

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, 10 APRIL 2018
at 5.00pm

Dr Donna Ferretti
Assessment Manager

Index

1	Meeting Opened	1
	1.1 Evacuation Procedure	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes	2
5	Disclosure Statements	2
6	Reports of the Assessment Manager	2
	6.1 425 Anzac Highway, CAMDEN PARK.....	2
	6.2 16 Warwick Avenue, KURRALTA PARK	5
	6.3 11 Birkalla Terrace, PLYMPTON.....	7
	6.4 2 - 4 Bray Avenue, TORRENSVILLE.....	9
	6.5 46 Mooringe Avenue, NORTH PLYMPTON	10
	6.6 2 Aldridge Terrace, MARLESTON.....	13
	6.7 51 Watson Street NETLEY.....	15
7	Confidential Reports of the Assessment Manager	15
	Nil	
8	Summary of Court Appeals	15
	8.1 Summary of SCAP, ERD Court and deferred CAP matters - April 2018.....	15
9	Meeting Close	15

1 MEETING OPENED

The Assessment Manager declared the meeting open at 5.00pm, given the absence of the Presiding Member.

Nominations were called for the Presiding Member role and Ms J Strange was nominated as Acting Presiding Member for this meeting only.

MOTION

Moved: G Nitschke

Seconded: A Caddy

That Ms J Strange be nominated as Acting Presiding Member for this meeting only.

CARRIED

1.1 Evacuation Procedure

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

2 PRESENT

Panel Members:

Ms J Strange (Acting Presiding Member)

Councillor: Mr G Nitschke

Independent Members: Mr C Menz, Mrs A Caddy

Officers:

Mr Terry Buss	(Chief Executive Officer)
Mr Angelo Catinari	(General Manager Urban Services)
Ms Hannah Bateman	(Manager City Development)
Dr Donna Ferretti	(Assessment Manager)
Mr Jordan Leverington	(Senior Development Officer - Planning)
Mr Josh Banks	(Senior Development Officer - Planning)
Ms Sonia Gallarello	(Development Officer - Planning)
Ms Amelia DeRuvo	(Development Officer - Planning)

3 APOLOGIES

Panel Members:

Ms Colleen Dunn

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: G Nitschke

Seconded: C Menz

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 13 March 2018 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: G Nitschke

Seconded: J Strange

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 425 Anzac Highway, CAMDEN PARK

Application No 211/676/2017

Appearing before the Panel were:

Representors: **Ms Oggi Stojanovich** of 22 Gunnawarra Avenue, Camden Park, appeared in support of the representation.

Mr George Penglis of 24 Gunnawarra Avenue, Camden Park appeared in support of the representation.

Applicant/s **Milly Nott** of Future Urban Group appeared to respond to representations.

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. 211/676/2017 by Walpol Development Pty Ltd to undertake the demolition of the existing dwelling and the construction of a three storey residential flat building containing 8 dwellings with associated car parking and landscaping at 425 Anzac Highway, Camden Park (CT5111/230) subject to the following conditions:

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 conditions listed below.
2. That all driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.

3. That any driveways, parking and manoeuvring areas and footpaths shall be lit in accordance with the Australian Standard 1158 during the hours of darkness that they are in use. Such lights shall be directed and screened so that overspill of light into nearby premises is avoided and minimal impact on passing motorists occurs.
4. That all landscaping shall be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval shall cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
5. The development will only be offered a 'Shared' Waste Service from Council, limited to a maximum of 4 x 140 litre General Waste Bins, 4 x 240 litre Dry Recycling Bins and 2 x 240 litre Food Organics Bins.
6. Organic Waste generated through the maintenance of landscaping within the site must be removed from the site by the landscape maintenance service for the site, and not disposed of in the Council waste collection bins.
7. The stormwater connection through the road verge area is 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.
8. Water-cooled and refrigerated air-conditioning units to be located and operated so as not to become an environmental nuisance and emit noise levels in excess of the Environment Protection (Machine Noise) Policy 1994. Maximum permitted noise levels shall not exceed 45db(A) during the specified times from 8pm on any night (except Saturday night) until 8am the following morning, and from 8pm on a Saturday night until 9am on the following Sunday morning. Any bleed off or filter backwash water from any water-cooled or bleed off/thaw from any refrigerated air-conditioning plant shall be disposed of via the sewerage system.

Conditions imposed at the recommendation of DPTI:

9. The site shall be served by a single access point direct to/from Anzac Highway. No additional vehicular access shall be permitted.
10. The Anzac Highway access shall be a minimum of 6.0 metres in width at the property boundary and extend at this width for a minimum of 6.0 metres into the site.
11. The existing Anzac Highway crossover shall be permanently closed and reinstated to Council standard kerb and gutter at the applicant's expense.
12. The access point shall comply with Figure 3.3 '*Minimum Sight Lines for Pedestrian Safety*' as defined in AS/NZ 2890.1:2004.
13. All on-site vehicle parking shall be consistent with AS/NZS 2890.1:2009.
14. All vehicles shall enter and exit the site in a forward direction.
15. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Anzac Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Notes:

- 1. The existing street tree(s) has been assessed and considered acceptable to be removed by Council’s Arborist.
- a) Based on Council’s standard schedule of fees and charges, a fee for the removal of the street tree(s) inspected is currently valued at \$1308.00. The fee stated is a value for the current financial year and will vary depending upon the year of removal, which is due to annual price increases and changes to the tree.

I as the property owner / developer / applicant - for the Development Application number 211/676/2017, acknowledge that this application will result in the necessity for the removal of (one) street tree.

Prior to the commencement of any physical works it is acknowledged that a fee must be paid to Council in accordance with the City of West Torrens Street Tree Removal Policy.

I acknowledge that the street tree shall only be removed by a Council staff member or contractor who is acting on behalf of City of West Torrens Council.

Signature.....

- b) If the street tree is removed outside of this financial year, a further inspection and re-valuation of the street tree will be undertaken and the tree removal fee will be amended and a new invoice posted to the applicant for payment. There is a further requirement for confirmation that this revised fee will override any previous quote, prior to any works being undertaken for the street tree removal.
 - c) The applicant / property owner / developer acknowledges that the removal of the street tree(s) must only be undertaken by Council’s arboricultural officer or an approved contractor instructed to act on behalf of the City of West Torrens.
 - d) At no stage should an applicant / property owner / developer undertake to remove or prune the street tree(s) mentioned as a Penalty up to \$5,000 applies under the Local Government Act.
2. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.2 16 Warwick Avenue, KURRALTA PARK

Application No 211/905/2017 & 211/731/2017

Appearing before the Panel were:

Representors: **Mr Anton Olbrycht** of 14 Warwick Avenue, Kurralta Park appeared in support of the representation.

Ms Voula Haliabalias of 21 Wood Street, Kurralta Park appeared in support of the representation.

Applicant **Mr Josh Skinner** of URPS on behalf of **A & R Satani** appeared to respond to the representations.

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. 211/905/2017 by A & R Satani to undertake Land Division - Community Title; Create four (4) additional allotments and common property at 16 Warwick Avenue, Kurralta Park (CT5550/941) subject to the following conditions of consent:

Development Plan Consent Conditions

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

Land Division Consent Conditions

Council Requirements

Nil

Development Assessment Commission Conditions

2. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0061890).
3. Payment of \$27,320 into the Planning and Development fund (4 lots @ \$6,830/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.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

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. 211/731/2017 by ZYBECK Consulting to undertake demolition of existing dwelling and ancillary structures and construction of a two storey residential flat building comprising five (5) dwellings at 16 Warwick Avenue, Kurralta Park (CT5550/941) subject to the following conditions of consent:

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. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner and not flow across footpaths or public ways.
3. The nominated stormwater water quality device (SPEL Stormceptor Model 100/15) shall be maintained and cleaned in accordance with the manufacturer's best practice recommendations.
4. A minimum 5KL trafficable underground detention storage tank is to be provided for the site as annotated on the proposed Civil & Drainage Plan (KP Squared Engineering, Project No: 180305, Drawing No.C2, Issue A).
5. The stormwater discharge from the detention tank to be limited to 6L/s at all times.
6. 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.
7. All landscaping will be planted in accordance with the approved plan 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.
8. The upper level bedroom windows to the northern elevation of all dwellings shall include fixed obscure glazing to a minimum height of 1.7 metres from the upper floor level, and shall be maintained to the reasonable satisfaction of Council.
9. The balustrades of all balconies shall comprise obscure glazing to a height of 1.7 metres from the upper floor level and shall be installed prior to occupation of the dwelling.
10. 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the item be deferred to enable the applicant to address the following matters:

- Minimum site areas
- Side setbacks
- Car parking
- Landscaping
- Overlooking/treatment of balconies

6.3 11 Birkalla Terrace, PLYMPTON

Application No 211/1368/2017

Appearing before the Panel were:

Representors: **Ms Teresa Wallace** of 12 Birkalla Terrace, Plympton appeared in support of the representation.

Applicant/s **Mr James Levinson** of Botten Levinson Lawyers appeared to respond to the representation.

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 and Land Division Consent for Application No. 211/1368/2017 by Mr Anthony Donato to undertake a Combined application - Community Title land division creating four (4) additional allotments and common property and construction of a two storey residential flat building comprising five (5) dwellings with associated landscaping at 11 Birkalla Terrace, Plympton (CT 5715/438) 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 including the community division plan by Cavallo Forest Licensed surveyor, Ref No 17-289, Rev 02; Site plan by GAMA Consulting, Drawing No 17581-C01 Revision D; Anthony Donato Architects Job No. 4227-17, Sheet No DD01-DD11 Dated Sep. 2017 except where varied by any condition(s) listed below.
2. All driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
3. All planting and landscaping will be completed within three (3) months of the occupancy of the development. Any plants that become diseased or die will be replaced with a suitable species.
4. All upper level windows as described on the southern elevation of Dwelling 5 and all upper level windows to the western elevation shall be fitted with fixed obscure glass or raised sill heights to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in a reasonable condition at all times to the satisfaction of Council.
5. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner and not flow across footpaths or public ways.

In addition to the above, Council requires:

- e) installation of a 3,000 litre stormwater collection and re-use tank;
 - f) the stormwater collection and re-use tank to be plumbed to deliver recycled water to all toilets and laundry cold water outlet (can also connect to hot water service);
 - g) a minimum of 90% of the dwelling roof area is to be directed to the stormwater collection and re-use tank;
 - h) 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; and
 - i) the stormwater collection and re-use system is to be installed and operational prior to the occupancy of the dwelling.
6. Any retaining walls are to be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
 7. All external materials and finishes must be non-reflective.
 8. Prior to the issue of certificates to the land division approved herein, all existing buildings and associated structures shall be removed from the subject land.

Land Division Consent Conditions:

Nil

Development Assessment Commission Conditions

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

For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SAW Land Developments on 74241119. An investigation will be carried out to determine if connections to the development will be standard or nonstandard.

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

10. Payment of \$27,320 into the Planning and Development fund (4 lots @ \$6,830/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 Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
11. 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 ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 2 - 4 Bray Avenue, TORRENSVILLE

Application No 211/1430/2017

Appearing before the Panel were:

Representors: **Ms Dan Xiong** of 1 Bray Avenue, Torrensville appeared in support of the representation.

Applicant/s **Mr Han Xue** of 2 - 4 Bray Avenue, Torrensville appeared to respond to the representation.

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. 211/1430/2017 by Han Xue to undertake a change of use from motor vehicle repair station to service trade premises (second hand motor vehicle dealership) with associated advertising signage (Unit 5) at 2-4 Bray Avenue, TORRENSVILLE (CT 5447/161 & 5431/18) 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.
2. That the hours of operation shall not exceed the following:
 - Monday to Friday: 9am to 5pm; and
 - Saturday: 9am - 4pm.Any variation to these hours of operation will require further consent from Council.
3. The maximum number of staff on the site shall be limited to three (3) at any one time.
4. That driveways, parking and manoeuvring areas and footpaths shall remain formed (surfaced with concrete, bitumen or paving) and be properly drained and maintained in a reasonable condition at all time.
5. That all carparking spaces on site shall be line marked, in accordance with the approved plans and in accordance with Australian Standards Association Code AS 2890.1, 2004 Parking Facilities, Part 1, Off Street Carparking, prior to the occupation of the proposed development.
6. That all loading and unloading of goods and merchandise shall be carried out upon the subject land and NO loading of any goods or merchandise shall be permitted to be carried out in the street.
7. The storage of 'car stock' shall be limited to within the showroom area only, with no cars being displayed for sale within the carpark or on or about the curtilage.
8. All landscaping shall be planted in accordance with the approved plans within three (3) months of commencement of the use of the development and maintained in good health at all times. Any landscaping which may become diseased or die shall be replaced with the same or like species/variety to the reasonable satisfaction of Council.
9. That the advertisement, herein approved, shall be maintained in good repair at all times and if damaged will be replaced with a like sign within one (1) month.

10. That the advertisements, herein approved, shall not be internally illuminated and incorporate red, yellow, green or blue lighting, will not move, will not flash and will not reflect light.
11. All lighting on site shall be designed and installed so that light is directed downwards and towards the site to prevent light spill beyond the site boundaries and so as to not create glare and nuisance to adjoining properties and to motorists and pedestrians on adjoining roads in accordance with the relevant Australian Standards.
12. The washing of vehicles is not to be undertaken inside or outside of the building at any time without the prior consent of Council.
13. No body repairs or mechanical repairs of any type are to be undertaken within the building or on the site without the prior consent of Council.
14. All vehicles shall enter and exit the site in a forward direction.
15. That all waste generated by land uses within the proposed buildings is to be stored in dedicated rubbish skips/bins and must comply with the following requirements at all times:
 - a) to be covered to prevent the entry of stormwater or dispersal of waste by wind;
 - b) to be sealed to prevent leakage;
 - c) to be located on hard standing areas which are secure;
 - d) to be screened from view; and
 - e) collection of skips/bins is to be undertaken in accordance with *Environment Protection Act* and the *Environment Protection (Noise) Policy 2007* at all times.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 46 Mooringe Avenue, NORTH PLYMPTON

Application No 211/1178/2017

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1178/2017 by KT Property Investments Pty Ltd to undertake a Combined Application - Community Title land division creating two (2) additional allotments and common property and construction of one (1) single storey detached dwelling and two (2) single storey group dwellings and associated landscaping at 46 Mooringe Avenue, North Plympton (CT 5503/260) 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 including the community division plan by State Surveys, Ref No 17440, Drawn by ADL; Site plan and elevation plan by Russo Design, Drawing Numbers PA01 and Site Plan by GAMA Consulting Engineers and Project Management, Drawing Number 17385-C01, Revision B Dated except where varied by any condition(s) listed below.
2. That all driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.

3. The common driveway shall remain clear of visitor parking to allow vehicles parked within the garages associated with Dwellings 2 and 3 to be able to exit in a forward direction and in an unobstructed manner.
4. That all planting and landscaping will be completed within three (3) months of the occupancy of the development. Any plants that become diseased or die will be replaced with a suitable species.
5. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a. Result in the entry of water into a building; or
 - b. Affect the stability of a building; or
 - c. Create unhealthy or dangerous conditions on the site or within the building; or
 - d. Flow or discharge onto the land of an adjoining owner and not flow across footpaths or public ways.
6. That any retaining walls be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
7. All external materials and finishes must be non-reflective.
8. That prior to the issue of certificates to the division approved herein, all existing buildings and associated structures shall be removed from the subject land.

Land Division Consent Conditions:

Council Conditions

Nil

Development Assessment Commission Conditions

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

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.

10. Payment of \$13,660 into the Planning and Development fund (2 lots @ \$6,830/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 Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
11. 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 ASSESSMENT PANEL DECISION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1178/2017 by KT Property Investments Pty Ltd to undertake a Combined Application - Community Title land division creating two (2) additional allotments and common property and construction of one (1) single storey detached dwelling and two (2) single storey group dwellings and associated landscaping at 46 Mooringe Avenue, North Plympton (CT 5503/260) subject to the following conditions of consent:

Reserved Matter

The following information shall be submitted for further assessment and approval by Council as a reserved matter under Section 33(3) of the *Development Act 1993*:

1. Provision of 8 cubic metres of accessible storage space within each of the proposed dwellings to the satisfaction of the Assessment Manager.

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application including the community division plan by State Surveys, Ref No 17440, Drawn by ADL; Site plan and elevation plan by Russo Design, Drawing Numbers PA01 and Site Plan by GAMA Consulting Engineers and Project Management, Drawing Number 17385-C01, Revision B Dated except where varied by any condition(s) listed below.
2. That all driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
3. The common driveway shall remain clear of visitor parking to allow vehicles parked within the garages associated with Dwellings 2 and 3 to be able to exit in a forward direction and in an unobstructed manner.
4. That all planting and landscaping will be completed within three (3) months of the occupancy of the development. Any plants that become diseased or die will be replaced with a suitable species.
5. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a. Result in the entry of water into a building; or
 - b. Affect the stability of a building; or
 - c. Create unhealthy or dangerous conditions on the site or within the building; or
 - d. Flow or discharge onto the land of an adjoining owner and not flow across footpaths or public ways.
6. That any retaining walls be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
7. All external materials and finishes must be non-reflective.

8. That prior to the issue of certificates to the division approved herein, all existing buildings and associated structures shall be removed from the subject land.

Land Division Consent Conditions:

Council Conditions

Nil

Development Assessment Commission Conditions

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

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.

10. Payment of \$13,660 into the Planning and Development fund (2 lots @ \$6,830/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 Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
11. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

6.6 2 Aldridge Terrace, MARLESTON

Application No 211/1421/2017

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1421 /2017 by Mr Carl Poultney to undertake Land division - Torrens Title; Create one (1) additional allotment; and the Demolition of Existing Dwelling and Construction of two (2) Single Storey Detached Dwellings and removal of two (2) Regulated Trees at 2 Aldridge Terrace, Marleston (CT5313/927) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by Weber Frankiw and Associates and Stannard Family Homes relating to Development Application No. 211/1421/2017 (SPAC 211/D187/17).
2. Driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
3. Landscaping will be planted in accordance with the Site Plan prepared by Stannard Family Homes, dated 14/3/2018) 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. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner and not flow across footpaths or public ways.
5. Within four (4) weeks of the date of tree removal, payment of \$350.00 shall be made into the State Government's Planning and Development Fund, in accordance with Section 42(6) of the *Development Act 1993* and Regulation 117(4) of the *Development Regulations 2008*.

Please contact the State Commission Assessment Panel on 1800752664 (option 5) for more information on making payment.

6. Receipt of payment shall be provided to Council within one (1) week of payment into the State Government's Planning and Development Fund.
7. Prior to the issue of certificates for the division of land approved herein, all existing buildings and structures shall be removed from the proposed Lot 1 and Lot 2.

Land Division Consent Conditions

Council Requirements

Nil

State Commission Assessment Panel Requirements

8. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

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

9. 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 Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
10. 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.7 51 Watson Street NETLEY

Application No 211/140/2018

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. 211/140 /2018 by Mr Reece Mundy to undertake the Construction of Two (2) Single Storey Dwellings at 51 Watson Street Netley (CT5629/783).

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS**8.1 Summary of SCAP, ERD Court and deferred CAP matters - April 2018**

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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

9 MEETING CLOSE

The Presiding Member declared the meeting closed at 6.42pm.