

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, 14 AUGUST 2018
at 5.00pm

Donna Ferretti
Assessment Manager

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5.03pm.

1.1 Evacuation Procedure

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

2 PRESENT

Panel Members:

Ms C Dunn (Presiding Member)

Councillor: Mr G Demetriou

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

Officers:

Mr Angelo Catinari (General Manager Urban Services)

Dr Donna Ferretti (Assessment Manager)

Ms Hannah Bateman (Manager City Development)

Ms Rachel Knuckey (Team Leader Planning)

Ms Sonia Gallarello (Development Officer - Planning)

Ms Amelia DeRuvo (Development Officer - Planning)

Ms Ebony Cetinich (Development Officer - Planning)

3 APOLOGIES

Apologies

Panel Members:

Mr G Nitschke

Mrs A Caddy

Officers:

Mr Jordan Leverington (Senior Development Officer - Planning)

Lateness

Panel Members:

Mr B Russ (5.17pm)

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: G Demetriou

Seconded: J Strange

The Panel resolved that the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 10 July 2018 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange

Seconded: C Dunn

The Panel resolved 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

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for the minor amendment to the consent to carry out 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 (CT 5111/230) be approved.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.2 38 Garfield Avenue, KURRALTA PARK

Application No 211/1268/2017 & 211/1185/2017

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. 211/1268/2017 by Studio ED3 to undertake a Land Division - Community Title to create four (4) additional allotments 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.

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 REFUSE 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 allotments and common property; SCAP No 211/C167/17 at 38 Garfield Avenue, Kurralta Park (CT 5720/180) for the following reasons:

1. The proposed development is contrary to:
Residential Zone, Medium Density Policy Area 19, PDC 7
Reason: The proposed land division fails to achieve allotment areas greater than 270 square metres indicating an over-development of the site.

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. 1732 - PD.01 Issue D7a;
 - Proposed Floor Plans - Dwellings 1, 2 & 3 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.02 Issue D7a;
 - Proposed Floor Plans - Dwellings 4 & 5 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.03 Issue D7a;
 - Proposed Elevations 1 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.03 Issue D7a;
 - Proposed Elevations 2 by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.05 Issue D7a;
 - Proposed Landscaping Plan by Studio ED 3 Building Design and Documentation - Drawing No. 1732-PD.06 Issue D7a;
 - LCS Landscapes Plan, Drawing No. LS.054.18.001, sheet 1 of 2 and 2 of 2;
 - Sitework and Drainage Plan by SCA Engineers, Drawing No. 170806-C1;C2/B;C3/1;C4/E.
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 a 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 of which shall be stored within the designated bin storage areas.

5.17pm Mr Russ entered the meeting.

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 REFUSE 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) for the following reasons:

1. The proposed development is contrary to:
Residential Zone, Medium Density Policy Area 19, PDC 5
Reason: The proposed dwellings do not achieve the minimum average site area per dwelling of 150 square metres.

6.3 1/290 South Road, HILTON

Application No 211/1053/2017

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 for Application No. 211/1053/2017 by oOh! Media to undertake the replacement of an existing north facing fixed signage with LED panel sign (non-complying) at 1/290 South Road, Hilton (CT 5109/770) subject to the concurrence of SCAP and the following conditions of consent:

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 the sign, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.

Department of Planning, Transport and Infrastructure Conditions

3. The sign shall be permitted to display one message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds.
4. The sign shall not flash, scroll or move.
5. All messages displayed on the sign shall be self-contained messages that are simple, effective and easily assimilated by glance appreciation and do not imitate a traffic control device in any way.
6. Sequential messages (i.e. messages that are displayed as part messages over two or more displays) shall not be permitted.
7. The sign shall not be permitted to display images, text or backgrounds that are predominantly red, yellow/amber or green in colour. Furthermore, block colours or red, yellow/amber or green shall not be permitted to be displayed.
8. Illuminated signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED components of the sign/s shall be limited to the following stepped luminance levels:

Ambient conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m ²) Max
Sunny Day	40 000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	>4	100

9. The luminance contrast between consecutive displays shall be limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).
10. The sign shall be operated by a closed circuit system that is impervious to hacking or unauthorised modification.
11. The operational system for the sign shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off peak period.
12. The sign surface shall have an effective anti-reflection coating to avoid the possibility of specular reflection.

Department of Planning, Transport and Infrastructure notes:

- a) The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the South Road frontage of this site for future upgrading of South Road / Sir Donald Bradman Drive intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all development on or within 6.0 metres of the possible requirement. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Pan Act is required to all building works on or within 6.0 metres of the possible requirement.

Accordingly, the attached consent form should be completed and forwarded to DPTI with a copy of the Decision Notification Form and three copies of the approved site plan for processing. Consent can be anticipated.

- b) Both the State and Federal Governments have indicated clear commitments to develop a non-stop North-South Corridor for Adelaide. While funding commitments have been made to construct the corridor at Darlington, Torrens Road to River Torrens and the Northern Connector sections, the nature and timing of potential improvements to the section of South Road, in the vicinity of the subject property, have yet to be determined and any potential future land requirements are unknown.

Information about the 10 year Delivery Strategy for the North-South Corridor can be found in the Scoping Report released on 18 May 2015 and is available at <http://www.infrastructure.sa.gov.au/nsc/10yds>. Further information on the North-South Corridor can be obtained at www.infrastructure.sa.gov.au/nsc or if you would like to speak to a member of the north-south Corridor team, please email northsouthcorridor@sa.gov.au or call 1300 951 145.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 163-165 Richmond Road, RICHMOND

Application No 211/1557/2017

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 for Application No. 211/1557/2017 by Wohlers Richmond Pty Ltd to undertake alterations and additions to existing bulky goods outlet at 163-165 Richmond Road, Richmond (CT6053/963) subject to the concurrence of SCAP and following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Reserved Matters:

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

1. A Stormwater Management Plan and associated design detailing stormwater detention control measures and MUSIC modelling information to demonstrate the suitability of stormwater quality improvement control measures.
2. A Landscaping Plan detailing the location and species of plants to be used on the north-western, northern and north-eastern boundaries of the subject site.

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 and occur during normal operating hours.
3. The maximum size of any vehicle accessing the site (including delivery and waste management vehicles) shall be limited to a Medium Rigid Vehicle as described within AS 2890.2-2002. Vehicles must enter and exit the site in a forward direction.
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. All off-street vehicle parking spaces shall 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.
6. Parking space no.27 shall be designated as a 'Staff Only' parking space to allow for MRV trucks exiting the loading dock to safely complete the turn.
7. Driveways, parking and manoeuvring areas and footpaths must be lit in accordance with 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.
8. All landscaping shall 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 38 Broughton Avenue, KURRALTA PARK

Application No 211/149/2018 & 211/972/2017

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. 211/149/2018 by Paul Seedsman to undertake a Torrens Title land division creating one additional allotment at 38 Broughton Avenue, Kurralta Park (CT 5786/943) subject to the following conditions of consent:

Council 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.

State Commission Assessment Panel Conditions:

1. 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.

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 @ \$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.
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 Planning 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. 211/972/2017 by Diamanti Design Development to undertake the construction of a two storey dwelling with garage under main roof at 38 Broughton Avenue, Kurralta Park (CT 5786/943) subject to the following conditions of consent:

Council 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. 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.
3. The planting and landscaping identified on the site plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwellings. Such planting and landscaping must not be removed nor the branches of any tree lopped. Any plants which become diseased or die must be replaced by a suitable species.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.6 15 Sherriff Street, Underdale

Application No 211/1466/2017 & 211/129/2018

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 and Land Division Consent for Application No. 211/1466/2017 by Pinksterboer Development Consultants to undertake a Combined Application: Land division - Community Title; SCAP No. 211/C186/17; Create one (1) additional allotment and the construction of a carport for allotment 1 at 15 Sherriff Street, Underdale (CT 5690/557) subject to the following conditions of consent.

Development Plan Consent

Council 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 external materials and finishes of the carport shall be the same as, or complementary to, those of the associated dwelling and shall be completed within two (2) months of Development Approval.
3. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage shall not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.

Land Division Consent

Council Requirements:

4. Prior to the issue of certificates to this division approved herein, the approved carport is to be constructed.

State Commission Assessment Panel Conditions:

5. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0066238).
6. 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.

7. 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. 211/129/2018 by LS Design Construct to undertake the construction of a two storey group dwelling and a combined retaining wall and fence to a maximum height of 2.2m at 15 Sherriff Street (CT 5603/464) subject to the following conditions of consent.

Council 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 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 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 any retaining walls will be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in a reasonable condition at all times.
5. That all landscaping will be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
6. That the upper level windows of the dwelling 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 a reasonable condition at all times.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.7 36 Shelley Avenue, NETLEY

Application No 211/250/2018

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 and Land Division Consent for Application No. 211/250/2018 by E Kayias to undertake Combined Application: Land division - Torrens Title; SCAP No. 211/D025/18; Create one (1) additional allotment and construction of a single storey split level detached dwelling and associated combined retaining wall and fence (maximum height 2.6 metres) and fencing (maximum height 2.4 metres) at 36 Shelley Avenue, Netley (CT 5203/714) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Reserved Matters:

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

1. An amended Drainage Plan showing:
 - a) the southern edge proposed driveway tapered to meet the existing crossover; and
 - b) a minimum 3,500 litre detention tank with a 34mm orifice connected to 100% of the roof area of the dwelling.

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving and properly drained, and shall be maintained in a reasonable condition at all times.
3. That the stormwater management system, as indicated on the Drainage Plan by SAF Consulting Engineers (Revision: PD, Date: 17/07/2018), shall be installed on site prior to occupation of the dwelling approved herein.
4. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create 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. That all landscaping for screening purposes, as indicated on the approved Drainage Plan by SAF Consulting Engineers (Revision: PD, Date: 17/07/2018) shall be:
 - a) Planted within three (3) months of occupation of the dwelling approved herein, at a planting height of 1.5 metres;
 - b) Maintained at a minimum height of 3 metres;
 - c) Maintained in good health and condition at all times and any dead or diseased plants shall be replaced immediately, at a planting height of 1.5 metres, to the reasonable satisfaction of the Council.
6. That prior to the issue of certificates for the land division approved herein, all existing buildings and associated structures shall be removed from subject land.

Land Division Consent Conditions

Council Conditions

Nil

State Commission Assessment Panel Conditions

7. 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.

8. Payment of \$6830 into the Planning and Development fund (1 lot @ \$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.
9. 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.

6.8 1 Bickford Street, RICHMOND

Application No 211/126/2018 & 211/718/2018

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. 211/718/2018 by TEK Building & Design to undertake Land division - Torrens Title; SCAP No. 211/D095/18; Create one (1) additional allotment with reciprocal party wall rights for purposes of semi-detached dwellings at 1 Bickford Street, Richmond (CT5788/724) 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 SKS Surveys Pty Ltd relating to Development Application No. 211/718/2018 (SCAP Ref: D095/18).
2. That prior to the issue of certificates to the land division approved herein, all existing buildings and associated structures shall be removed from subject land (proposed allotments 501 and 502).

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.

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. 211/126/2018 TEK Building & Design to undertake the demolition of existing dwelling and ancillary structures and construction of two (2) semi-detached dwellings and associated retaining wall and fence (2.34 metres maximum combined height) at 1 Bickford Street, Richmond (CT 5788/724) subject to the following conditions of consent:

Development Plan Consent Conditions

1. The development shall be undertaken and completed in accordance with the following plans prepared by TEK Building & Design and information detailed in this application except where varied by any condition(s) listed below.
 - a) Site Plan (Sheet 1), Rev: D, Date: 04/07/18.
 - b) East and West Boundary Elevation Plan (Sheet 1a), Rev: E, Date: 06/07/18.
 - c) Demolition Plan (Sheet 2), Rev: C, Date: 09/05/18.
 - d) Ground Floor Plan (Sheet 3), Rev: C, Date: 09/05/18.
 - e) Upper Floor Plan (Sheet 4), Rev: C, Date: 09/05/18.
 - f) Upper Roof Plan (Sheet 5), Rev: C, Date: 09/05/18
 - g) Elevations (Sheet 6), Rev: C, Date: 09/05/18.
 - h) Elevations (Sheet 7), Rev: C, Date: 09/05/18.
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 driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation of the dwellings approved herein, and shall be maintained in good condition at all times to the reasonable satisfaction of Council.
4. All landscaping shown on the approved 'Site Plan' by TEK Building Design (Rev: D Date: 04/07/2018), shall be planted within 6 months of the occupation of the dwellings approved herein.
5. All landscaping shall be maintained in good health and condition at all times and any dead or diseased plants shall be replaced immediately to the reasonable satisfaction of the Council.
6. The stormwater connection to the street watertable shall satisfy the following requirements:
 - 100 x 50 x 2mm RHS Galvanised Steel; or
 - 125 x 75 x 2mm RHS Galvanised Steel; or
 - Multiples of the above.
7. All rainwater tanks shall be installed and connected to the street water table prior to occupation of the dwellings approved herein.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.9 13 Fiscom Avenue, CAMDEN PARK

Application No 211/633/2018

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. 211/633 /2018 by K & R Garg to undertake Land division - Torrens Title; SCAP No. 211/D074/18; Create one (1) additional allotment at 13 Fiscom Avenue, Camden Park (CT 5212/683) 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. 211/633/2018 (SCAP Ref: 211/D074/18).
2. That prior to the issue of certificates, all existing structures shall be removed from proposed allotments 390 and 391 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.

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 - August 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

Moved: J Strange

Seconded: C Menz

The Panel resolved that the recommendation be adopted.

CARRIED

9 MEETING CLOSE

The Presiding Member declared the meeting closed at 5.55pm.