

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, 11 SEPTEMBER 2018
at 5.00pm

Donna Ferretti
Assessment Manager

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5.00pm.

1.1 Evacuation Procedure

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

2 PRESENT

Panel Members:

Ms C Dunn (Presiding Member)

Councillor: Mr G Nitschke

Independent Members: Ms J Strange, Mr C Menz, Mr B Russ

Officers:

Mr Terry Buss	(Chief Executive Officer)
Mr Angelo Catinari	(General Manager Urban Services)
Dr Donna Ferretti	(Assessment Manager)
Ms Hannah Bateman	(Manager City Development)
Ms Rachel Knuckey	(Team Leader Planning)
Mr Jordan Leverington	(Senior Development Officer - Planning)
Mr Claudio Barone	(Senior Development Officer - Planning)
Ms Amelia DeRuvo	(Development Officer - Planning)

3 APOLOGIES

Nil

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 14 August 2018 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: C Menz

Seconded: J Strange

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 20 Wood Street, KURRALTA PARK

Application No 211/255/2018 & 211/131/2018

Representors heard Ms Voula Haliabalias

Applicant response Mr Philip Harnett on behalf of Zybek Consulting and Management

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. 211/255/2018 by Wood Street Development c/- Cavallo Forest & Associates to undertake Land Division - Community Title; Create four (4) additional allotments and common property at 20 Wood Street, Kurralta Park (CT 5488/684) 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. All existing buildings on the land shall be removed prior to the issue of clearance to this land division approved herein.

Land Division Consent Conditions

Council Requirements

Nil

State Commission Assessment Panel Requirements

3. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0061890).

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.

4. 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.
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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

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. 211/131/2018 by Zybek Consulting and Management to undertake demolition of the existing dwelling and ancillary structures and construction of a two storey residential flat building comprising five (5) dwellings with landscaping and retaining walls and fencing along the boundary (maximum combined height of 2.7 metres) at 20 Wood Street, Kurralta Park (CT 5488/684) 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. 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. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:
 - 100 x 50 x 2mm RHS Galvanised Steel; or
 - 125 x 75 x 2mm RHS Galvanised Steel; or
 - Multiples of the above.
4. A 3,000 litre stormwater collection and reuse tank and associated plumbing to service the toilets and laundry is to be installed and operational for each dwelling prior to occupation of the development.
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. That all landscaping shall be planted in accordance with the approved plans (Landscape Layout Plan and Landscape Concept Design Plan dated 15/05/2018 prepared by LCS Landscapes) 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.
7. That the upper storey windows on the northern and western elevations of all dwellings shall be fitted with fixed obscure glass or raised sills 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 to the satisfaction of Council at all times.
8. The balustrades of all dwelling balconies shall include either solid planter boxes or fixed obscure screens to a minimum height of 1.7 metres from the upper floor level that shall be installed prior to occupation of the development.
9. No above-ground structures, such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
10. The existing crossover which will be made redundant is to be reinstated to vertical kerb prior to the completion of building works at the applicant's expense.

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 for Application No. 211/131/2018 by Zybek Consulting and Management to undertake demolition of the existing dwelling and ancillary structures and construction of a two storey residential flat building comprising five (5) dwellings with landscaping and retaining walls and fencing along the boundary (maximum combined height of 2.7 metres) at 20 Wood Street, Kurralta Park (CT 5488/684) subject to the following conditions of consent and reserved matter:

Reserved Matter

1. A detailed waste management plan, showing the location and suitable screening of the bin storage area to the satisfaction of Council, shall be submitted prior to the issue of Development Approval.

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. 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. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:
 - 100 x 50 x 2mm RHS Galvanised Steel; or
 - 125 x 75 x 2mm RHS Galvanised Steel; or
 - Multiples of the above.
4. A 3,000 litre stormwater collection and reuse tank and associated plumbing to service the toilets and laundry is to be installed and operational for each dwelling prior to occupation of the development.
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. That all landscaping shall be planted in accordance with the approved plans (Landscape Layout Plan and Landscape Concept Design Plan dated 15/05/2018 prepared by LCS Landscapes) 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.
7. That the upper storey windows on the northern and western elevations of all dwellings shall be fitted with fixed obscure glass or raised sills 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 to the satisfaction of Council at all times.
8. The balustrades of all dwelling balconies shall include either solid planter boxes or fixed obscure screens to a minimum height of 1.7 metres from the upper floor level that shall be installed prior to occupation of the development.
9. No above-ground structures, such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
10. The existing crossover which will be made redundant is to be reinstated to vertical kerb prior to the completion of building works at the applicant's expense.

6.2 26 Kingston Avenue, RICHMOND

Application No 211/466/2018 & 211/1553/2016

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 and Land Division Consent for Application No. 211/466/2018 by Mr Kim Lao to undertake a combined application: Land division - Torrens Title; SCAP No. 211/D048/18; Creating one additional allotment and the construction of a two storey detached dwelling at 26 Kingston Avenue, Richmond (CT 5558/607) subject to the following conditions of consent and reserved matter:

Reserved Matter

1. A detailed landscaping plan, to the satisfaction of Council, shall be submitted prior to the issue of Development Approval.

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by State Surveys and Kim Heng Lao relating to Development Application No. 211/466/2018 (SCAP 211/D048/18).
2. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage shall not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
3. All driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
4. 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 proposed crossover for Lot 801 shall be setback a minimum of 1.5m from the street tree.
6. That the upper level windows of the dwelling facing south, east and west, shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in a reasonable condition at all times.

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

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

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

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

8. 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.
9. 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.
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 State Commission Assessment Panel for Land Division Certificate purposes.

COUNCIL ASSESSMENT PANEL DECISION

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

- Minimum site areas.

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 and Land Division Consent for Application No. 211/1553/2016 by Mr Kim Lao to undertake a combined application: Land division - Community Title; DAC No. 211/C217/16; Creating two additional allotments and common property; and the construction of a two storey residential flat building containing two dwellings at 26 Kingston Avenue, Richmond (CT 5558/607) subject to the following conditions of consent and reserved matters:

Reserved Matters

1. A detailed landscaping plan, to the satisfaction of Council, shall be submitted prior to the issue of Development Approval.
2. A site plan and elevation plan of the new fence shall be provided to Council prior to the issue of Development Approval.

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by State Surveys and Kim Heng Lao relating to Development Application No. 211/1553/2018 (DAC 211/C217/16).
2. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage shall not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
3. 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.
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. That the upper level windows of the dwellings, shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in a reasonable condition at all times.

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

6. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0053936) SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.
7. Payment of \$6676 into the Planning and Development Fund (1 allotment/s @ \$6676 allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card at Level 5, 50 Flinders Street, Adelaide.
8. 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 this item be deferred to enable the applicant to address the following matters:

- Minimum site areas;
- Excessive bulk and scale and design quality;
- Minimum rear setbacks; and
- Overshadowing impacts.

6.3 25-29 Lipsett Terrace, BROOKLYN PARK

Application No 211/157/2018

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. 211/157 /2018 by Mr David Romaldi to undertake: Construction of 7 single storey residential flat buildings, each comprising 2 dwellings; and a two storey residential flat building incorporating 12 apartments with associated undercroft car parking, site works, perimeter fencing, landscaping and internal access roads (within existing Retirement Village). To be undertaken in stages with Stage 1 comprising the 7 single storey residential flat buildings and associated infrastructure (Stage 1 A - footings and infrastructure only) (Stage 1B - superstructure) and Stage 2 comprising the two storey residential flat building comprising 12 dwellings with associated car parking.

The operative period of consent for Stage 2 commencement of works is to be 3 years and completion within 5 years, at 25-29 Lipsett Terrace Brooklyn Park (CT 6106/87, 88 and 89) subject to the following conditions of consent and reserved matters:

Reserved Matters:

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

1. Detailed plans and supporting calculations for Stormwater Quality Improvement measures (including demonstrating offset of measures from earlier stage of works to be impacted by new works).
2. Detailed plans and supporting calculations for Stormwater Quantity measures (including demonstrating offset of measures from earlier stage of works to be impacted by new works).
3. Details of the retaining wall measures proposed to be established around the under croft parking area to prevent inundation flows.

Council 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 conditions listed below.
2. The proposed areas for landscaping must be established on the site in accordance with the approved plan prior to the occupation of the dwellings and must be maintained in good condition at all times. Any such landscaping must be replaced if it dies or becomes seriously diseased.

3. All lighting of internal driveways and communal areas 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.
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; or
 - e) Flow across footpaths or public ways.
5. The common refuse area must be designed and maintained at all times as follows:
 - a) Covered at all times to prevent the dispersal by wind and the of entry of storm water and vermin;
 - b) Sealed to prevent leakage;
 - c) Located on a hard stand area; and
 - d) Adequately screened from public view.
6. The refuse bins are to be collected by a private contractor on the subject land between the hours of 7am to 7pm Monday to Saturday, 9am to 6pm Sundays and with no collection to occur on Public Holidays.
7. Any existing driveway crossovers that become redundant as a result of the development must be reinstated to match the existing kerb profile along the road frontage of the property.
8. Driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in a reasonable condition at all times.
9. That all car parking spaces shall be line marked, in accordance with the approved plans and in accordance with Australian Standard 2890.1, 2004 Parking Facilities, Part 1, Off Street Car Parking, prior to the occupation of the proposed development. Line marking and directional arrows shall be clearly visible at all times.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 156 Richmond Road, MARLESTON

Application No 211/217/2018

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. 211/217/2018 by Mr Jim Pantzikas to undertake a change of use from office/showroom to motor repair station and associated retail showroom at 156 Richmond Road, Marlestone (CT 5951/705) subject to the concurrence of State Commission Assessment Panel and the following conditions of consent:

Council Conditions

1. The development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. All driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods, including waste products and refuse.
3. No materials or equipment shall be stored outdoors.
4. The hours of operation of the premises shall not exceed the following periods:
8:30am to 5:00pm Monday to Saturday inclusive.
5. All vehicular repairs and maintenance shall be undertaken within the confines of the building.
6. No spray painting or panel beating shall occur on the subject site without prior approval from Council.
7. With the exception of tyre changing, wheel repair and suspension installation no general servicing or repair of vehicles shall occur on the subject site without prior approval from Council.

Conditions imposed upon recommendation of the Department of Planning Transport and infrastructure (DPTI)

8. All vehicles shall enter and exit in a forward direction.
9. All vehicular access to/from the site shall be gained via the existing access points to/from Richmond Road. The eastern crossover shall operate as an ingress and the western crossover shall operate as an egress. The access points and internal driveways shall be signed/line marked to reinforce the desired one-way flow through the site.
10. All car park aisles and vehicle manoeuvring area shall remain clear of any impediments to vehicle movements
11. Stormwater run-off shall be collected on site and discharged without jeopardising the integrity and safety of Richmond Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 49 Morphett Road CAMDEN PARK

Application No 211/463/2017 & 211/339/2017

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. 211/463/2017 by CityLux Construction Pty Ltd to undertake a land division - Community Title; DAC No. 211/C063/17; Create three (3) additional allotments and common property at 49 Morphett Road Camden Park (CT 5663/862) subject to the following conditions of consent and reserved matter:

Reserved Matter

1. A detailed landscaping plan, to the satisfaction of Council, shall be submitted prior to the issue of Development Approval.

Development Plan Consent Conditions

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. All existing buildings on the land shall be removed prior to the issue of clearance to this land division approved herein.

State Commission Assessment Panel Conditions

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

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

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

4. Payment of \$20,028 into the Planning and Development Fund (3 allotments @ \$6676/allotment). Payment may be made by credit card via the internet at ww.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, at Level 5, 50 Flinders, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

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. 211/339/2017 by Chris Wates Architect to undertake demolition of existing dwelling and associated structures and construction of two (2) two storey dwellings with garages under main roof and one (1) two storey residential flat building containing two (2) dwellings with garages under main roof and construction of 2.1 metre high masonry front fence at 49 Morphett Road Camden Park (CT 5663/862) subject to the following conditions of consent:

Development Plan Consent Conditions

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. 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. 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. An indication of how the storage is to be provided and calculations supporting the nominated volume are to be submitted to Council prior to Development Approval.
4. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:
 - 100 x 50 x 2mm RHS Galvanised Steel; or
 - 125 x 75 x 2mm RHS Galvanised Steel; or
 - Multiples of the above.
5. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times to the satisfaction of Council.
6. That all landscaping shall be planted in accordance with the approved plan (Roof Plan & Planting) prepared by Chris Wates Architect, Plan No. M DA 03A, Sheet 3 of 6 dated 14/09/2017) 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.

7. That all side and rear upper level windows of Dwellings 1 to 4 approved herein shall be fitted with fixed obscure glass or raised sills 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 reasonable condition at all times.
8. No above-ground structures, such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
9. The existing crossover which will be made redundant is to be reinstated to vertical kerb prior to the completion of building works at the applicant's expense.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.6 23 Rutland Avenue, LOCKLEYS

Application No 211/340/2018 (SCAP 211/D034/18)

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. 211/340/2018 (SCAP No. 211/ D034/18) by Joseph Portolesi to undertake a combined application: Land division - Torrens Title; Creating one additional allotment; and the construction of two (2) two storey detached dwellings at 23 Rutland Avenue, Lockleys (CT5353/252) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by Spectra Building Designers and Bartlett Drafting and Development relating to Development Application No. 211/340/18 (SCAP 211/D034/18).
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 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.
4. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.

5. That the upper level windows on the Northern eastern and southern facades of the dwellings will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in reasonable condition at all times.

Land Division Consent Conditions

6. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0070702)

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

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

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.

7. 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 credit card, at Level 5, 50 Flinders Street, Adelaide.
8. 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.7 13 Albert Avenue, CAMDEN PARK

Application No 211/665/2018

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. 211/665/2018 by D A Panazzolo to undertake a Land Division - Torrens Title; SCAP No. 211/D077/18; to create one (1) additional allotment at 13 Albert Avenue, Camden Park (CT 5603/464) subject to the following conditions of consent:

Development Plan Consent

Council Conditions

1. Development is to take place in accordance with the plans prepared by Jeanes & Sommerville Surveyors Pty. Ltd. relating to Development Application No. 211/665/2018 (SCAP 211/D077/18).

2. Prior to the issue of certificates, all existing buildings shall be removed from proposed Lots 100 and 101.

Land Division Consent

Council requirements

Nil

State Commission Assessment Panel Conditions

3. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.

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 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, 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.

Notes:

1. The existing street tree 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 inspected is currently valued at **\$452.00**. The stated fee 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 211/665/2018, acknowledge that this application will result in the necessity for the removal of 1 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 must only be undertaken by Council’s arboriculture 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 mentioned as a Penalty up to \$5,000 applies under the Local Government Act.

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 - September 2018**

This report presented 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

Moved: G Nitschke

Seconded: J Strange

That the recommendation be adopted.

CARRIED

9 MEETING CLOSE

The Presiding Member declared the meeting closed at 6.11pm.