration to the likely intent of the rear setback guideline and the specific site circumstances, the proposed rear setback is considered appropriate.



5. Offset from adjacent Creek and Retaining Wall

You have advised:

"The City Assets Department advises that all structures associated with new development should be located a minimum 10.0m offset from the centreline of an adjacent physical creek or watercourse".

As per our telephone discussion and my email to you on 22 January 2018, you advised that the setback from the centreline of the creek is intended to preserve the integrity of Brown Hill Creek, particularly with regard to erosion and land stability. You further advised that a lesser setback from the centreline can be considered if matters of erosion and land stability are suitably managed.

The amended 'Civil layout Plan' and the 'Section Boundary Cut View' show that the rear section of the land will be filled and retained with a suitably engineered retaining wall.

The proposed retaining wall will prevent erosion and ensure land stability. The applicant is happy for a reserved matter to be imposed should the council require further engineering detail to justify the structural capacity of the retaining wall.

The height of the retaining wall will vary as the natural slope of the land declines, however will have a total height of 1.5 metres to suit the remaining level of the subject land.

The Development Plan and Schedule 9 of the Development Regulations do not specify the retaining wall to be Category 1 or 2 for public notification purposes and therefore, the retaining wall defaults to Category 3.

However, in accordance with Schedule 9, 2 (g) of the Development Regulations 2008, the retaining wall will not unreasonably impact on the owners or occupiers of land in the locality and can be determined as minor for public notification purposes. This is reasonable because:

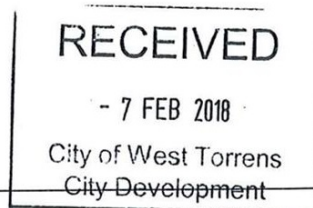
- The 1.5 metre height of the retaining wall primarily abuts Brown Hill Creek rather than adjacent residential properties.
- The retaining wall will not impose an unreasonable visual impact because it is setback some 15 metres from the nearest dwelling site to the south.
- The retaining wall is ancillary to a development that received no objection during its public notification period.

The proposed retaining wall justifies the setback of the building from the centreline of the creek as it:

- Reinforces the stability of the existing embankment.
- Prevents erosion into Brown Hill Creek.
- Protects development and its surrounds from erosion caused by water runoff.

6. Vehicle Manoeuvring

Studio e[D]³ have now prepared Drawing Number 1732-PD.07 Issue B dated 5.2.18. This plan shows Proposed Vehicle Movements.



H:\Synergy\Projects\17ADL\17ADL-0308 38 Garfield Avenue Kurrulta Park\Project Management\Correspondence\C001_v2_180206 - Response to Council RFI.docx

4

The proposal includes 11 on-site car parking spaces which satisfies the Development Plan. The proposal will also retain 9.9 metres of upright kerb to Garfield Avenue which is capable of accommodating 1 on-street car parking space.

Proposed vehicle movements throughout the site have been designed to satisfy the relevant Australian Standard.

A vehicle parked in the on-site visitor space will need to undertake a four-point turn to leave the allotment. This is considered acceptable because:

- Vehicle movements within the driveway are slow with ample sight lines.
- The four-point turn manoeuvre will be infrequent as the space will only service visitors i.e. on weeknights and weekends when visitors are most common.
- The Australian Standards do not specify a particular number of vehicle movements as being inconvenient.

Alternately, the car parked in the visitor space could also theoretically reverse from the site onto Garfield Avenue. While this may not seem good practice such a scenario is not so unusual in many residential settings. Further:

- Vehicles currently reverse onto Garfield Avenue from the existing dwelling and neighbouring dwellings in the locality. There would be far more cars reversing their existing sites in the locality than what would be theoretically generated by this one visitor space.
- The reversing movement is only required by one car. All other cars parked on-site in this development are able to leave the site in a forward direction.
- Garfield Avenue is not an arterial road.
- Garfield Avenue is speed limited to 50km/h.

Setting the above aside, and as noted, an on-street parking space is available directly in front of the allotment if a visitor decided not to utilise the on-site space. Use of such a space is commonly acceptable and could presently occur. Demand for on-street parking is not high given the surrounding uses are residential in nature.

On-street car parking is commonly available within Garfield Avenue and the parking of a vehicle on-street in front of the property would not cause unreasonable road congestion.

The proposed development is considered, overall, to provide safe and convenient vehicle movements and adequate car parking provision to meet its anticipated demand.

7. Garage Dimensions

Council has advised that the minimum depth of a garage should be 5.8 metres to achieve the Australian Standard and ensure suitable pedestrian movement within each garage.

The toilet, laundry and storage arrangement has been amended to ensure each garage has a minimum depth of 5.8 metres.

H:\Synergy\Projects\17ADL\17ADL-0308 38 Garfield Avenue Kurralt Park\Project Management\Correspondence\C001_v2_180206 - Response to Council RFI.docx

RECEIVED

- 7 FEB 2018

City of West Torrens
City Development

5

8. Verge Interaction

The stormwater connection to the street has been relocated to the eastern side of the driveway to ensure sufficient setback from street trees and the nearby stobie pole.

The stormwater connection through the road verge area will be constructed of a shape and material that satisfies council's standard requirements.

9. Stormwater Management

Please refer to the amended Engineering Plans prepared by SCA Engineers for proposed stormwater management details.

As requested, each dwelling will have a combined 3,000 litre detention/retention tank that is plumbed to at least a toilet, water heater or all laundry cold water outlets.

10. Finished Floor Levels

The finished floor level of each dwelling will remain at 20.65. Council has advised that this satisfies minimum requirements.

11. Waste Management

The council have advised that a 'shared bin' council service is acceptable to the proposed development.

The 'shared bin' council service enables each type of bin to be shared across the development and therefore less bins need to be stored and collected. The council have therefore offered the following bin allocation under the 'shared bin' council service:

- 4 x 140 litre General Waste Bins (red lid).
- 4 x 240 litre Recycling Bins (yellow lid).
- 3 x 240 litre Green Waste Bins (green lid).

On this basis, 11 bins need to be stored on-site.

The communal bin store adjacent Garfield Avenue provides adequate space for the discrete storage of bins.

Conclusion

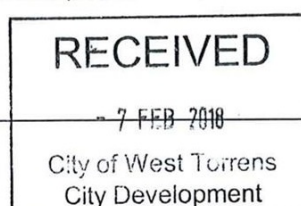
Understanding the transitional intent from low to medium density housing, the proposal achieves the desired outcomes of the Zone/PA19.

The proposed allotment sizes reasonably support the proposed dwellings which are specifically envisaged by the Policy Area and provide a high quality living environment for their future occupants.

For the following reasons, we feel that the proposal has substantial planning merit and warrants Development Plan Consent:

- Residential Flat Buildings are a specifically envisaged use in the Zone/PA19.

H:\Synergy\Projects\17ADL\17ADL-0308 38 Garfield Avenue Kurralt Park\Project Management\Correspondence\C001_v2_180206 - Response to Council RFI.docx



6

- The proposal achieves a medium density equivalent to 57 dwellings per hectare to satisfy the density standards sought by the Policy Area.
- The proposal would present an average site area of 175.3 square metres per dwelling, 25.3 square metres larger than the average guided by Principle 5 within PA19.
- The subject land has a frontage of 16 metres, 1 metre larger than the minimum guided by Principle 5 within PA19.
- Each proposed dwelling would have a floor area exceeding 100 square metres and therefore provides a "high quality living environment" for its future occupants.
- The proposal achieves minimum front and side setback guidelines. The rear setback is supported (despite being less than 6 metres) as the site abuts a creek as such no undesirable amenity impacts will occur upon any residential land.
- The proposal would not impose undue overshadowing or overlooking onto any dwellings nearby.
- The proposal would have a maximum building height of 6.4 metres, 2.1 metres lower than the height typically allowed within PA19.
- Each dwelling achieves minimum private open space and car parking guidelines.

In my view, the proposal exhibits sound planning merit and contributes to the achievement of the Zone and PA19 infill objectives.

For all the above reasons planning consent is merited.

Please contact me on (08) 8333 7999 if you wish to discuss the proposal.

Yours sincerely



Phil Harnett
Associate

Enc

RECEIVED

- 7 FEB 2018

City of West Torrens
City Development

IMPORTANT NOTES:

STORM WATER ASSOCIATED WITH THE PROPOSED CHANGES AND PROPOSED ADDITIONS TO DISCHARGE INTO EXISTING STORM WATER SYSTEM
- REFER TO ENGINEERS DRAWINGS

RWT 3.0KL RAINWATER TANK IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & TO MANUF'S DETAILS PLUMBED INTO RESIDENCE COLD WATER SUPPLY TO WC'S & LORY AS PER AS-3500 IN ACCORDANCE WITH THE BCA

- DP NEW 500L DOWNPIPE CONNECTED TO SW DRAINAGE SYSTEM
- CL CLOTHESLINE PROVISION
- AC AIR CON UNIT PROVISION
- RW CONC SLEEPER RETAINING WALL, PATTERNERED FINISH
- PAV 1 CONC DRIVEWAY PAVERS 'BEST PAVERS' - CHARCOAL 'PEBBLE FINISH'
- PAV 2 CONC TRADITIONAL PAVERS 'BEST PAVERS' - CHARCOAL 'HONEY FINISH'

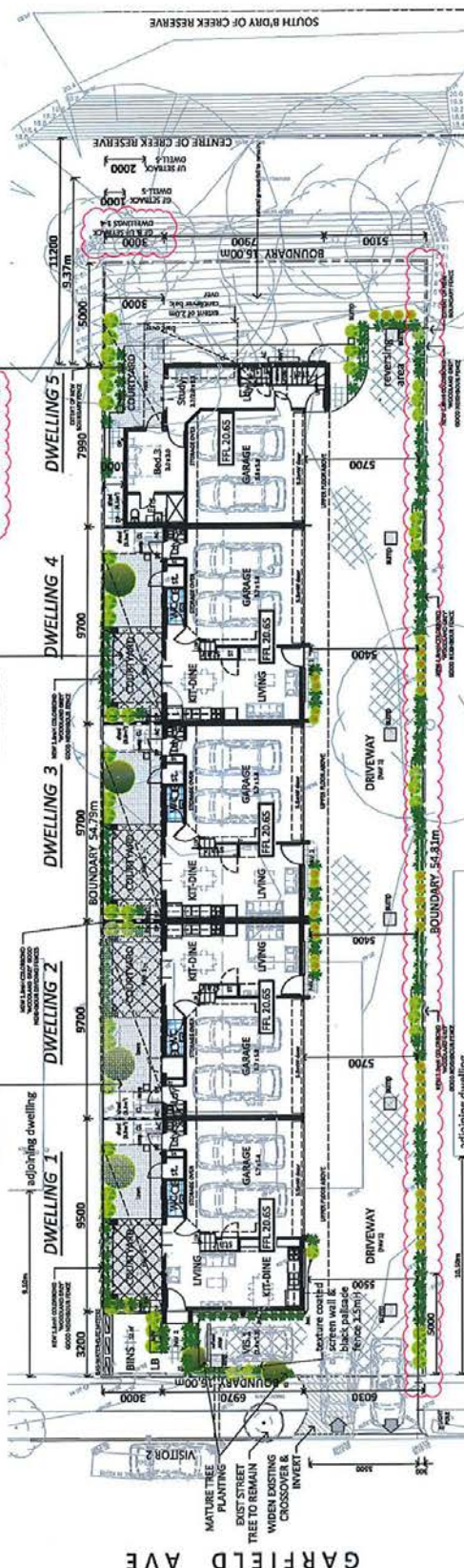
SITE AREAS		m ²
SITE		876
TOTAL BUILDING AREA		736.8
TOTAL GF BUILDING AREA		409.5
SITE COVERAGE		48%
PRIVATE OPEN SPACE		
DWELLING 1		24
DWELLINGS 2-4	(per unit)	24
DWELLING 5		28
TOTAL		124

DWELLING AREAS		m ²
DWELLING 1		
GF LIVING		32.9
GARAGE		33.6
COURT		10.7
POR		1
UF LIVING		78.6
TOTAL		156.8
DWELLINGS 2, 3 & 4		
GF LIVING		34.7
GARAGE		33.6
COURT		10.7
POR		0.5
UF LIVING		79.7
TOTAL		159.2
STORAGE DWELLINGS 1-4		
SHED		3.9m ²
GARAGE		2.2m ²
URF		2.4m ²
LINEIN		0.8m ²
TOTAL		13.3m ²
STORAGE DWELLING 5		
SHED		4.5m ²
GARAGE		2.1m ²
URF		4.2m ²
LINEIN		0.8m ²
TOTAL		11.9m ²
DWELLINGS -INT LIVING		
D1 GF LIV		29.1
D1 UF LIV		73.2
TOTAL		102.3
D2-4 GF LIV		
D2-4 GF LIV		30.8
D2-4 UF LIV		74.6
TOTAL		105.4
D5 GF LIV		
D5 GF LIV		30.1
D5 UF LIV		66.5
TOTAL		96.6

PRIVATE OPEN SPACE AREA
- MIN 5.4m x 3.0m
SHOWN SHADED

PRIVATE OPEN SPACE AREA
- MIN 5.0m x 3.0m
SHOWN SHADED

PRIVATE OPEN SPACE AREA
- MIN 5.0m x 3.0m
SHOWN SHADED



Proposed Site Plan



SCALE 1:200

TO BE READ IN CONJUNCTION WITH
ENGINEER'S DRAWINGS 170806...

REFER TO PD.06 FOR DETAILED LANDSCAPING PLAN
INDICATIVE LANDSCAPING SCHEDULE

TREES	COMMON NAME	MAX HGT
PYRUS CHANTICLEER	ORIENTAL PEAR	(t1) 4.0-5.0mH
FRAXINUS GRIFITHII	EVERGREEN ASH	(t2) 4.0-5.0mH
SHRUBS		
VARADINA DOMESTICA	URBAN BAMBUO	(s1) 1.0-1.2mH
PIRUS CHANTICLEER	ORIENTAL PEAR	(s2) 1.0mH
ACHENIA SMITHII	DWARF ULY PALLY	(s3) 1.2mH
GROUND COVERS		
URIOPE MUSCARI	MAUNE URIOPE	(g1)
LOMANORA	LIME JET	(g2)

PLANNING ISSUE

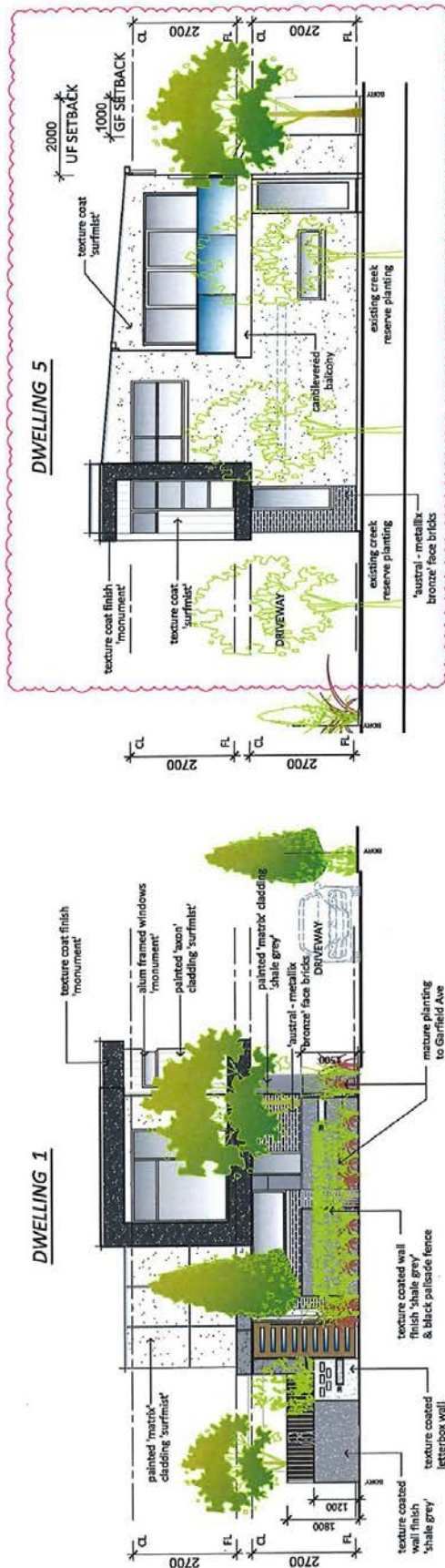
PAPER SIZE: A1
CLIENT: A. RANA
PROJECT: Proposed Residential Development at 38 Garfield Ave, Kurralta Pk, SA
DWG TITLE: PROPOSED SITE PLAN
DWG No: 1732 - PD.01 ISSUE: D08

PO BOX 280 KURRALTA SA 5022
TEL: 08 8333 1111
WWW.ARA.COM.AU
ARA 11 89 50 119

DATE	ISSUE / REVISION
18.10.17	1
18.10.17	2
18.10.17	3
18.10.17	4
18.10.17	5
18.10.17	6
18.10.17	7
18.10.17	8
18.10.17	9
18.10.17	10
18.10.17	11
18.10.17	12
18.10.17	13
18.10.17	14
18.10.17	15
18.10.17	16
18.10.17	17
18.10.17	18
18.10.17	19
18.10.17	20
18.10.17	21
18.10.17	22
18.10.17	23
18.10.17	24
18.10.17	25
18.10.17	26
18.10.17	27
18.10.17	28
18.10.17	29
18.10.17	30
18.10.17	31
18.10.17	32
18.10.17	33
18.10.17	34
18.10.17	35
18.10.17	36
18.10.17	37
18.10.17	38
18.10.17	39
18.10.17	40
18.10.17	41
18.10.17	42
18.10.17	43
18.10.17	44
18.10.17	45
18.10.17	46
18.10.17	47
18.10.17	48
18.10.17	49
18.10.17	50
18.10.17	51
18.10.17	52
18.10.17	53
18.10.17	54
18.10.17	55
18.10.17	56
18.10.17	57
18.10.17	58
18.10.17	59
18.10.17	60
18.10.17	61
18.10.17	62
18.10.17	63
18.10.17	64
18.10.17	65
18.10.17	66
18.10.17	67
18.10.17	68
18.10.17	69
18.10.17	70
18.10.17	71
18.10.17	72
18.10.17	73
18.10.17	74
18.10.17	75
18.10.17	76
18.10.17	77
18.10.17	78
18.10.17	79
18.10.17	80
18.10.17	81
18.10.17	82
18.10.17	83
18.10.17	84
18.10.17	85
18.10.17	86
18.10.17	87
18.10.17	88
18.10.17	89
18.10.17	90
18.10.17	91
18.10.17	92
18.10.17	93
18.10.17	94
18.10.17	95
18.10.17	96
18.10.17	97
18.10.17	98
18.10.17	99
18.10.17	100

SITE LEVELS PROVIDED BY OTHERS

Boundary information on this drawing has been provided via a cadastral survey 2016. Prior to any building work commencing, the owner is to confirm the boundary information with the cadastral surveyor to confirm dimensions and set outs.



EXTERNAL FINISHES & COLOUR SCHEDULE

- APPLIED TEXTURE COAT FINISH, 'COLORBOND MONUMENT'
- FACE BRICK FINISH, 'AUSTRAL METALLIX BRONZE'
- APPLIED TEXTURE COAT FINISH, 'COLORBOND SURFIMIST'
- 'MATRIX & AXON' CLADDING, 'COLORBOND SURFIMIST'
- 'MATRIX' CLADDING, 'COLORBOND SHALE GREY'
- CUSTOM ORB ROOFING, 'COLORBOND WOODLAND GREY'
- METAL FASCIA, 'COLORBOND SURFIMIST'
- ALUMINIUM FRAMED WINDOWS, 'POWDERCOAT BLACK'
- TIMBER VENEER, OIL FINISH
- PANEL LIFT DOORS, 'COLORBOND DECOWOOD'

- FEATURE TEXTURE WALLS
- FEATURE BRICK WALLS
- GENERAL EXTERNAL WALLS
- LIGHTWEIGHT WALLS
- FEATURE BLADE WALLS
- ROOF & GUTTERS
- FASCIA
- DOWNPIPES
- WINDOWS
- ENTRY DOORS
- GARAGE DOORS

PLANNING ISSUE

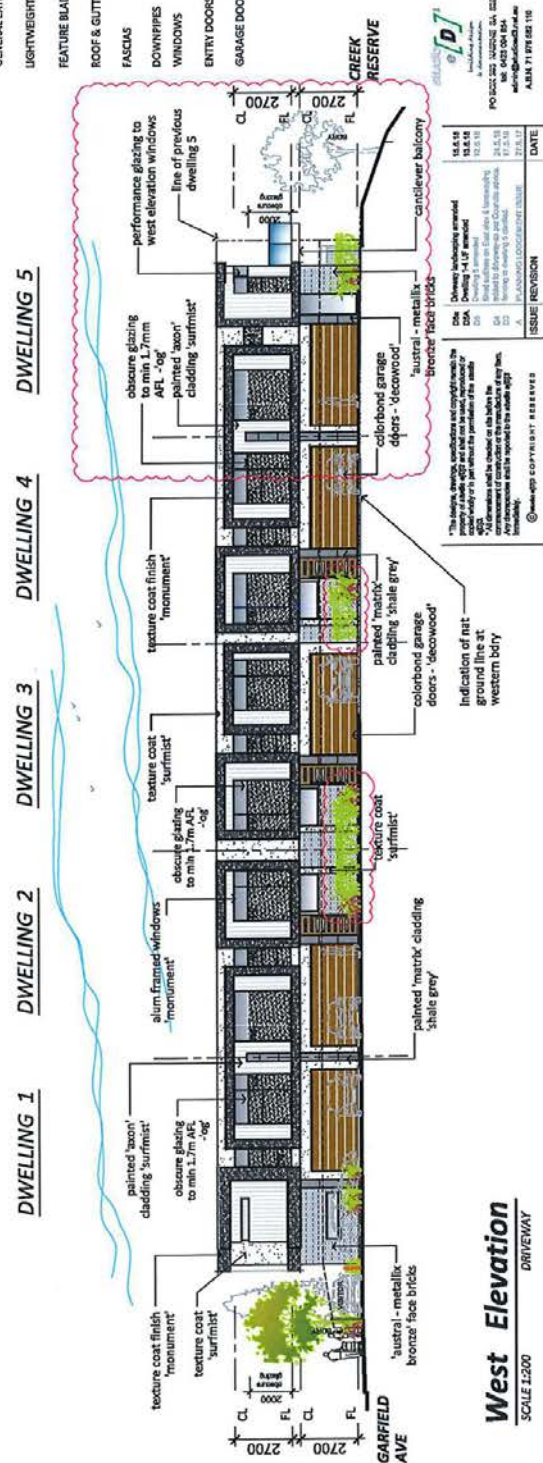
PAPER SIZE: A3








CLIENT: A. RANA

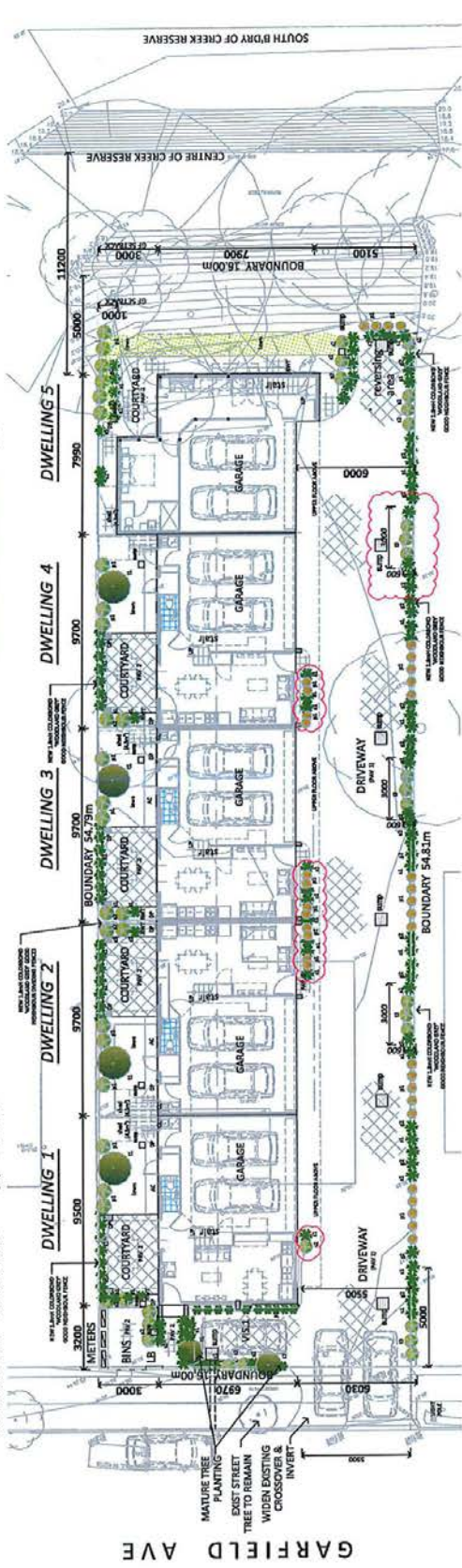
PROJECT: Proposed Residential Development at 38 Garfield Ave, Kurralta Park, SA

DWG TITLE: PROPOSED ELEVATIONS 1

DWG No: 1732 - PD 04 ISSUE 006



INDICATIVE LANDSCAPING SCHEDULE			
	TREES	COMMON NAME	MAX HGT
	FRAXINUS GRIFFITHII	ORNAMENTAL PEAR	4.0-6.0mH
	TREES	COMMON NAME	MAX HGT
	PTERIS CHANDLERII	ORNAMENTAL PEAR	4.0-6.0mH
	TREES	COMMON NAME	MAX HGT
	CUPRESSUS SEMPERVIRENS	GOULCHA PENCIL PINE	4.0-6.0mH
	SHRUBS	COMMON NAME	
	NANDINA DOMESTICA	URBAN BAMBOO	
	SHRUBS	COMMON NAME	
	DIANELLA TASMANICA	FLAX LILY	
	GROUND COVERS	COMMON NAME	
	LOMANDRA	NAUVE EUROPE	
	GROUND COVERS	COMMON NAME	
	LOMANDRA	NAUVE EUROPE	



Proposed Landscaping Plan
SCALE 1:200
TO BE READ IN CONJUNCTION WITH
ENGINEER'S DRAWINGS 170806....

PLANNING ISSUE

PAPER SIZE: A3

CLIENT: A. RANA

PROJECT: Proposed Residential Development at 38 Garfield Ave, Kurralta Pk, SA

DWG TITLE: **PROPOSED LANDSCAPING PLAN**

DWG No: 1732 - PD. 08 | ISSUE: 06B

SITE LEVELS PROVIDED BY OTHERS

Boundary information on this drawing has been provided via a detailed survey. Prior to any building work commencing, a site visit should be conducted to confirm the accuracy of the information provided and to confirm the site levels. A site visit should be conducted to confirm the accuracy of the information provided and to confirm the site levels.

ISSUE	REVISION	DATE
01	Changes to landscape plan	15.11.18
02	Changes to landscape plan	15.11.18
03	Changes to landscape plan	15.11.18
04	Changes to landscape plan	15.11.18
05	Changes to landscape plan	15.11.18
06	Changes to landscape plan	15.11.18
07	Changes to landscape plan	15.11.18
08	Changes to landscape plan	15.11.18
09	Changes to landscape plan	15.11.18
10	Changes to landscape plan	15.11.18



Proposed Site Sunstudy - 9am 21st June
SCALE 1:200



SITE LEVELS PROVIDED BY OTHERS

Boundary information on this drawing has been provided via a desktop survey only. Prior to any building work commencing, the client is advised to obtain a professional survey of the site to confirm dimensions and set out.

*The design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client. The client acknowledges that the design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client.

ISSUE	REVISION	DATE
01	1. First issue from the client with the design, drawings, specifications and completed documents. The client acknowledges that the design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client.	25.6.18
02	2. Revised design, drawings, specifications and completed documents. The client acknowledges that the design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client.	18.4.18
03	3. Revised design, drawings, specifications and completed documents. The client acknowledges that the design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client.	18.4.18
04	4. Revised design, drawings, specifications and completed documents. The client acknowledges that the design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client.	18.4.18
05	5. Revised design, drawings, specifications and completed documents. The client acknowledges that the design, drawings, specifications and completed documents are the property of the client and shall not be used, reproduced or distributed without the prior written consent of the client.	18.4.18

PLANNING ISSUE
PAPER SIZE: A3
CLIENT: A. RANA
PROJECT: Proposed Residential Development at 38 Garfield Ave, Kurralta Pk, SA
DWS TITLE: SITE SUNSTUDY - 9am
DWS No: 1732 - PD-00
ISSUE: D1



Proposed Site Sunstudy - 12pm 21st June
SCALE 1:200



PLANNING ISSUE
PAPER SIZE: A3

CLIENT: A. RANA
PROJECT: Proposed Residential Development at 38 Garfield Ave, Kurralta Pk, SA
DWG TITLE: **SITE SUNSTUDY - 12pm**
DWG No: 1732 - PD.09 ISSUE: D1

audible
PO BOX 2000, KURRALTA Pk, SA 5107
08 8333 3333
www.audible.com.au

ISSUE	REVISION	DATE
D1	1. All dimensions have been checked for accuracy and corrected where necessary.	25.4.18
	2. All dimensions have been checked for accuracy and corrected where necessary.	19.4.18
	3. All dimensions have been checked for accuracy and corrected where necessary.	12.4.18
	4. All dimensions have been checked for accuracy and corrected where necessary.	25.3.17
	5. All dimensions have been checked for accuracy and corrected where necessary.	25.3.17

SITE LEVELS PROVIDED BY OTHERS
Boundary information on this drawing has been provided by a third party. It is the responsibility of the client to ensure that the information is accurate and up to date. It is the responsibility of the client to ensure that the information is accurate and up to date.



Proposed Site Sunstudy - 3pm 21st June



SCALE 1-2000



PLANNING ISSUE
 PAPER SIZE: A3
 CLIENT: A. RANA
 PROJECT:
 Proposed Residential Development
 at 38 Garfield Ave, Kurralta Pk, SA
 DWG TITLE: **SITE SUNSTUDY - 3pm**
 DWG No: 1732 - PD. 09
 ISSUE: D1



DATE	REVISION	ISSUE
09.6.17		INITIAL REVIEW
27.9.17		PLANNING LOGS DRAFT ISSUE
5.2.18		REVISED PLANNING ISSUE
16.3.18		REVISED PLANNING ISSUE
10.4.18		AND FEEL WELL AMENDS
23.4.18		REVISED CARAVANS & UP PLAN

* The designs, drawings, specifications and copyright remain the property of Aladdin #223 and shall not be used, reproduced or copied, wholly or in part, without the permission of the Aladdin #223.

* All dimensions shall be checked on site before the commencement of construction at the manufacturer's option. Any discrepancies shall be reported to the Aladdin #223 immediately.

© Aladdin #223 COPYRIGHT RESERVED

SITE LEVELS PROVIDED BY OTHERS

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a boundary identification survey to confirm all dimensions and set outs.

MM/18-0053

15 June 2018

Att: Mark Sturuss
Studio eD3
Po Box 393
Nairne, SA 5252



Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888

F: +61 8 8338 8880

E: mfy@mfy.com.au

W: mfy.com.au

MFY Pty Ltd

ABN 79 102 630 759

Dear Mark

Re: Vehicular movements – Proposed Development at 38 Garfield Ave, Kurralta Pk
Development Application 211/1851/17

As per your request on 14 June 2018, MFY Traffic Engineers have been engaged to provide further opinion & assessment for the vehicular movements of the proposed development at 38 Garfield Ave, Kurralta Pk, in particular the vehicle access requirements to the dwellings Garages and their manoeuvrability within the revised driveway apron.

We have reviewed the following documentation supplied by 'Studio eD3':

- Architectural drawing Site Plan 1732-PD01D6 dated 14/6/18

We advise Studio eD3 that the additional plant areas of approx. 600mm wide x 3000mm long, to the western boundary planter strip to the main driveway, do not impede vehicle manoeuvrability in general.

Although we suggest that the proposed plant area in front of dwelling 4 garage to be moved approx 1.2m in the south direction along the planter strip to provide a visual aid for reversing out of dwelling 4 garage.

Therefore we confirm that the amended site layout as per architectural drawings: Site Plan 1732-PD01D6 dated 14/6/18 and the above suggestion to move the plant area of dwelling 4, is compliant with the relevant Australian Standard AS/NZ 2890.1:2004

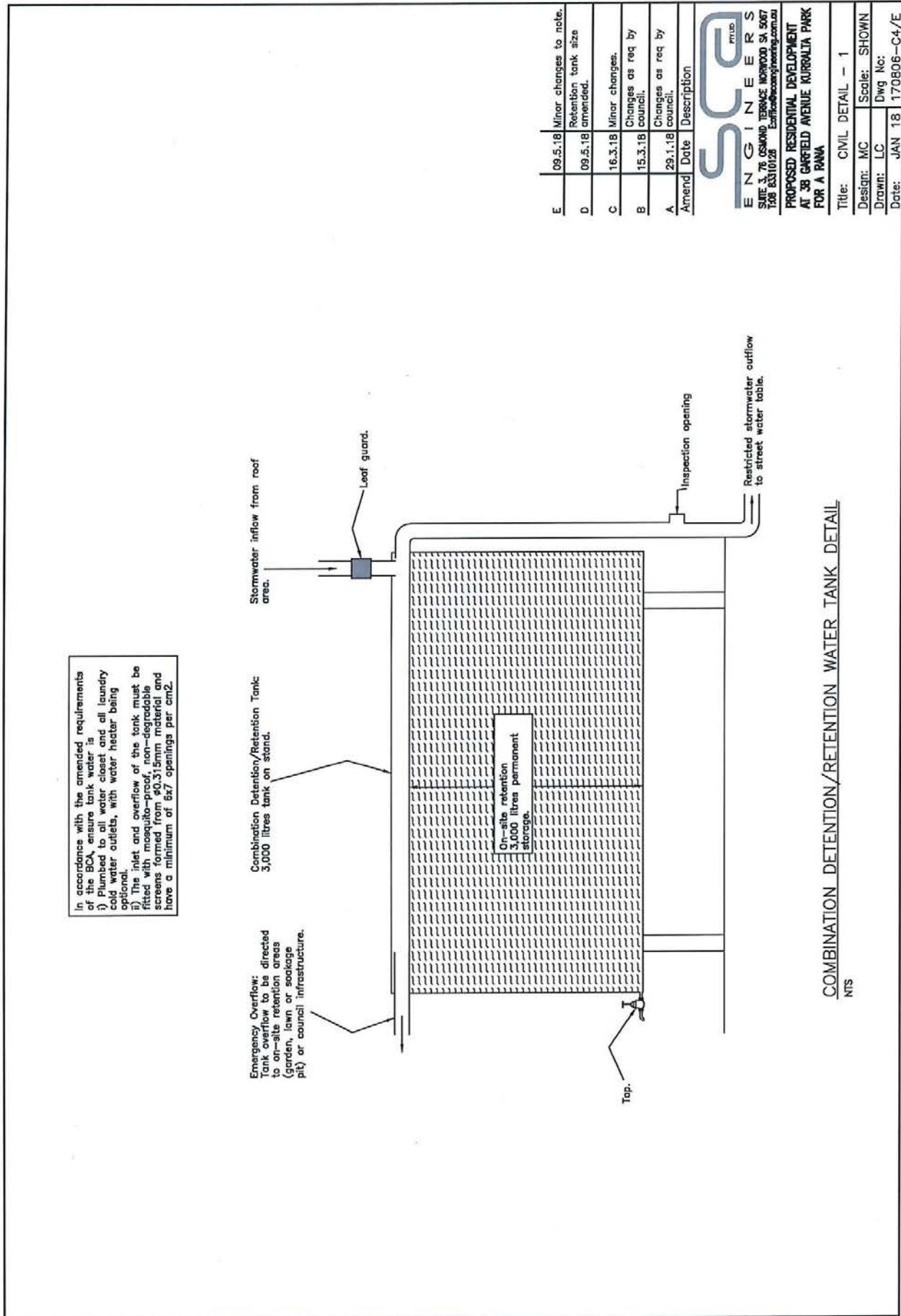
If you have any queries regarding this, please do not hesitate to contact us for further information.

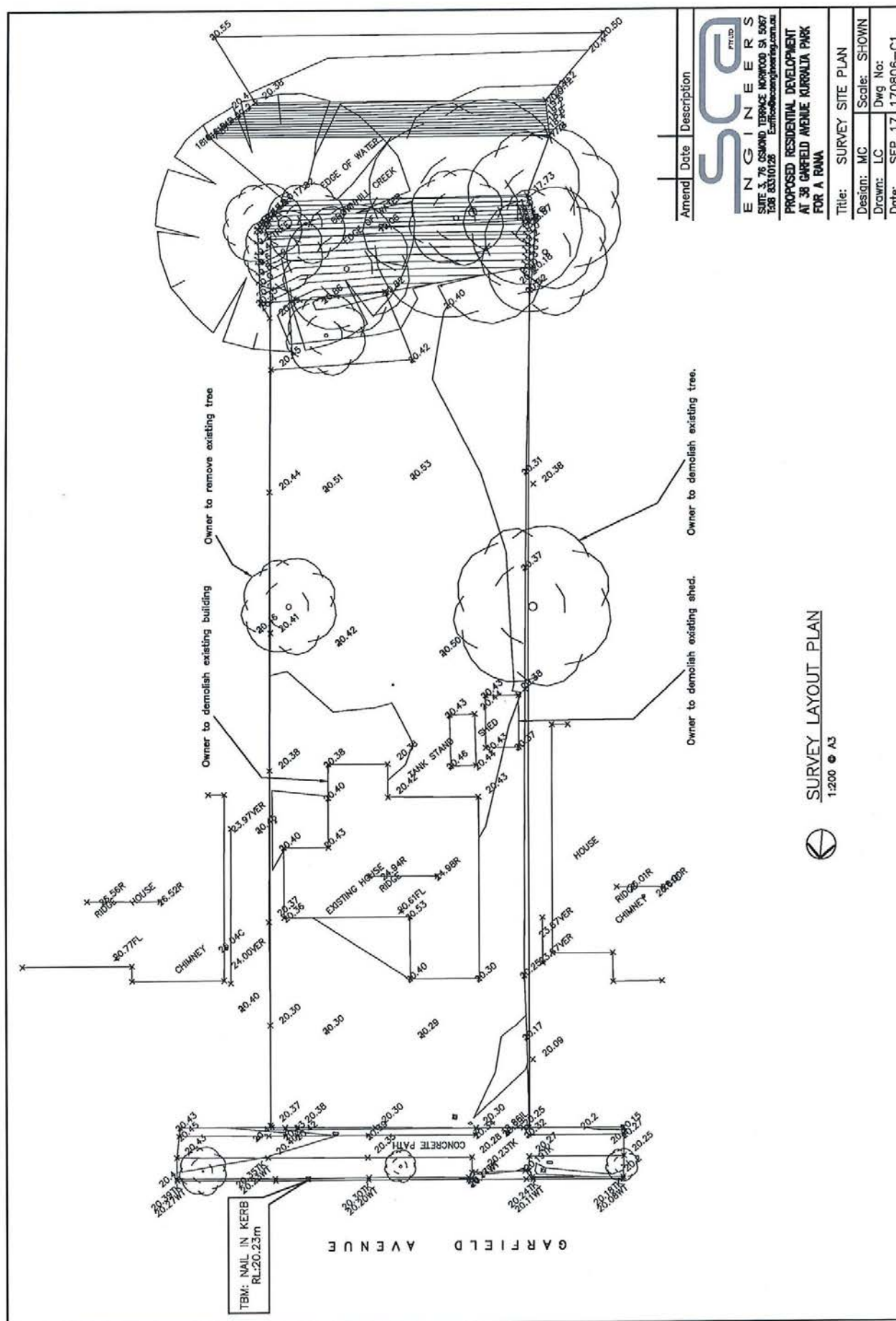
Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director




2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR





NOTES:

1. All downpipe connections are to be #90 uPVC and are to be provided with cleaning eyes.
2. All Stormwater pipes shall be #90 UNO.
3. All Stormwater pipes shall be laid as per AS 3500 to achieve minimum cover and grades UNO. If cover can not be achieved encase pipe in 100 thick concrete.
4. Sumps, gratings & MHEs shall be 300sq (UNO) with walls & floors of 100 thick concrete, reinforced with SL72 fabric central + on approved cover/grate & frame.
5. Where sumps/grates or the like are cast into a concrete slab, provide 2-N12 crack control bars at the corners of such cast-in items. Bars are to be 1000 long and tied to the top layer of slab reinforcement.
6. Bedding and back-filling around stormwater pipes shall conform to AS 3725-1989.
7. Bedding sand for stormwater pipes shall be coarse, free flowing pit sand, with a plasticity index less than 5. The material shall be clean with 100% passing the 6.7mm sieve and not greater than 10% passing a 0.075mm sieve. It shall have a minimum compacted depth of 75mm.
8. Boundary Locations are based on fences/stakes only. It is recommended that an identification survey be done to establish true boundaries.
9. Provide 40mm thick lagging to all pipe penetrations through footing beams.
10. *  * Denotes combination detention/retention tank in accordance with the amended requirements of the BCA ensure tank water is
 - i) Plumbed to all water closet or a water heater or all laundry cold water outlets.
 - ii) The inlet and overflow of the tank must be fitted with mosquito-proof, non degradable screens formed from #0.315mm material & have a min of 6x7 openings sqcm.

LEGEND

.....	UPVC SENSE PIPE
—	#100 UPVC STORMWATER SEALED SYSTEM
—	UPVC STORMWATER PIPE
—	HOPE PUMP CHAMBER DISCHARGE PIPE
—	EXISTING SURFACE SPOT LEVEL
—	EXISTING WATER TABLE LEVEL
—	EXISTING TOP OF KERB LEVEL
—	TOP OF RETAINING WALL LEVEL
—	NEW PAVEMENT LEVEL
—	LAWN/LANDSCAPE LEVEL
—	STORMWATER INSPECTION POINT
—	STORMWATER #90 PVC GRATE
—	450sq GRATED SUMP (UNO)
—	STORMWATER JUNCTION BOX
—	#90 DOWNPIPE
—	SPREADER DRAIN
—	EISA PIT/CABLE
—	TELSTRA SERVICES
—	STORM PILE
—	GAS METER
—	WATER METER
—	EXISTING TREE
—	*100" DEAN 4100s WITH GALVANISED GRATE (500sq)
—	PAVING
—	100 KERB AND GUTTER
—	CONCRETE SPOON DRAIN
—	RETAINING WALL
—	LANDSCAPING/LAWN AREA (REFER TO ARCHITECTURAL DRAWINGS FOR LANDSCAPE DETAILS)

B	14.6.18	Minor changes.
A	16.3.18	Changes as req by council.
Amend	Date	Description

ENGIN EERS
 SUITE 3, 78 OSMOND TERRACE MORWOOD SA 5067
 138 8310126 info@ecdesignengineering.com.au
PROPOSED RESIDENTIAL DEVELOPMENT
AT 38 GARFIELD AVENUE KURRALTA PARK
FOR A RANA

Title:	CIVIL COVER PAGE
Design:	MC
Drawn:	LC
Date:	SEP 17 170806—C2/B



17 October 2017

Our Ref: H0064870

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C167/17 AT KURRALTA PARK

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

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

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

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

TONY PANNUNZIO

for MANAGER LAND DEVELOPMENT & CONNECTIONS

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

Contact Lands Titles Office
Telephone 7109 7016



17 October 2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C167/17 (ID 59607)
for Land Division
(Community Title Plan) by Studio ED3**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 06 October 2017, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

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

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$27320 into the Planning and Development Fund (4 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

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

PURSUANT TO REGULATION 60(4)(b)(ii), SHOULD THIS APPLICATION BE APPROVED, COUNCIL MUST PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- (a) the date on which any existing building(s) on the site were erected (if known),
- (b) the postal address of the site

It is recommended that this information be incorporated into the Decision Notification Form.

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

Yours faithfully

A handwritten signature in black ink, appearing to read "P. Hodgson".

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

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1185/2017



Memo

To Sonia Gallarello
From Andrew King
Date 29/06/2018
Subject 211/1185/2017, 38 Garfield Avenue, KURRALTA PARK SA 5037

Sonia Gallarello,

The following City Assets Department comments are provided as a summary of the current consideration of numerous elements of the development based on the understanding of current plans and the staged resolution of several of the areas of the development where concerns were originally raised.

MAJOR CONCERN - Watercourse Impacts

1.0 Offset from Adjacent Creek

The City Assets Department holds the strong opinion based on site specific considerations that new dwellings associated with this development should be established with a minimum 10m offset from the centreline of the existing watercourse.

Staggered improvement of the proposed offset of the nearest dwelling from the creek has been achieved over various integrations of the site design. It is currently understood that the nearest dwelling is to have a 9.4m offset to the centre of the creek and hence shortfall by approximately 0.6m from the desired position.

It is acknowledged that this is likely to be the greatest offset that is likely to be achievable without substantially redesigning or changing the make-up of the development. Although not the ideal solution or setback, it is considered that the currently presented site arrangement provides substantially reduced risk of impacts on the watercourse and impacts on the new dwellings (from the watercourse) than that which would be associated with earlier design proposals.



GENERAL FEEDBACK

2.0 Traffic Comments

City Assets had previously indicated that alterations to the proposed design (deletion of gardens on the dwelling site of the driveway, driveway width increase and garage door width increase) would open up sufficient flexibility to make manoeuvrability satisfactory.

It is noted that the most recently provided revised designs have returned gardens to the dwelling side of the driveway (admittedly smaller than previously indicated) and sections of wider garden bed along the western side of the driveway. A statement letter from MFY has been provided indicating this would not impact on site manoeuvrability, however no supporting demonstration or critical review appears to have occurred in association with this.

Based on the verification works previously undertaken by City Assets Department, it would be of concern that many of these new areas of landscape would likely get impacted by frequent manoeuvrability on the site and as such, the long term integrity of the landscape and hence the value of having these present would be questioned.

It is noted that as the design has been developed the visitor parking space has been relocated to the frontage of the property and would be required to access and reverse in the dedicated passing area at the beginning of the driveway. The City Assets Department consider this arrangement as being undesirable and although now seen as a common solution in many developments, should be avoided where possible.

3.0 Verge Interaction

The most recently provided Sitework and Drainage Plan (SCA Engineers - Dwg No. 170806-C3/G) demonstrates satisfactory road verge interactions for domestic stormwater connection and driveway crossing place alteration.

4.0 Stormwater Management

For developments of this nature we have recently been enabling applicant to consider an alternate stormwater management solution to conventional stormwater detention. This alternate solution see a large total site volume of stormwater collection and re-use being implemented, with high proportions of roof area diversion and high level of re-use of the collected stormwater. It is considered that the scale of storage provided in association with the development would achieve similar benefit to the receiving Council stormwater network as that provided by conventional detention measures,



whilst also providing stormwater quality improvement benefits and improved sustainability benefits to the ultimate homeowner.

Coupled with recommended conditioning, it is also believed that the alternate stormwater management approach will result in greater uptake of stormwater management measures.

The applicant for this development has elected to adopt this alternate approach and provided demonstration of this in recently provided documentation.

Recommended Conditions

All elements of the stormwater harvest, collection and reuse within the dwellings shall be installed and function prior to occupancy of the development.

All elements of the stormwater harvest, collection and reuse within the dwellings shall be maintained in reasonable operational condition for the life of the development.

5.0 Waste Management

The applicant has indicated the acceptance of a reduced shared bin service by Council with the appropriate discrete bin storage area being nominated forward of the site.

It is recommended that the following condition is incorporated as part of the planning considerations of the proposed development.

The site is eligible for a Council reduced shared bin service for general waste, recycling and green waste collection services.

It is noted that the nominated bin storage location is likely to be just sufficient to contain the correct number of bins required and nominated to service the development.

The City Assets Department subsequently makes no comment or judgement of the efficiency and ease of practical use of this waste area, nor the appropriateness or amenity consideration of the proximity or exposure of this area to the adjacent dwelling or public street.

Recommended Conditions

The subject site will be eligible for a "Reduced Bin Council Service" for the collection of General, Recycling and Organic Waste. Individual properties will be required to share a reduced set of standard Council service bins, limited to a maximum of 4 x 140 litre General Waste Bins, 4 x 240 litre Dry Recycling Bins and 3 x 240 litre Organics Bins.



6.0 *Finish Floor Level*

It has previously been indicated that the proposed FFL for the development satisfy the typical standard FFL requirement assessment.

Should you require further information, please contact Andrew King on the following direct extension number 8416 6333.

Regards

Andrew King
Coordinator Engineering Services

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1185/2017

Assessing Officer: Sonia Gallarelo
Site Address: 38 Garfield Avenue, KURRALTA PARK SA 5037
Certificate of Title: CT-5720/180
Description of Development: Construct a residential flat building comprising five (5) two-storey dwellings, each with double garages under main roof and rear attached verandahs

TO THE TECHNICAL OFFICER - CITY ASSETS

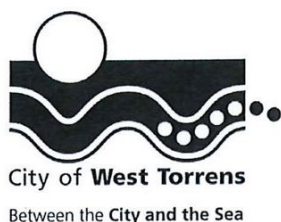
Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Sonia Gallarelo

DATE 22 May, 2018



Memo

To Sonia Gallarello
From Andrew King
Date 22/05/2018
Subject 211/1185/2017, 38 Garfield Avenue, KURRALTA PARK SA 5037

Sonia Gallarello,

The following City Assets Department comments are provided as a summary of the current consideration of numerous elements of the development based on the understanding of current plans and the staged resolution of several of the areas of the development where concerns were originally raised.

MAJOR CONCERN - Watercourse Impacts

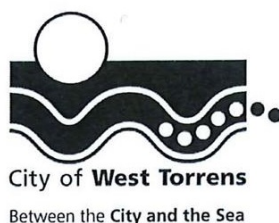
1.0 Offset from Adjacent Creek

The City Assets Department holds the strong opinion based on site specific considerations that new dwellings associated with this development should be established with a minimum 10m offset from the centreline of the existing watercourse.

Although some improvement for original design for the development have been made in relation to the impact of proposed works on the watercourse, the currently proposed arrangement currently presents in the proximity of 2m deficient of the desired offset.

Although the applicant has provided engineering advice in relation to the proposed structure design of the closest dwelling and express believe that the existing creek bank/batter must be stabile as it is currently standing, the City Assets Department does not believe this appropriately considers the risks of high energy and explosive erosion which can occur within a watercourse such as Brown Hill Creek.

In executing Council responsibility for the management and protection to and from the watercourse of Brown Hill Creek, it is believed that the nominated desired 10m offset of the development from the creek centreline should be a critical consideration. Noting that it is also believed likely that should the AMLRNRMB have been required to comment on similar structures in this specific location under a 'water effecting activates permit' process, they would have come to a similar position in relation to desired offset.



GENERAL FEEDBACK

2.0 Traffic Comments

Several issues were originally raised in relation to manoeuvrability associated with the site arrangements.

The proposed site arrangement has subsequently been revised, with the applicant engaging MFY assistance.

Revised plans including alteration to widen roller door, increase critical dimensions and remove obstructions from the common driveway has subsequently led to City Assets previous indicated of the revised site arrangements being considered satisfactory.

It is noted that as the design has been developed the visitor parking space has been relocated to the frontage of the property and would be required to access and reverse in the dedicated passing area at the beginning of the driveway. The City Assets Department consider this arrangement as being undesirable and should be avoided where possible.

3.0 Verge Interaction

The most recently provided Sitework and Drainage Plan (SCA Engineers - Dwg No. 170806-C3/D) demonstrates satisfactory road verge interactions for domestic stormwater connection and driveway crossing place alteration.

4.0 Stormwater Management

For developments of this nature we have recently been enabling applicant to consider an alternate stormwater management solution to conventional stormwater detention. This alternate solution see a large total site volume of stormwater collection and re-use being implemented, with high proportions of roof area diversion and high level of re-use of the collected stormwater. It is considered that the scale of storage provided in association with the development would achieve similar benefit to the receiving Council stormwater network as that provided by conventional detention measures, whilst also providing stormwater quality improvement benefits and improved sustainability benefits to the ultimate homeowner.

Coupled with recommended conditioning, it is also believed that the alternate stormwater management approach will result in greater uptake of stormwater management measures.



The applicant for this development has elected to adopt this alternate approach and provided demonstration of this in recently provided documentation.

5.0 Waste Management

The applicant has indicated the acceptance of a reduced shared bin service by Council with the appropriate discrete bin storage area being nominated forward of the site.

It is recommended that the following condition is incorporated as part of the planning considerations of the proposed development.

The site is eligible for a Council reduced shared bin service for general waste, recycling and green waste collection services.

It is noted that the nominated bin storage location is likely to be just sufficient to contain the correct number of bins required and nominated to service the development.

The City Assets Department subsequently makes no comment or judgement of the efficiency and ease of practical use of this waste area, nor the appropriateness or amenity consideration of the proximity or exposure of this area to the adjacent dwelling or public street.

6.0 Finish Floor Level

It has previously been indicated that the proposed FFL for the development satisfy the typical standard FFL requirement assessment.

Should you require further information, please contact Andrew King on the following direct extension number 8416 6333.

Regards

Andrew King
Coordinator Engineering Services

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1185/2017

Assessing Officer: Sonia Gallarello
Site Address: 38 Garfield Avenue, KURRALTA PARK SA 5037
Certificate of Title: CT-5720/180
Description of Development: Construct a residential flat building comprising five (5) two-storey dwellings, each with double garages under main roof and rear attached verandahs

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Sonia Gallarello

DATE 17 November, 2017



City of West Torrens

Between the City and the Sea

Memo

To Sonia Gallarello
From Andrew King
Date 17 November 2017
Subject 211/1185/2017, 38 Garfield Avenue, KURRALTA PARK SA 5037

Sonia Gallarello,

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

MAJOR CONCERN - Watercourse Impacts

The site plan as currently provided with this application indicated the rear (southern) portion of this property currently has the bank of Brown Hill Creek located within it.

The proposed development nominates for a retaining wall to be constructed along the boundary lines and out over the creek bank, which would result in a probable blockage and reduced capacity of the creek flow.

Council would not be supporting of any filling of the creek or flow reduction impacts on this critical watercourse.

Further, in relation to the protection and erodibility of the watercourse, offset of new structures from a watercourse are typically required as outlined in the following.

It is noted that substantial alteration of the development as currently proposed is likely to be required to address these concerns.

1.0 Offset from Adjacent Creek

- 1.1 The City Assets Department advises that all structures associated with new development should be located a minimum of 10.0 m offset from the centreline of an adjacent physical creek or watercourse.

Based on the provided survey information, the currently proposed Dwelling 5 would need to be set back approximately 3m more than currently nominated to achieve this principle.

It is recommended that amendments to the proposed development be made to address the above typical creek offset requirement. Revised plans should be provided to Council.



1.2 Retaining within Proximity of Watercourse

Further to addressing the above, retaining of land may still be desired within proximity of the watercourse, but above the bank level of the watercourse.

Existing soil and ground conditions within proximity of watercourse are often less stable than that in a typical allotment, and ground within proximity of watercourses can be subject to erosion either through progressive long term movement of a watercourse or as a result of a single major storm event causing large scale erosion or collapse of banks. Based on these considerations it must be ensured that land proposed to be utilised or relied upon in association with new development is suitably retained in relation to the proximity of this land to the watercourse.

The attached sketch provides an indication of the scale of retaining structures likely to be required in relation to the proposed proximity of a development site to a watercourse. It is noted that this sketch is not a detailed design; however is based on the conservative principles of the construction of a conventional post and sleeper retaining structure.

The key element of this diagram is to seek clarification from the applicant in relation to the manner in which proximity of the development to a watercourse is ultimately to be addressed as part of the application. Is a larger engineering structure to be accommodated in closer proximity to a watercourse or is the development (including usable Private Open Space) to be located further from the watercourse to enable utilisation of a smaller retaining structure.

Alternate methods for retaining land and providing stable ground for development consideration can be provided as part of a development application, but must contain sufficient engineering detail to demonstrate the manner in which they would provide stability and must be developed in consideration of the specific characteristics of the proposed development.

Once the applicant has nominated a suitable retaining arrangement for the proposed development, it should be ensured that in association with any planning approval for the development a condition similar to the following is included to ensure that final engineering detailing of any structure has taken appropriate consideration of the watercourse.

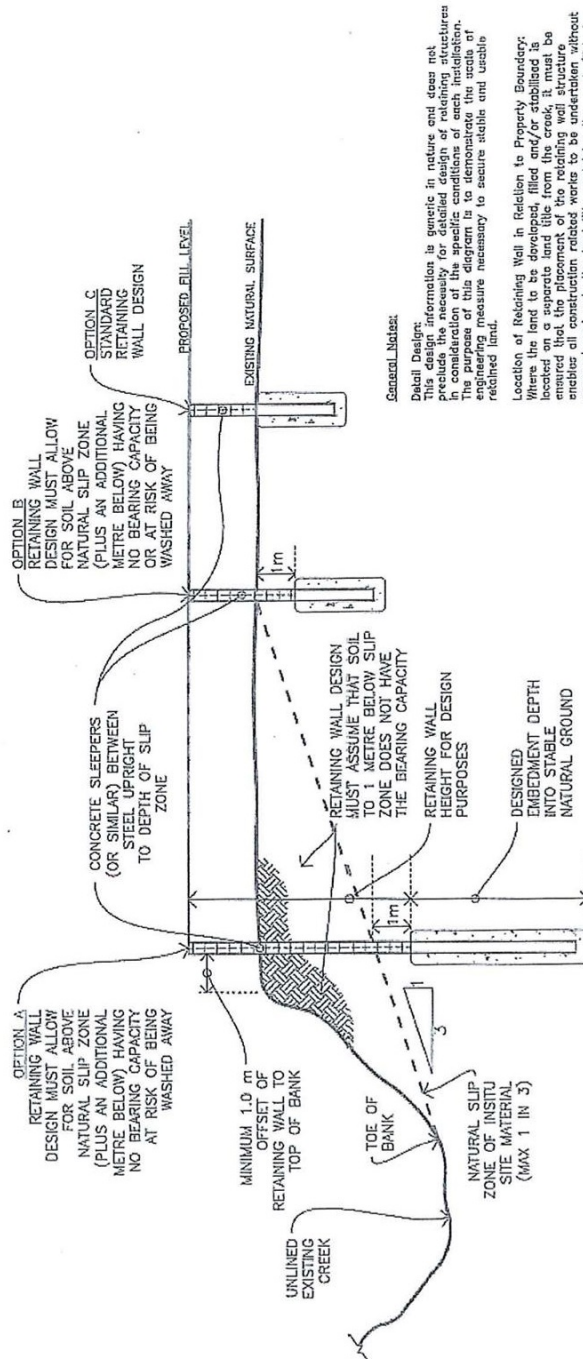
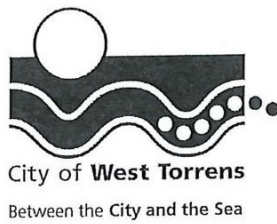
" Prior to the lodgement for Full Development Approval, detailed engineering plans and calculations for the retaining of land adjacent to the watercourse are to be provide and considered acceptable to the reasonable satisfaction of Council's Manager City Assets."



It is noted that the above requirements relate to general land stability within a development site and the reasonable usability of that land for Private Open Space (POS) or similar. These measures are in addition to the standard Council requirement for proposed structures associated with new development to be located with an appropriate offset from the centreline of a watercourse (10m in most circumstances).

It is recommended that the following be undertaken in relation to this development proposal.

- *Detailed survey be provided by the applicant in relation to the watercourse and relation to the development site.*
- *The applicant to nominate the scale and degree of retaining structure to be utilised in relation to the development proposal, including offset location of such from the watercourse.*
- *Should a method of retaining and stabilising land be proposed which varies from Council's standard concept sketches, than detailed engineering and design information for such should be provided*
- *Condition on any Planning Approval for the development should be included to require subsequent reasonable satisfaction of Council of detailed design of retaining structure.*



General Notes:

Detail Design:
This design information is generic in nature and does not preclude the necessity for detailed design of retaining structures in the specific conditions of each installation. The consideration of the design of the retaining structure and the engineering measure necessary to secure stable and usable retained land.

Location of Retaining Wall in Relation to Property Boundary:
Where the land is owned, titled and/or stabilized is located on a proposed title, the retaining wall must be located such that the placement of the retaining wall structure enables all construction related works to be undertaken without encroachment onto the land title containing the creek (this is a minimum requirement, greater offset from creek may be required in complying with this diagram).

Type of Retaining Structure:
This arrangement demonstrates the requirements for stabilising land and protecting existing watercourses utilising a basic retaining wall concept. Other forms of creek bank stabilisation structures may be utilised, subject to the approval of the Council between the creek and structure. Detailed engineering design of such structures would be required to demonstrate usable stable land for Development Application purposes.

**BASIC RETAINING WALL
LOCATION AND OFFSET TO
UNLINED CREEK**

DRAWING 'NOT TO SCALE'



8 JUNE 2016 – DWG 1516.003



2.0 Traffic Comments

2.1 Manoeuvrability

Elements of the vehicle manoeuvrability within this development appear to be unsatisfactory in consideration of the requirements of the relevant Australian Standard (AS/NZS 2890.1:2004).

Numerous elements of the current design would provide critical restriction to the satisfactory manoeuvrability for most of the garage parking spaces within the development, these include building wing walls, garden beds and visitor parking space.

In the revision of the traffic manoeuvrability design, it is required that information be provided to clearly demonstrate the compliance of manoeuvrability for critical parking spaces and movements using suitable techniques as outlined within AS/NZS 2890.1:2004.

It is recommended that the applicant seek advice from someone suitably experienced in traffic design, to assist them in producing a vehicle manoeuvrability design for this site which complies with the Australian Standard requirements, preferably through the use of either "AutoTrack" or "AutoTURN" demonstration. Reports and drawings should then be submitted to Council.

2.2 Visitor Parking Space

As the currently proposed development includes 5 dwellings, the provision of an on-site parking space is called for within the development plan.

Although a visitor parking space is nominated on the design, there is no evident manner (nor evident simply evident design change) for this visitor car to be able to turn and exit the site in a forward direction, as such this nominated arrangement is not considered satisfactory.

It is recommended that locating and design of the visitor parking space and general site is reviewed to facilitate the appropriate servicing of the visitor parking space.

2.3 Garage Dimensions

As best can be interpreted from the provided design drawings, the length of the proposed garages is impacted by add on to the laundry rooms. At these locations the garage appears to be well deficient of the desired length for a garage.



Based on the scale of an Australian Standard vehicle and the provision of minimal pedestrian movement around a car, it is recommended that the minimum depth of a garage should be 5.8m.

It is recommended that design of the garages for the development be adjusted in accordance with the above information.

2.4 Garage Dimensions

As best can be interpreted from the provided design drawings, the length of the proposed garages is impacted by add on to the laundry rooms. At these locations the garage appears to be well deficient of the desired length

2.5 Driveway Passing Area

As the access driveway will service more than one property, the driveway corridor to the site will be required to be a minimum of 5.5m wide pavement width (+ 300mm offset from fences/walls/boundary/obstructions) for the first 5.0m into the site to permit the passing of entering and exiting traffic. Please refer to the attached sketch for a typical layout.

Based on the currently provided information, it would appear that the current arrangement is short of satisfying these requirements, partially in consideration of the location of electrical service facilities.

It is recommended that the driveway servicing the rear of the subject site be revised to the required dimensions indicated above. Revised plans showing a driveway that satisfies the above provisions should be provided to Council.

2.6 Site Services

It is also important to ensure that the functionality of this driveway entrance and passing area is not compromised by the ultimate installation of letterboxes, above ground service metres or similar. Provided plans should indicate location for letterboxes and meters which would satisfy this requirement.

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



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

3.0 *Verge Interaction*

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

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

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

It is noted that the proposed location of the stormwater connection from the site would not comply with the above due to proximity of both the driveway and a stobie pole. Simple relocation of stormwater connection to the eastern side of the property would address these concerns.

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

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

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.
- No connection through bus stop hard stand (if applicable).

It is recommended that revised plans clearly and



accurately indicating satisfaction of the above criteria be provided to Council.

4.0 Stormwater Management

- 4.1 The stormwater detention calculations provided in association with this application have fundamental errors in relation to the manner in which the calculated detention storage is to be implemented on the site.

For this scale and nature of proposed development, Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation.

This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the same time, collect and use the majority of the roof stormwater generated by the properties.

In this alternate stormwater management proposal, the following arrangements should be notated for each dwelling within the development.

- Installation of a 3,000 litre rainwater tank.
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation.
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be requested to demonstrate through satisfactory calculations and design



for conventional stormwater detention. These works to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

Specific to the current application, should the alternate rainwater tank approach not be desired, then the proposed mechanism of detention for the site would need to be adjusted to reflect the calculations which have been provided. The calculations nominating all hard surfaces within the development being directed to a common.

It is recommended that revised plans and supporting calculations (if necessary) clearly and accurately indicating satisfaction of the above criteria be provided to Council.

6.0 Finish Floor Level

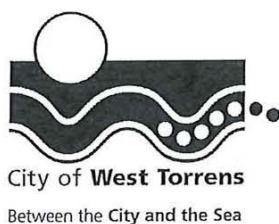
In accordance with the provided 'Site Plan' (Studioed3 – Drawing Number 1732-PD.01–Issue A), the FFLs of the proposed development (20.65 minimum) have been assessed as satisfying minimum requirements (20.60 minimum) in consideration of street and/or flood level information.

5.0 Waste Management

- 5.1 It is unclear whether the 3m x 3m bin storage area as indicated at the north- eastern corner of dwelling 1 is proposed to be the communal bin storage area for the whole site. The applicant has not indicated whether waste collection is to be serviced by Council traditional bin collection services.

The available kerb frontage of the property (excluding the access driveway) leave only an approximate less than 10m of frontage for the collection of bins. Allowing for the presence of an existing street tree, the remaining kerb length for the presentation of bins is likely to be well less than the desired 8m. Consequently, unable to accommodate the bin placements of 10 at a given week.

In circumstances such as this, Council has considered it acceptable to offer a 'Shared Bin' Council service, where each set of bin types are shared across the development and consequently a reduction of the total number of each bin type is provided to the development. Resultantly, the standard bins would then fit within the restrictions of the site frontage. Under this 'Shared Bin' arrangement for this specific site (based on development density, number of bedrooms and garden extent) the following bin allocation could be offered to this site and would be acceptable based on the verge arrangements.



- 4 x 140 litre General Waste Bins (red lid)
- 4 x 240 litre Recycling Bins (yellow lid)
- 3 x 240 litre Green Waste Bins (green lid)

It would then be a requirement for development for a bin storage area to be provided in a communal space within the development site, possibly north of the site adjacent the common driveway.

Other than the above outlined option, the only other consideration for this would be the servicing of waste by private contractor, which would likewise require the provision of a communal waste storage area within the development.

It is recommended that the applicant be requested to provide a revised consideration and commitment to the manner of waste management within the development site.

Should you require further information, please contact Andrew King on the following direct extension number 8416 6333.

Regards

Andrew King
Coordinator Engineering Services

Sonia Gallarello

From: Enio Trombetta
Sent: Friday, 2 February 2018 1:08 PM
To: Sonia Gallarello
Cc: Rick Holmes
Subject: RE: 38 Garfield Avenue, Kurralta Park - Development Number 211/1185/2017

Hello Sonia,

City Operations has inspected the site at 38 Garfield Ave Kurralta Park and provide the following details,

In relation to the tree at the rear of 38 Garfield Ave within the Brown Hill Creek Canal , please be advised that the tree is an exempt species and does not satisfy the criteria as a 'regulated tree'.

The *Melaleuca armillaris* within the neighbouring property 40 Garfield Ave Kurralta Park, has a trunk circumference greater than 2.0m when measure 1.0m above natural ground level, however its current condition is best described as senescence, which is the process of deterioration with age. Should development occur within the neighbouring property 38 Garfield Ave, within the TPZ no matter how slight it will affect the 'regulated tree'. Both yards have remained undisturbed for many years and any root disturbance at this point in time will cause irreversible consequences.

I trust this explains the situation, should you require any additional information please do not hesitate to contact me.

Kind regards,

Enio Trombetta
Technical Officer Arboriculture
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Telephone: 8416 6332
Email: etrombetta@wtcc.sa.gov.au

City of
West Torrens
Between the City and the Sea



From: Sonia Gallarello
Sent: Tuesday, 23 January 2018 2:24 PM
To: Enio Trombetta
Subject: FW: 38 Garfield Avenue, Kurralta Park - Development Number 211/1185/2017

Could you please review these trees on 40 Garfield and Brownhill creek area to determine if any negative impact on any regulated trees?

Thanks,

Sonia Gallarello
Development Officer - Planning

6.6 18 Broadmore Avenue, FULHAM

Application No 211/575/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D063/18; Create one (1) additional allotment
APPLICANT	Alan Lewis
APPLICATION NO	211/575/2018
LODGEMENT DATE	31 May 2018
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 21
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Nil External <ul style="list-style-type: none"> ▪ State Commission Assessment Panel (SCAP) ▪ SA Water
DEVELOPMENT PLAN VERSION	06 Feb 2018
MEETING DATE	10 July 2018

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/575/2018 by Alan Lewis to undertake Land division - Torrens Title; SCAP No. 211/D063/18; Create one (1) additional allotment at 18 Broadmore Avenue, Fulham (CT5635/129) subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS

1. Development is to take place in accordance with the approved plans prepared by Pyper Leaker Surveying Services relating to Development Application No. 211/575/2018 (DAC 211/D063/18).
2. That prior to the issue of certificates, all existing structures shall be removed from proposed allotments 101 and 102 as indicated on the approved 'Proposed Plan of Division' by Pyper Leaker Surveying Services.

LAND DIVISION CONSENT CONDITIONS**Council Conditions**

Nil

State Commission Assessment Panel Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.

SA Water Corporation further advise that 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 \$6830 into the Planning and Development fund (1 lots @ \$6830/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

BACKGROUND

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

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

PREVIOUS OR RELATED APPLICATION(S)

Nil

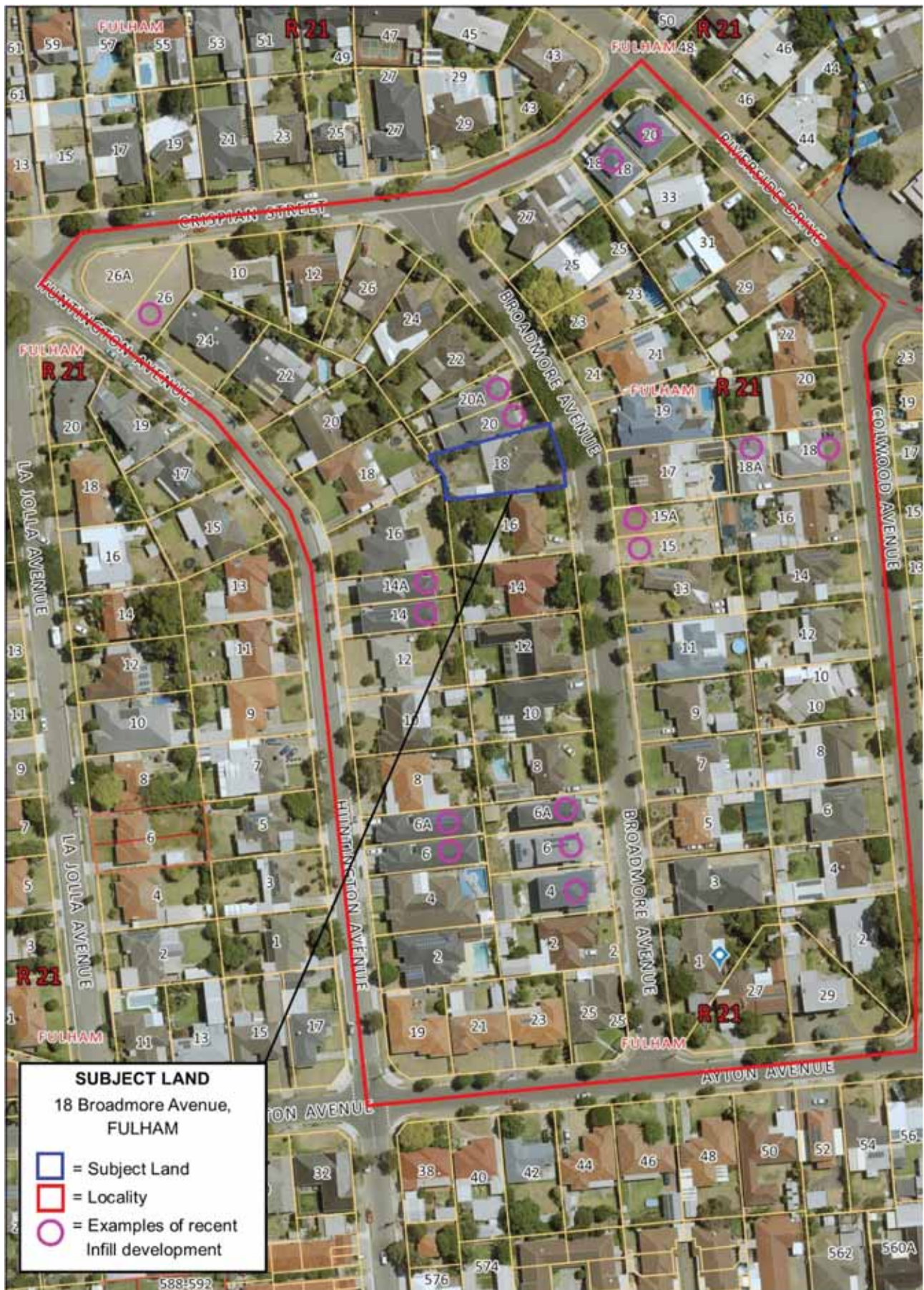
SITE AND LOCALITY

The subject site is commonly known as 18 Broadmore Avenue, Fulham. It is formally described in Certificate of Title Volume 5635 Folio 129, comprising allotment 177 in Deposited Plan 4924. The subject site has an irregular frontage to Broadmore Avenue of 22.7 metres (m) and an area of 789 square metres (m²). The subject site is located within 400m of a Centre Zone.

The subject site contains a single storey detached dwelling and ancillary structures such as a verandah and domestic outbuildings. The applicant has confirmed that there are no regulated trees on or within 15 metres of the subject site. Vehicle access is currently achieved via an existing 4.3 metre wide crossover which is located on the southern side of the allotment. There is a well-established street tree, stobie pole and Telstra pit located within the road verge adjacent to the subject site.

The locality comprises residential development, predominantly in the form of single and two storey detached dwellings on generous rectangular shaped allotments. In spite of this, recent infill development has resulted in a number of smaller allotments throughout the locality which are highlighted on the locality plan below. Allotments at the northern end of Broadmore Avenue are slightly irregular in shape due to the bend in the road.

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





PROPOSAL

The applicant is seeking Development Plan Consent and Land Division Consent for a Torrens Title land division where one allotment will be divided into two allotments (one additional). No land use component has been incorporated as the owners intend to sell the vacant allotments.

The site area and frontage width of the proposed allotments are outlined within the following table:

Allotment	Site Area (m ²)	Frontage (m)
101	395	11.10
102	395	11.61

A copy of the certificate of title and proposed plan of division are contained within **Attachment 1**.

PUBLIC NOTIFICATION

Land division creating 4 or less additional allotments is listed as a Category 1 form of development pursuant to Schedule 9, Part 1 (2)(f) of the *Development Regulations 2008*. Public notification was therefore not required.

REFERRALS

Internal

No internal referrals were required as the proposal is for land division only and access has been determined to be achievable to both proposed allotments (discussed further in the assessment section below).

External

The application was referred to the following external agencies:

- SA Water

SA Water raised no concerns with the proposal and have recommended standard conditions should the application be supported.

- State Commission Assessment Panel (SCAP)

No concerns were raised by the SCAP and standard conditions have been recommended should the application be supported.

A full copy of the relevant reports are contained within **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone and more specifically the Low Density Policy Area 21 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Infrastructure	Objectives	
	Principles of Development Control	1, 5, 6, 8, 16
Land Division	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 2, 5, 6, 8
Orderly and Sustainable Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1, 3, 5, 6
Residential Development	Objectives	1, 2, 3
	Principles of Development Control	1, 3, 9
Transportation and Access	Objectives	2
	Principles of Development Control	8, 23, 24, 34

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

Policy Area: Low Density Policy Area 21	
Desired Character Statement:	
<p><i>This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).</i></p> <p><i>There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 4, 6

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Residential Zone</i> <i>Low Density Policy Area 21</i> <i>PDC: 6</i>	420m ² minimum	Allotment 101: 395m ² Allotment 102: 394m ² Does Not Satisfy by 5% and 6% respectively.
ALLOTMENT FRONTAGE <i>Residential Zone</i> <i>Low Density Policy Area 21</i> <i>PDC: 6</i>	12m minimum	Allotment 101: 11.10m Allotment 102: 11.61m Does Not Satisfy by 7% and 3% respectively.

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the relevant considerations are discussed under the following sub headings:

Existing and Desired Character

The existing character of the locality, in terms of allotment size and pattern, is considered to be varied as a result of recent infill development. Allotments typically range in area from 340m² to 933m², with frontages from 9.9m to 40m. Thirteen allotments within the locality have an allotment area less than 420m² and eight allotments have a frontage width less than 12m. These allotments are identified within Figure 1 below.

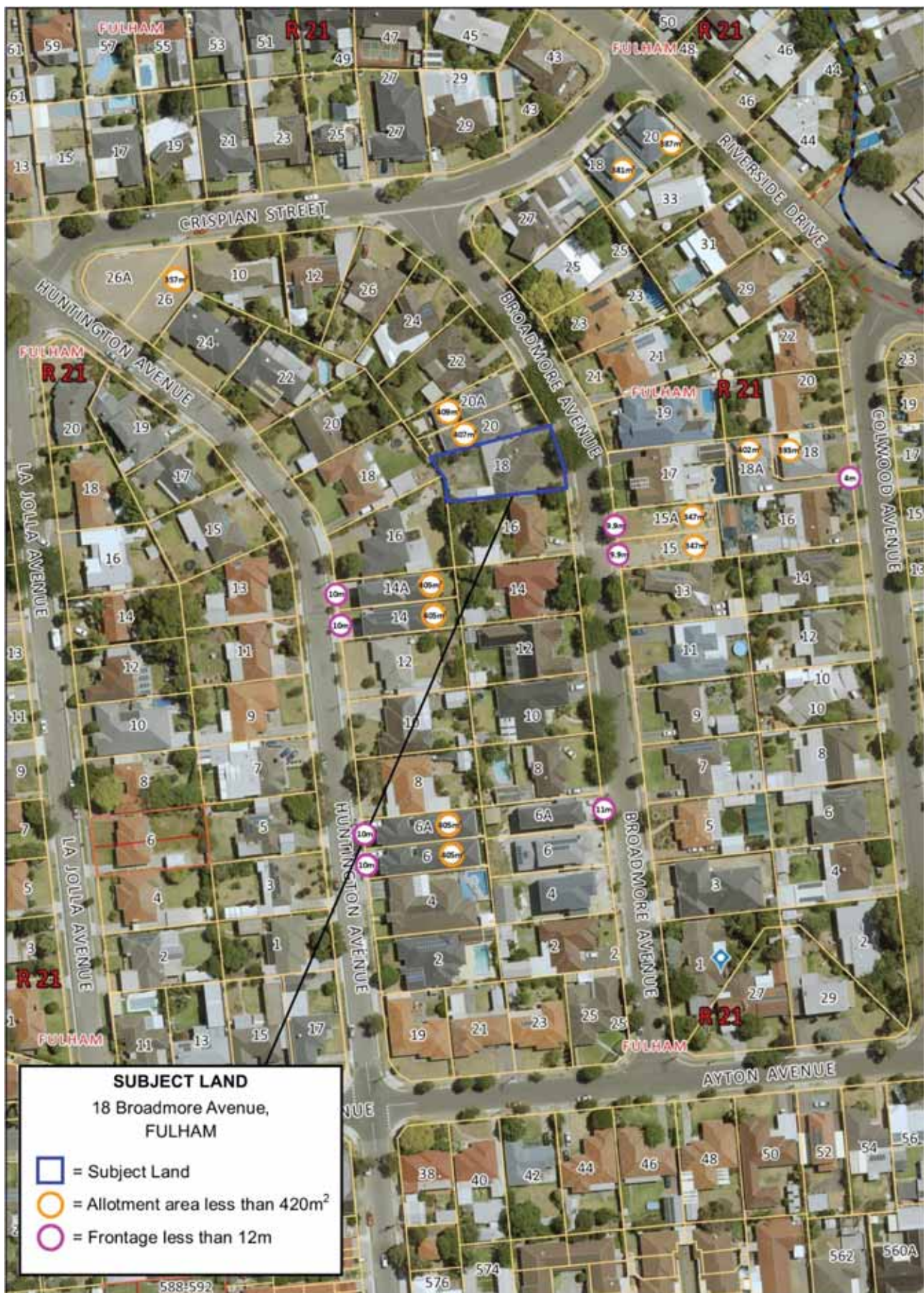


Figure 1: Allotments less than 420m² in area and 12m frontage

The proposed allotments have a similar frontage width and area to a number of existing allotments within the locality, namely the adjoining allotments to the north of the subject site. As such, the proposed land division is considered to be relatively consistent with the existing allotment pattern and unlikely to negatively impact on the existing character of the locality.

The Desired Character Statement of Low Density Policy Area 21 (the Policy Area) seeks a low density character with a denser allotment pattern and alternative dwelling types close to Centre Zones. The *30-Year Plan for Greater Adelaide* provides some guidance as to what is considered low density development, this being fewer than 35 dwellings per hectare. This is equivalent to allotments greater than 286m² in area. The proposed allotments are clearly considered to be low density and are providing for increased densities within 400 metres of a Centre Zone which this Policy Area envisages. As such, the intent of the desired character is considered to be satisfied.

Allotment Area and Frontage

As outlined in the table above, the proposed allotments marginally fall short of the allotment area and frontage requirements for land division within the Policy Area when no land use application is contemplated. PDC 4 of the Policy Area allows for smaller site areas and frontage widths for dwellings within 400 metres of a Centre Zone. As PDC 6 of the Policy Area seeks a combined land use and land division application to be lodged in order to justify lesser allotment sizes and frontage widths than those specified, PDC 4 cannot be explicitly applied. In saying this, PDC 4 is still considered to be relevant in the planning assessment of the subject proposal despite not having a development application for dwellings.

As the proposed allotments are relatively regular in shape and are considered to be suitable for their intended use (discussed further in the following section), it was not considered pertinent for a combined application to be lodged. The proposed allotments exceed the requirements of PDC 4 which allow for detached dwellings to have a minimum site area of 350m² and a minimum frontage width of 9m. Further to this, a number of existing allotments within the locality exhibit similar allotment areas and frontage widths. As such, the minor departure from PDC 6 of the Policy Area is not considered to be fatal to the proposal.

Suitability for Intended Use

A number of provisions within the West Torrens Council Development Plan seek for land division to create allotments suitable for their intended use. The proposed allotments are relatively regular and rectangular in shape, narrowing slightly towards the rear. It is considered that the allotment size and shape will allow for a detached or semi-detached dwelling to be constructed while meeting the relevant quantitative and qualitative requirements of the Development Plan, such as setbacks, private open space, building height, internal floor area and on-site car parking.

Excessive earthworks are unlikely given that the land is relatively flat. Further, stormwater is likely to be able to drain to the street via gravity. Provision of stormwater collection and sewerage services are contained within the road verge.

Allotment 102 has an existing 4.3 metre wide crossover to Broadmore Avenue. Allotment 101 has sufficient space between the street tree and Telstra pit to accommodate a 5.3 metre wide crossover, taking into consideration the relevant City Assets and City Operations offset requirements of one metre to street infrastructure and two metres to street trees (see Figure 2 below).



Figure 2: Future access provision to allotment 101

SUMMARY

The proposed land division will create allotments that are consistent in size and frontage with a number of existing allotments within the locality. The proposed division is considered to achieve the desired character of the Policy Area, as the proposed allotments will retain a low density pattern although increasing the density close to Centre Zones.

The proposed allotments have a marginal shortfall in terms of allotment area and frontage width, however, smaller allotments are contemplated within 400 metres of a Centre Zone. As the allotments are considered to be suitable for their intended residential use and are consistent with the existing and desired character of the Policy Area, these minor shortfalls are not considered to be fatal to the proposal.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 06 February 2018 and warrants Development Plan Consent, Land Division Consent and Development Approval subject to conditions.

Attachments

- 1. Certificate of Title and Proposed Plan of Division**
- 2. SCAP and SA Water Responses**



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product Register Search (CT 5635/129)
Date/Time 31/05/2018 09:19AM
Customer Reference
Order ID 20180531001467
Cost \$28.25

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5635 Folio 129

Parent Title(s) CT 2843/141
Creating Dealing(s) CONVERTED TITLE
Title Issued 16/03/1999 Edition 3 Edition Issued 23/07/2014

Estate Type

FEE SIMPLE

Registered Proprietor

ALAN FRANCIS LEWIS
GERALDINE ROBYN LEWIS
OF 18 BROADMORE AVENUE FULHAM SA 5024
AS JOINT TENANTS

Description of Land

ALLOTMENT 177 DEPOSITED PLAN 4924
IN THE AREA NAMED FULHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
7367254	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11703868	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
12156425	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Notations

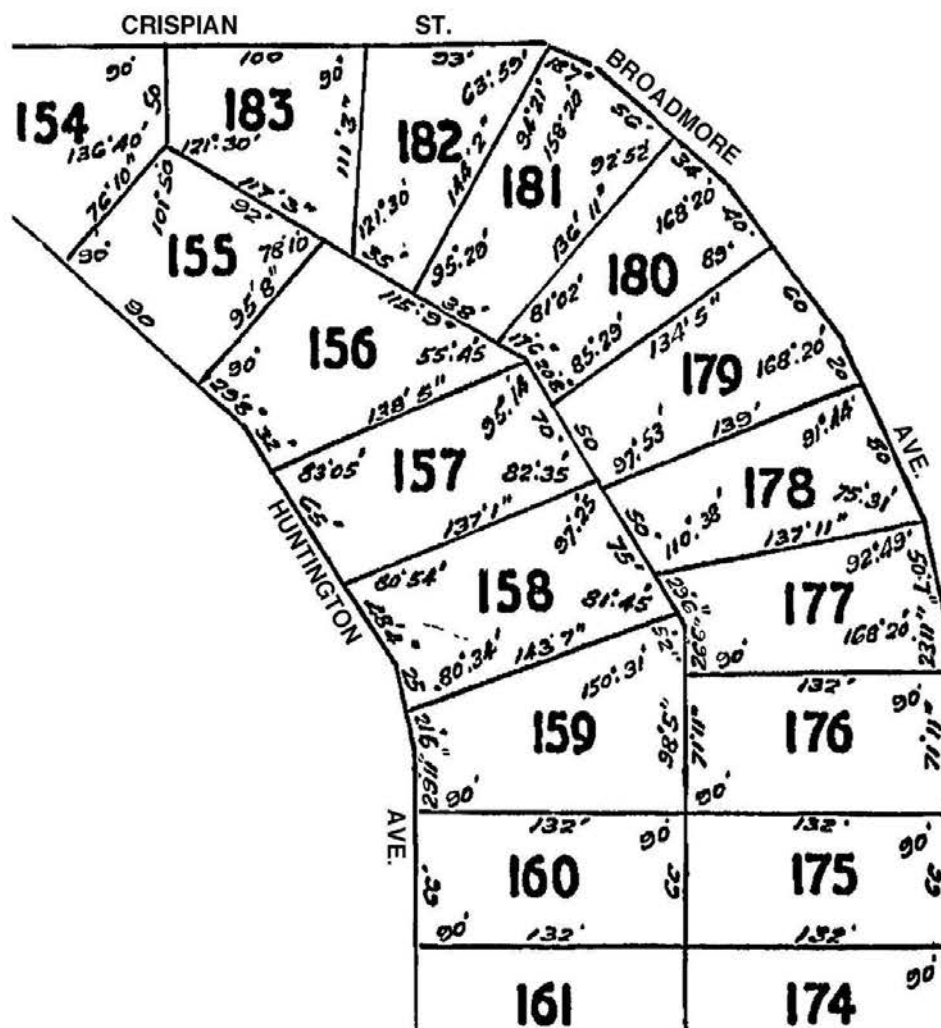
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

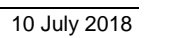
Register Search (CT 5635/129)
31/05/2018 09:19AM
20180531001467
\$28.25



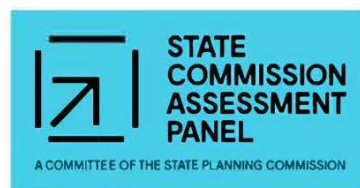
100 50 0 100 200 FEET

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres



Contact Planning Services
Telephone 7109 7018
Email dldptpdclearanceletters@sa.gov.au



07 June 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D063/18 (ID 61931)
for Land Division by Mr Alan Lewis

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 04 June 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

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

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
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.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

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

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Biljana B.'.

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL



07 June 2018

Our Ref: H0073328

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D063/18 AT FULHAM

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

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

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

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

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

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS

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

6.7 12 & 14 Weetunga Street, FULHAM

Application No 211/928/2017

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title boundary realignment; (SCAP No. 211/D137/17)
APPLICANT	Stuart Robb
LODGEMENT DATE	27/07/2017
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 21
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Cat 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets ▪ Amenity Officer External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water ▪ State Heritage Unit
DEVELOPMENT PLAN VERSION	30 May 2017
MEETING DATE	10 July 2018

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/928/2017 by Stuart Robb to undertake land division - Torrens Title boundary realignment (SCAP No. 211/D137/17) at 12 & 14 Weetunga Street, Fulham (CT6035/472 & CT6035/471) subject to the following conditions of consent:

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

LAND DIVISION CONSENT CONDITIONS**Council requirements**

Nil

State Commission Assessment Panel Conditions

1. 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.

State Heritage Unit Notes:

1. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
2. In accordance with Regulation 43 of the Development Regulations 2008, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
3. Council is requested to inform the applicant of the following requirements of the Heritage Places Act 1993.
 - a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department of Environment, Water and Natural Resources.
4. Council is requested to inform the applicant of the following requirements of the Aboriginal Heritage Act 1988. (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

BACKGROUND

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

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

PREVIOUS OR RELATED APPLICATION

DA 211/991/2016 Land division - Torrens Title; DAC No. 211/D129/16 (Unique ID 55371) - Boundary Re-alignment (deemed refused - information not provided)

This application and the previous application were both lodged with the intention of gaining vehicular access through a reserve to the north of the site. This reserve is within the City of Charles Sturt which has refused to allow this access on several occasions. Application 211/991/2016 was refused on the basis that this access could not be provided and the applicant hadn't provided an alternative.

The current application was amended to its current form after negotiations with City of Charles Sturt failed to allow the vehicular access.

Currently 12 and 14 Weetunga Street share an access point off Weetunga Street. The intention of this application is to separate the allotments and allow each to have their own access point.

SITE AND LOCALITY

The subject site is made up of two irregularly shaped allotments, both with a frontage to Weetunga Street and an overall area of 5109m².

14 Weetunga Street is the larger of the allotments and contains State Heritage listed places. These are:

- Main dwelling ('Weetunga');
- Former Kitchen;
- Servants' Quarters;
- Museum; and
- Laundry.

12 Weetunga Street is a hammerhead shaped allotment that was created in 1995. This allotment contains a single storey detached dwelling that faces north towards the reserve.

The subject site is well vegetated with a variety of mature trees and formal grassed areas. This characteristic is evident across the locality, but not to the extent exhibited on the subject site. This is due to the subject site being much larger than the surrounding allotments.

The locality is residential in nature formed predominantly of single storey detached dwellings at low density. Whilst there are some sporadic examples of two storey dwellings, the majority are single storey. All dwellings have a direct frontage to a public road, although these frontages vary in width.

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





Item 6.7

PROPOSAL

This application is best described as:

Land division - Torrens Title boundary realignment (SCAP No. 211/D137/17)

The applicant seeks to physically separate the allotments by providing individual access points to each property. The allotments currently share a single access point.

The boundary realignment is minor and with the exception of the additional crossover, there will be no external impact associated with this proposal.

The frontage width of 12 Weetunga Street will be widened slightly to allow for a stormwater connection to be installed that won't interfere with the crossover. The realigned rear boundary will be altered so that it will now be setback 4 metres from the existing dwelling on 12 Weetunga Street. This will add some additional space to the rear of the State Heritage Place. A full copy of the plans are contained within **Attachment 1**.

REFERRALS

Internal

- City Assets

Concerns were raised regarding the ability for vehicles to manoeuvre onsite in order to enter and exit in a forward direction.

Several structures on the western side of the dwelling have been removed since the referral was undertaken. This has opened up a large area that will provide a sufficient area for parking and manoeuvring of vehicles onsite. This area is shown in the figure below:



Figure 1 - Area at the end of the driveway available for vehicle parking and manoeuvring.

A full copy of the relevant report is contained within **Attachment 2**.

Amenity Officer

- Council's Amenity Officer has reviewed the proposal and raised no concerns with the removal of the tree. The trees are of such poor condition that Council will undertake this work at no charge.

External

Pursuant to Schedule 8 of the *Development Regulation 2008*, the application was referred to:

- SCAP

No concerns were raised and standard conditions were recommended should the application be supported.

- SA Water

SA Water had no comment to make as services are existing.

- State Heritage Unit

No concerns were raised. Noted that the "re-aligned boundaries in the most part slightly increases the physical amount of open land around the State heritage place which would be within the revised legal boundary". Standard notes were requested to be added should the application be supported.

A full copy of the relevant report(s) is contained within **Attachment 3**.

ASSESSMENT

The subject land is located within the Residential Zone, Low Density Policy Area 21 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Heritage Places</i>	<i>Objectives</i>	1 & 3
	<i>Principles of Development Control</i>	6 & 9
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 7, 8, 9 & 12
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principle of Development Control</i>	1
<i>Residential Development</i>	<i>Objective</i>	1
	<i>Principles of Development Control</i>	1 & 3
<i>Transportation and Access</i>	<i>Objective</i>	2
	<i>Principles of Development Control</i>	8, 10, 11, 23, 24, 25, 30, 31 & 32

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

Policy Area: Low Density Policy Area 21	
Desired Character Statement:	
<p><i>This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).</i></p> <p><i>There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern. Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3 & 6

QUANTITATIVE ASSESSMENT

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Low Density Policy Area 21</i> <i>PDC 3</i>	Detached Dwelling 420m ² (min.)	972m ² (12 Weetunga Street) 4137m ² (14 Weetunga Street) Satisfies
SITE FRONTAGE <i>Low Density Policy Area 21</i> <i>PDC 3</i>	Detached Dwelling 12m (min.)	7.2m (12 Weetunga Street) 69.8m (14 Weetunga Street) Does Not Satisfy by 40%
SIDE/REAR SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	Side 0/1m (min.) (ground floor) 2m (min.) (upper floor) Rear 3m (min.) (ground floor) 8m (min.) (upper floor)	No change (12 Weetunga Street) 12.7m (14 Weetunga Street) Satisfies 4m (12 Weetunga Street) 14.3m (14 Weetunga Street) Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	>500m ² - 80m ² (min.), of which 10m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. - Minimum dimension 4m. - 24m ² (min.) at the rear of side of dwelling, directly accessible from a habitable room.	12 Weetunga Street 105m ² (total) 4m (min. dimension) 105m ² (accessed from habitable room) 14 Weetunga Street 770m ² (total) 7.3m (min. dimension) 189m ² (accessed from habitable room) Satisfies
CARPARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	Detached, semi-detached, row and multiple dwellings - 2 car-parking spaces required, 1 of which is covered	4 (12 Weetunga Street) 14 (14 Weetunga Street) Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development was considered against the relevant Development Plan provisions as discussed under the following sub headings:

Setbacks

The proposed boundary realignment will have a minor impact on the setback of the existing dwellings. The dwellings will continue to be setback in accordance with the setbacks stipulated in the Development Plan, specifically Principle of Development Control (PDC) 8 and 11 of the Residential Zone.

Another positive feature of the boundary realignment is that it will create additional space around the State heritage place. This is seen as a positive as it creates a greater buffer curtilage between the listed item and other more recent development. This additional curtilage around the Weetunga House has been supported by the State Heritage Unit.

Site Frontage

PDC 6 of the Low Density Policy Area 21 states that new allotments should have a minimum frontage of 12 metres and a minimum site area of 420m². The 7.2 metre frontage of 12 Weetunga Street is the trigger for presenting this application to the CAP for a decision.

It should be noted that the boundary realignment is actually widening the frontage of this property by 1.17 metres. The current frontage is 6 metres.

This is an improvement to the existing situation and is not expected to have any impact on the locality or streetscape. If this application is not supported, the existing frontage arrangement of 6.01 metres will remain.

As the existing dwelling on 12 Weetunga Street is located 67 metres from the road, it is not readily visible from Weetunga Street. This makes the driveway leading to it appear to be associated with the much larger and visually prominent Weetunga house.

This will not be the first intrusion within the area as there is another hammerhead allotment west of the subject site (8a Weetunga Street) that exhibits a similar frontage width.

Car parking

City Assets raised a concern with the location of car parking and the ability to undertake a manoeuvre to allow vehicles to enter and exit in a forward direction at 12 Weetunga Street. Subsequent to the referral comments, the landowner removed a number of structures adjacent the dwelling. This has opened up a space of approximately 175m² that could be used for this purpose. This was also how the site was used previously, as demonstrated by the aerial image below.



Figure 2 - aerial image from 13 May 2016

14 Weetunga Street has plenty of space for off street parking and associated vehicle manoeuvring.

SUMMARY

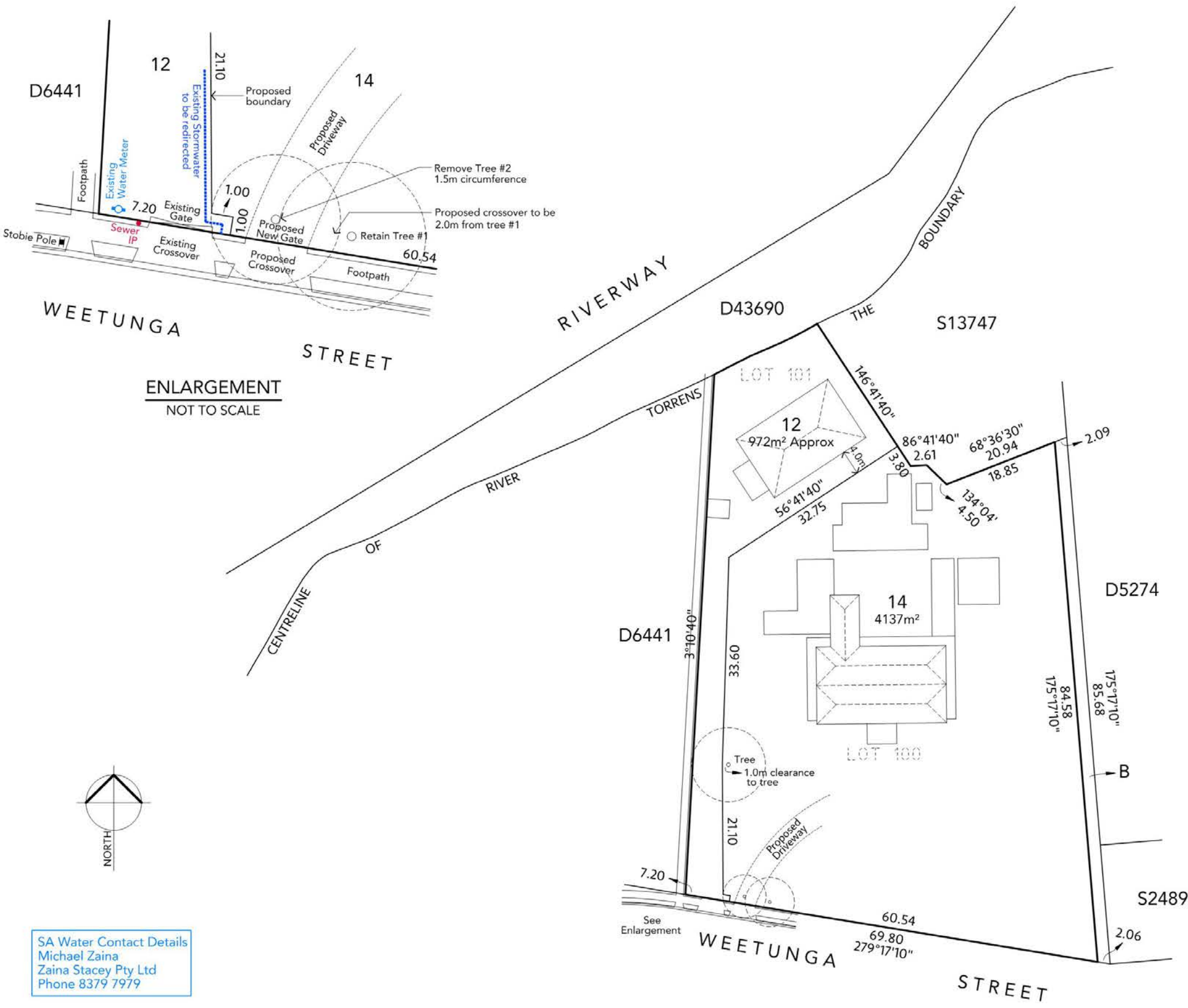
The proposed boundary realignment will be of benefit to the property owners and the context of the State heritage place without having a detrimental impact on the locality. Notwithstanding that the frontage width is below the minimum for the policy area, it will be greater than what currently exists and poses no undue impacts on the current streetscape.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 30 May 2017 and warrants Development Plan Consent, Land Division Consent and Development Approval subject to the conditions of consent.

Attachments

1. Plan of Division
2. Internal Referrals
3. SCAP, SA Water and State Heritage Unit referrals



SA Water Contact Details
Michael Zaina
Zaina Stacey Pty Ltd
Phone 8379 7979

Land division application:
211 / D137 / 17
SHEET 1 OF 1 SHEETS
City of West Torrens

Total area of site: 5113m²
Area of reserve provided: 0m²
No. of existing allotments: 2
No. of proposed allotments: 2
No. of additional allotments: 0

Subject land details:
Allotments 100 & 101 in D43690

Site Address: 12 and 14 Weetunga Street
Suburb: Fulham
Hundred: Adelaide
Title(s): C.T. 6035/471 and 6035/472

Annotations:
All measurements in metres unless shown otherwise.
Do not scale drawing. Original sheet size is A3.

Allotment 14 only is to retain the free and unrestricted right(s) of way over the land marked B.

All structures are to be retained.

06122430
SCALE1:600mMETRES

B	18/05/2018	Amendments to vehicle entry for lot 12
A	27/09/2017	Allotment boundaries amended
	01/05/2017	Original issue
Rev.	Date	Description

ZAINA STACEY
DEVELOPMENT CONSULTANTS
Office: 13 Avenue Road, Frewville SA
Post: PO Box 1000, Torrens Park SA 5062
Phone: 08 8379 7979
Email: planning@zainastacey.com

Reference: **17138**



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product Register Search (CT 6035/471)
Date/Time 28/04/2017 03:29PM
Customer Reference
Order ID 20170428009793
Cost \$27.75

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6035 Folio 471

Parent Title(s) CT 5311/990
Creating Dealing(s) SC 11159468
Title Issued 18/05/2009 Edition 3 Edition Issued 24/08/2015

Estate Type

FEE SIMPLE

Registered Proprietor

LARRAKIA INVESTMENTS PTY. LTD. (ACN: 106 326 916)
OF 14 WEETUNGA STREET FULHAM SA 5024

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 43690
IN THE AREA NAMED FULHAM
HUNDREDS OF ADELAIDE AND YATALA

Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

Dealing Number	Description
12371304	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL

Administrative Interests

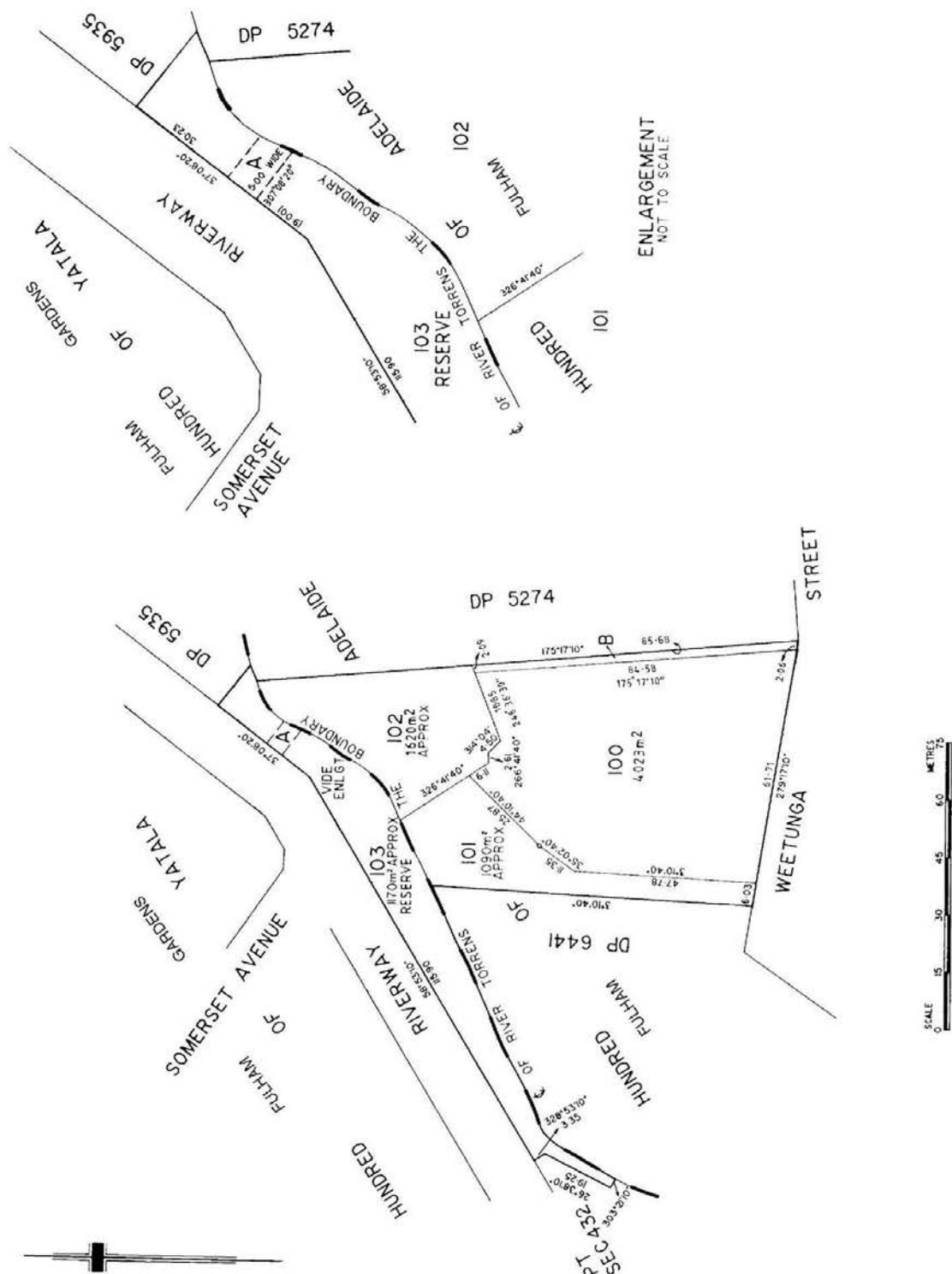
CONFIRMED IN SA HERITAGE REGISTER 27/09/1990



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 6035/471)
28/04/2017 03:29PM
20170428009793
\$27.75



Land Services

Page 2 of 2

Copyright Privacy Disclaimer: www.sailis.sa.gov.au/home/showCopyright www.sailis.sa.gov.au/home/showPrivacyStatement www.sailis.sa.gov.au/home/showDisclaimer



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product Register Search (CT 6035/472)
Date/Time 28/04/2017 03:29PM
Customer Reference
Order ID 20170428009807
Cost \$27.75

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6035 Folio 472

Parent Title(s) CT 5311/991
Creating Dealing(s) SC 11159468
Title Issued 18/05/2009 Edition 3 Edition Issued 24/08/2015

Estate Type

FEE SIMPLE

Registered Proprietor

LARRAKIA INVESTMENTS PTY. LTD. (ACN: 106 326 916)
OF 14 WEETUNGA STREET FULHAM SA 5024

Description of Land

ALLOTMENT 101 DEPOSITED PLAN 43690
IN THE AREA NAMED FULHAM
HUNDREDS OF ADELAIDE AND YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12371304	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

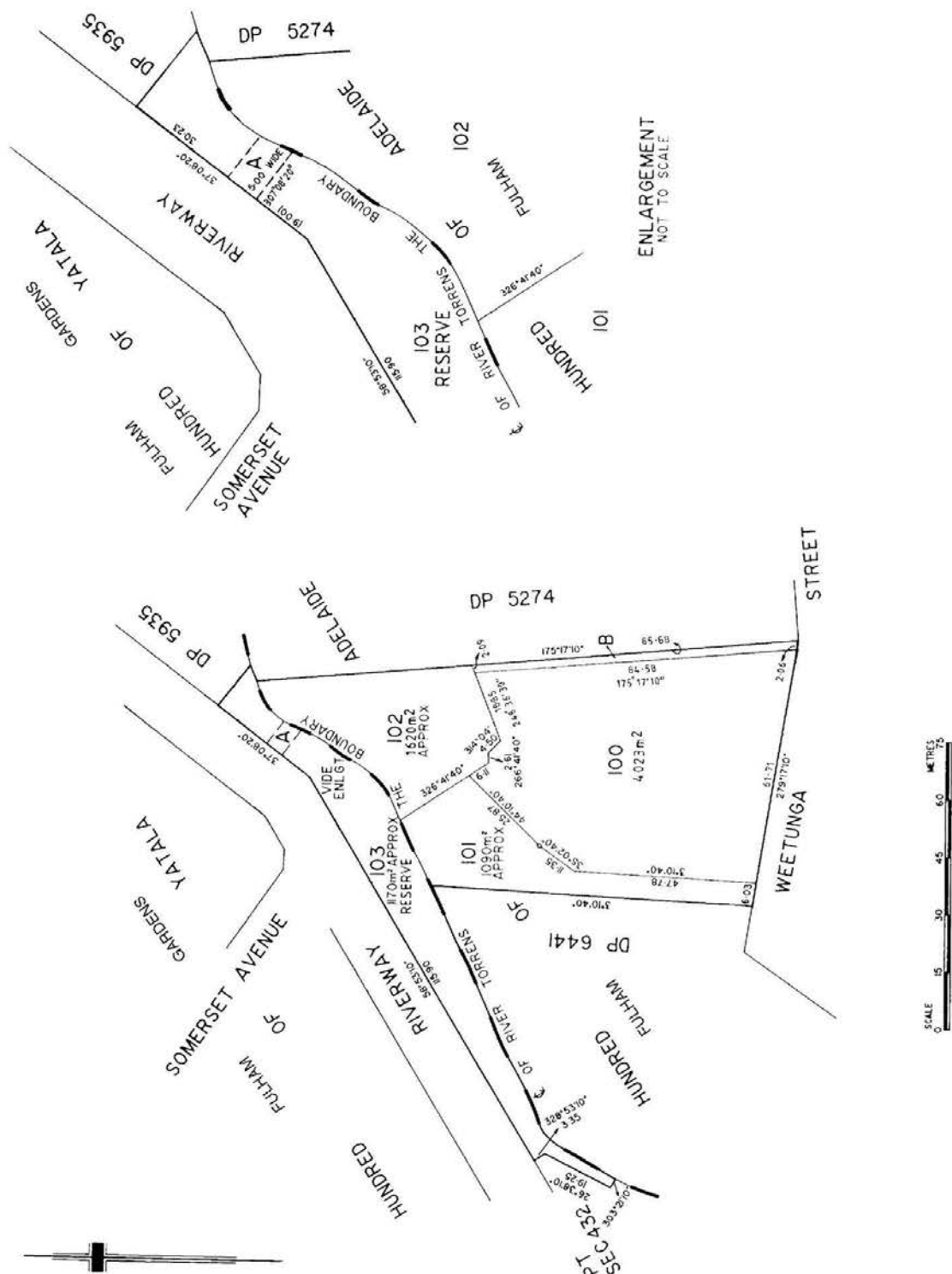
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 6035/472)
28/04/2017 03:29PM
20170428009807
\$27.75



Land Services

Page 2 of 2

Copyright Privacy Disclaimer: www.sailis.sa.gov.au/home/showCopyright www.sailis.sa.gov.au/home/showPrivacyStatement www.sailis.sa.gov.au/home/showDisclaimer

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/928/2017

Assessing Officer: Jordan Leverington
Site Address: 12 & 14 Weetunga Street, FULHAM SA 5024
Certificate of Title: CT-6035/472, CT-6035/471
Description of Development Land division - Torrens Title; SPC No. 211/D137/17 (Unique ID 58979); Boundary realignment incorporating 12 & 14 Weetunga Street, Fulham and land reserve within City of Charles Sturt (CT-5311/993)

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Jordan Leverington DATE 12 June, 2018



Memo

To Jordan Leverington
From Jane Teng
Date 12/06/2018
Subject 211/928/2017, 12 & 14 Weetunga Street, FULHAM SA 5024

Jordan Leverington,

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

1.0 Verge Interaction (with street tree)

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

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

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

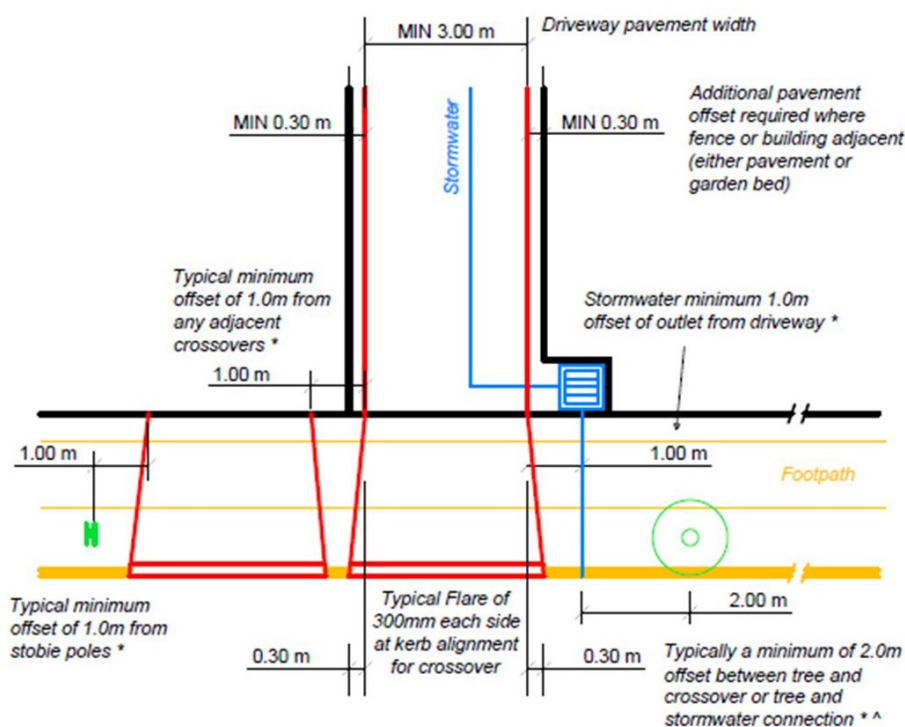
- 1.2 I note that the driveway/crossover interface at Weetunga Street for both 12 and 14 Weetunga Street will require appropriate design in consideration of the above. I anticipate that a new driveway and crossover will be constructed to service 12 Weetunga Street and therefore the existing crossover for 14 Weetunga Street will need to be relocated. The proposed crossovers would need to satisfy the above typical requirements.

Furthermore, I note that there is a public footpath to the west of the subject site. A minimum offset of 1.0m must be maintained from this footpath.



- 1.3 A stormwater discharge point is required for the allotment of 12 Weetunga Street (Lot 101). The allotment frontage of 4.02m on Weetunga Street would not be sufficient to accommodate a stormwater connection to the street. It is recommended that a small 1m by 1m square be provided on the south eastern corner of Lot 101 (at the Weetunga Street frontage). Refer to the attached sketch.

SINGLE DRIVEWAY ACCESS TO REAR PROPERTY



NOTES:

* Distance as measured along alignment of front property boundary

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

There are no major concern of further information required or recommendations required in association with Section 1.0 of this referral.



2.0 Traffic Comments

- 2.1 It is unclear where vehicle parking will be located for 12 Weetunga Street. I understand that the existing dwelling would be retained and therefore appropriate vehicle manoeuvring area should be provided for the nominated car parking in consideration of proposed boundary locations.

It is recommended that revised plans show where car parking would be located for 12 Weetunga Street along with appropriate vehicle manoeuvring area to allow for vehicles to enter and exit the site in a FORWARD direction.

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

Regards

Jane Teng
Civil Engineer

Arboricultural Assessment of Street Trees

Development Application No: 211/928/2017

REFERRAL DUE DATE: 5 May 2018

Assessing Officer: **Jordan Leverington**
Site Address: **12 & 14 Weetunga Street, FULHAM SA 5024**
Certificate of Title: **CT-6035/472, CT-6035/471**
Description of Development **Land division - Torrens Title; SPC No. 211/D137/17 (Unique ID 58979); Boundary realignment incorporating 12 & 14 Weetunga Street, Fulham and land reserve within City of Charles Sturt (CT-5311/993)**

TO THE TECHNICAL OFFICER – CITY ASSETS

Please provide your comments in relation to:

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

PLANNING OFFICER - Jordan Leverington

DATE 22 May 2018

FROM THE TECHNICAL OFFICER

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

I have examined the plans as requested and provide comments as follow.
As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

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

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

A site investigation together with the information provided of the site has revealed that the location of the proposed crossover location for the existing dwelling will impact an existing *Pyrus calleryana* ('Capital') street tree.

There is a Telstra pit located 1.2m inside the western property boundary.

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

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

As a result of the proposed crossover location for the existing dwelling on Weetunga Street, City Operations has considered the health, structure, form, useful life expectancy, and age of the street tree and will support the removal.

Please Note, the 2x *Pyrus calleryana* ('Capital') street trees at the western end of the property that are root stock only and will require removal.

City operations will remove these 2x street trees at no cost to the applicant

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

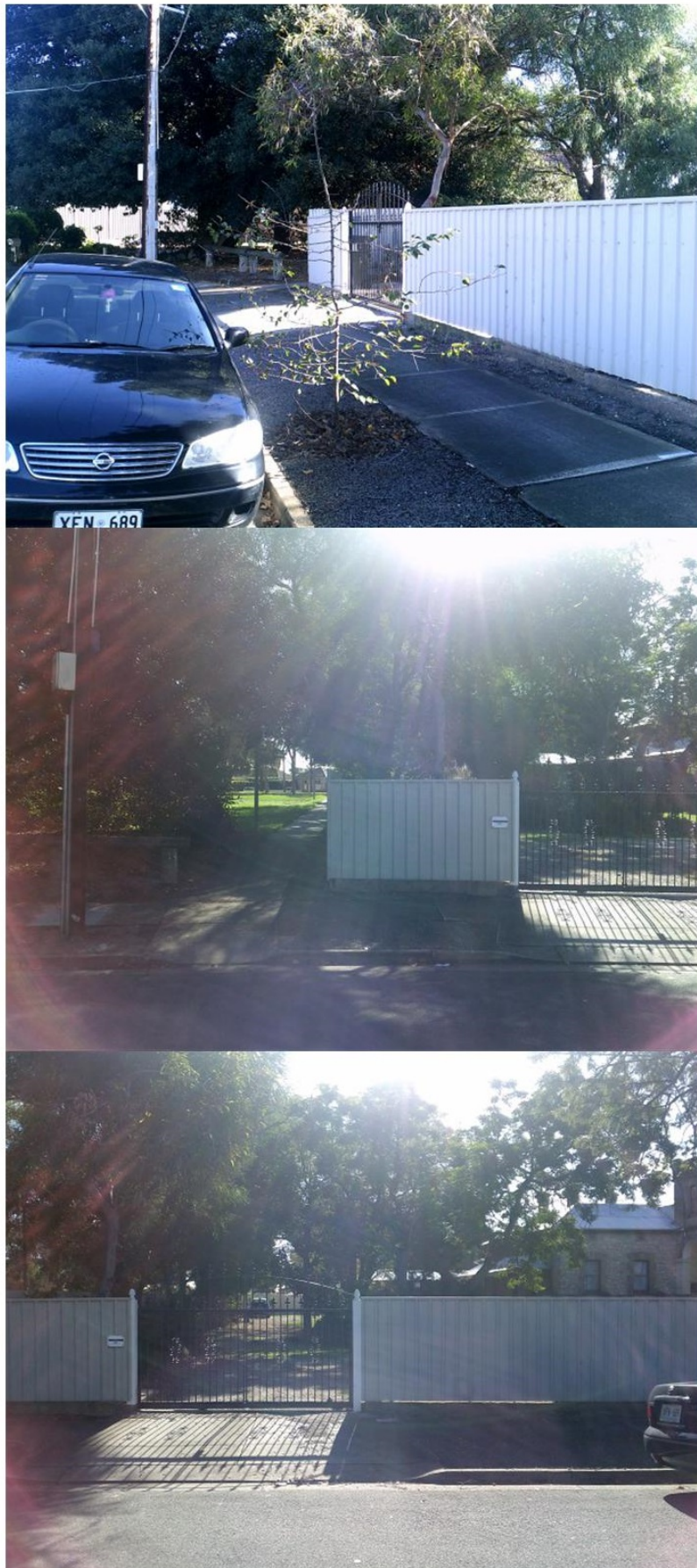
Final crossover locations will be confirmed once appropriate consultation has been received from the applicant and they have submitted "an application to construct a vehicle crossing place(s) across council land".

**Rick Holmes
Arboriculture Assistant
165 Sir Donald Bradman Drive
Hilton SA 5033**

**Telephone: 8416 6333
Fax: 8443 5709
Email: rholmes@wtcc.sa.gov.au**

DATE: 31/05/2018









Contact
Telephone
Email

Planning Services
7109 7016
dldptipdclearanceletters@sa.gov.au

State Commission
Assessment Panel

Level 5
50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7061

28th September 2017

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

Dear Sir/Madam

**Re: Proposed Development Application No. 211/D137/17 (ID 58979)
By Stuart Robb**

Further to my letter dated 3rd August 2017 and to assist the Council in reaching a decision on this application, copies of the reports received by the State Commission Assessment Panel (SCAP) from agencies that it has consulted have been uploaded for your consideration.

IT IS REQUESTED PURSUANT TO SECTION 33 (1) (c) OF THE DEVELOPMENT ACT 1993 THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE SCAP.

1. 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.

Council's particular attention is drawn to the comments by DEWNR – State Heritage Unit for this application.

Please upload the Decision Notification Form (via EDALA) following Council's Decision.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Brett Miller'.

Brett Miller
TEAM LEADER – PLANNING SERVICES
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Q:\PLANNINGSERVICES\TEMPLATES\STATEMENTS\ELECTRONIC\TFF2R edala

**Government of South Australia****Department of Environment,
Water and Natural Resources****State Heritage Unit**

Economic and Sustainable
Development Group

Level 8
81-91 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4960
Fax: +61 8 8124 4980

www.environment.sa.gov.au

Ref: SH/11922D
Date: 15 September 2017

Ms Alison Gill
Secretary
State Commission Assessment Panel
GPO Box 1815
Adelaide 5001
Attention: Brett Miller

Dear Mr Miller

DESCRIPTION: DWELLING "WEETUNGA" - BOUNDARY REALIGNMENT AT 12 & 14 WEETUNGA STREET & RESERVE

Application number: 211/D137/17
Referral received: 1/08/2017
State heritage place: Dwelling ('Weetunga'), including Main House, former Kitchen, Servants' Quarters, Museum and Laundry, 14 Weetunga Street FULHAM

The above application has been referred to the Minister for Sustainability, Environment and Conservation in accordance with Section 37 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The proposed development is considered to be acceptable in relation to the above State heritage place for the following reason/s.

- The proposed development is a land boundary re-alignment which alters the land boundaries around the State heritage place
- The re-aligned boundaries in the most part slightly increases the physical amount of open land around the State heritage place which would be within the revised legal boundary.

General notes

1. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
2. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
3. Council is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.

- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

4. Council is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.

- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to Kevin O'Sullivan on telephone (08) 8124 4922 or e-mail DEWNR.StateHeritageDA@sa.gov.au.

Yours sincerely



Kevin O'Sullivan

Senior Conservation Architect

Department of Environment, Water and Natural Resources

as delegate of the

MINISTER FOR SUSTAINABILITY, ENVIRONMENT AND CONSERVATION



15 August 2017

Our Ref: H0062185

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D137/17 AT FULHAM & FULHAM GARDENS

In response to the abovementioned proposal, I advise that this Corporation has no requirements pursuant to Section 33 of the Development Act.

Boundary alteration - Existing Services

Yours faithfully

Kirsty Jennings

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Kirsty Jennings
Telephone 74241119

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of SCAP, ERD Court and deferred CAP matters - July 2018

Brief

This report presents information in relation to:

1. any matters being determined by the State Commission Assessment Panel (SCAP);
2. any planning appeals before the Environment, Resources and Development (ERD) Court; and
3. any deferred items previously considered by the Council Assessment Panel.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Matters pending determination by SCAP that have been received by Council

Reason for referral	DA number	Address	Description of development
Schedule 10	211/740/2017 (211/M013/17)	192 ANZAC Highway, GLANDORE	Eight-storey building, 36 dwellings
Major Project	211/61/2018 (211/D203/17)	292-304 Anzac Highway, PLYMPTON	Land division - Boundary Re-alignment

Development Application appeals before the ERD Court

DA Number	Address	Reason for Appeal	Description of Development	Status
211/676/2017	425 Anzac Highway, CAMDEN PARK	Representor appealed CAP approval (April meeting)	Construct three storey residential flat building with 8 dwellings	Hearing scheduled for 15-16 August 2018
211/906/2017	7 Durham Avenue, LOCKLEYS	Applicant appealed CAP refusal (March meeting)	Create one additional allotment and construct two (2) two storey semi-detached dwellings	Appeal withdrawn
211/1373/2017	33 & 35 Malurus Avenue, LOCKLEYS	Applicant appealed CAP refusal (March meeting)	Land division - Torrens Title (Boundary re-alignment)	Conference scheduled for 6 August 2018

211/1159/2017; 211/1309/2017	37 & 39 Malurus Avenue, LOCKLEYS	Applicant appealed CAP refusal (February meeting)	Create one additional allotment and construct 3 dwellings	Hearing completed, awaiting ERD Court decision.
---------------------------------	-------------------------------------	---	---	---

Deferred CAP Items

DA number	DAP/CAP Meeting	Address	Description of development	Reason for CAP's deferral
211/796/2016	9 August 2016	22 Lindsay Street, CAMDEN PARK	Create 2 additional allotments and construct 3 two-storey dwellings within a residential flat building	Acoustic report, tree assessment report
211/224/2018; 211/107/2018	19 June 2018	81 Hayward Avenue, TORRENSVILLE	Create 1 additional allotment, construct a single storey detached dwelling, demolish freestanding carport and construct a new freestanding carport	Quality of open space and outlook to existing dwellings, access to dwellings 1, 2 and 3, General Section Design and Appearance Principle of Development Control 9. <i>Presented to July CAP meeting</i>

Conclusion

This report is current as at 29 June 2018.

Attachments

Nil

9 MEETING CLOSE