

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, 9 OCTOBER 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 the 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 Angelo Catinari	(General Manager Urban Services)
Dr Donna Ferretti	(Assessment Manager)
Ms Rachel Knuckey	(Team Leader Planning)
Mr Jordan Leverington	(Senior Development Officer - Planning)
Ms Amelia DeRuvo	(Development Officer - Planning)
Ms Ebony Cetinich	(Development Officer - Planning)

3 APOLOGIES

Apologies

Officers:

Mr Terry Buss	(Chief Executive Officer)
Ms Hannah Bateman	(Manager City Development)
Mr Josh Banks	(Senior Development Officer - Planning)
Ms Sonia Gallarelli	(Development Officer - Planning)

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: C Menz

Seconded: G Nitschke

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 11 September 2018 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: C Menz

Seconded: G Nitschke

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 3 and 5 Hayward Avenue TORRENSVILLE

Application No. 211/40/2017

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. 211/40 /2017 by Format Homes Pty Ltd to undertake Land division - Community Title; DAC No. 211/C225/16 Create ten (10) additional allotments and common property entrance walls and the construction of twelve (12) two storey group dwellings with associated garages and landscaping at 3-5 Hayward Ave Torrensville (CTs 5391/179 and 5894/675) 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 the land division approved herein.
3. 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.

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. Stormwater quality measures shall be incorporated into the stormwater design that achieves the targets listed in the flowing table.

Parameter	Target
Reduction Litter/Gross Pollutant	90%
Reduction in Average Annual Total Suspended Solids (TSS)	80% *1
Reduction in Average Annual Total Phosphorous (TP)	60% *1
Reduction in Average Annual Total Nitrogen (TN)	45% *1

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

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. 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.
8. That all upper storey windows of all dwellings, other than those windows facing Hayward Avenue, 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.
9. The collection of waste from the site by private waste contractors shall be restricted to the following hours:
 - Monday - Saturday 7am - 7pm.
 - No collection on Sundays and Public Holidays.
10. Dwellings 2 to 11 inclusive shall be serviced by a private waste collection contractor and will not have access to the standard Council Waste Collection Service. Dwellings 1 and 12 will have access to the standard Council Waste Collection service.
11. The dedicated rubbish containers provided for the storage and collection of all solid waste material generated by dwellings 2-11 within the development shall be provided and maintained on the site at all times and shall be:
 - a) Covered at all times to prevent the dispersal by wind and the entry of stormwater and vermin.
 - b) Sealed to prevent leakage.
 - c) Located on hard stand areas.
 - d) Adequately screened from public view.
 - e) Free from obstructions and readily accessible at all times for collection by private waste contractors.

12. All waste storage and collection activities must be undertaken within the subject site and not on or from the public road or verge areas. The maximum sized service vehicle permitted to be utilised in association with waste servicing is a MRV scale vehicle.
13. The common driveway must be maintained in a condition to enable private waste service vehicles to enter and exit the site in a forward direction at all times to the satisfaction of Council.
14. The stobie pole located within the central crossover shall be removed prior to the construction of infrastructure across the Council verge in accordance with the report from Heynen Planning Consultants dated 9 February 2017.
15. No above-ground structures, such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
16. Existing crossovers which will be made redundant are to be reinstated to vertical kerb prior to the completion of building works at the applicant's expense.
17. 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.

Land Division Consent Conditions

Council Requirements

Nil

State Commission Assessment Panel Requirements

18. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0054531).
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.
19. Payment of \$66,760 into the Planning and Development Fund (10 allotment/s @ \$6676/allotment). Payment may be made by credit card via the internet at **Error! Hyperlink reference not valid.** 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.
20. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
The developer must 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.

COUNCIL ASSESSMENT PANEL DECISION

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

- Deficiency in rear setback.
- Overshadowing impact on property to the south of the subject site.
- Provision of landscaping to mitigate the extent of hard paved surfaces.
- Location of waste bins.
- Safety of truck movements associated with the disposal of waste.

6.2 7 Crossley Street, PLYMPTON

Application No. 211/1142/2017 & 211/925/2017

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. 211/1142/2017 by Ms Shuxia Zhuo to undertake land division - Community Title; SCAP No. 211/C152/17; Creating three additional allotments and common property at 7 Crossley Street, Plympton (CT 5454/423) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by Alexander Symonds surveying consultants relating to Development Application No. 211/1142/2017 (SCAP 211/C152/17).

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

2. The financial requirements of 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 of 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 SA Water 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.

3. Payment of \$20,490 into the Planning and Development Fund (3 allotments @ \$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.

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.

COUNCIL ASSESSMENT PANEL DECISION

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

- Allotment 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 for Application No. 211/925/2017 by 365 Studio Pty Ltd to undertake the construction of a two storey residential flat building comprising four dwellings, each with front porticos, verandahs and single garages under main roof at 7 Crossley Street, Plympton (CT 5454/423) 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 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 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.
4. The upper level windows of the dwellings facing north, 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.

Note:

The tree in question has been assessed and considered acceptable to be removed by Council's Arborist. Based on the Council's standard schedule of fees and charges, the fee for the removal of this tree is \$678.00.

Prior to any development approval for this application it is requested that the following confirmation is received by the applicant;

I as the applicant for development application number 211/925/2017 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 of \$678.00 shall be required to be paid to Council in association with the tree removal.

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.....

COUNCIL ASSESSMENT PANEL DECISION

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

- Site areas and overall scale of the development.
- Deficiency in rear setbacks of dwellings.
- Provision of landscaping to mitigate the extent of hard paved surfaces.
- Design of car parking areas to safely accommodate vehicle movements.
- Location of waste bins.

6.3 18 Windermere Avenue, NOVAR GARDENS

Application No. 211/652/2018

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. 211/652/2018 by C Trimmer to undertake the construction of a two storey detached dwelling at 18 Windermere Avenue, Novar Gardens (CT 5587/867) subject to 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 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;
 - 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 a reasonable condition to the satisfaction of Council 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 a reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
5. That the upper level north, south and west facing 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 to the satisfaction of Council at all times.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 37 & 37a Lindsay Street, PLYMPTON

Application No. 211/1153/2017 (SCAP 211/C160/17)

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. 211/1153/2017 by P V Regan to undertake a combined application: Land division - Community Title; SCAP No. 211/C160/17 (Unique ID 59452), creating two additional allotments; and the construction of four (4) two storey group dwellings at 37 & 37a Lindsay Street, Plympton (CT 5955/376) 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):

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. 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. 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.
4. That the upper level windows on the northern, eastern and western facades 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 Conditions

Nil

State Commission Assessment Panel Conditions

5. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0064304).

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

6. Payment of \$13660 into the Planning and Development fund (2 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.
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 Development Assessment Commission for Land Division Certificate purposes.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 51 Garfield Avenue, KURRALTA PARK

Application No. 211/347/2018 (SCAP 211/D035/18)

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. 211/347/2018 by Diamanti Design Development to undertake a Combined Application: land division - Torrens Title; SCAP No. 211/D035/18; Create one (1) additional allotment; demolition of two domestic outbuildings, a carport and a veranda; alterations to existing dwelling (demolition of lean-to) and construction of a two storey detached dwelling and freestanding carport and associated landscaping at 51 Garfield Avenue, Kurralta Park (CT 5786/938) 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 and information detailed in this application except where varied by any condition(s) listed below.
 - a) 'Existing Site Plan' by Diamanti Designs, Drawing no. PD.01.P1, Revision: B;
 - b) 'Proposed Site Plan' by Diamanti Designs, Drawing no. PD.02.P1, Revision: C;
 - c) 'Lower Floor Plan' by Diamanti Designs, Drawing no. PD.03.P1, Revision: B;
 - d) 'Upper Floor Plan' by Diamanti Designs, Drawing no. PD.04.P1, Revision: B;
 - e) 'Elevations' by Diamanti Designs, Drawing no. PD.05.P1, Revision: B;
 - f) 'Carport' by Diamanti Designs, Drawing no. PD.06.P1, Revision: B;
 - g) 'Site & Drainage Plan' by Zafiris & Associates Pty Ltd, Drawing no. CF5, Issue: B
 - h) Plan of Division by Fyfe Pty Ltd, Drawing no. 66247-1-1-SV-DA1-R4, Revision: 4
2. No vehicles are to be parked in front of the approved freestanding carport located on allotment 340 or double garage of the two storey dwelling located on allotment 341 at any time.
3. Prior to occupation of the two storey dwelling approved herein, the upper level windows located on the southern façade of the building shall be fixed with obscure glass to a minimum height of 1.7 metres above the upper floor level, as indicated on the approved 'Elevations' plan by Diamanti Designs. Obscure glass shall be maintained in good condition at all times to the reasonable satisfaction of Council.
4. Within one (1) month of the practical completion of the development approved herein, all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving and properly drained, and maintained in good condition at all times to the reasonable satisfaction of Council.
5. Within one (1) month of the practical completion of the development approved herein, the stormwater management system, as indicated on the 'Site & Drainage Plan' by Zafiris & Associates Pty Ltd, shall be installed on site.
6. 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.
7. Within six (6) months of the practical completion of the development approved herein, all landscaping indicated on the approved 'Proposed Site Plan' by Diamanti Designs, shall be planted.
8. 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.
9. That prior to the issue of certificates for the land division approved herein, all existing buildings indicated to be demolished on the approved 'Existing Site Plan' by Diamanti Designs shall be removed from subject land.

Land Division Consent Conditions

Council Conditions

Nil

State Commission Assessment Panel Conditions

10. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H H0070701).

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.

11. 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.
12. 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 GRANT Development Plan Consent and Land Division Consent for Application No. 211/347/2018 by Diamanti Design Development to undertake a Combined Application: land division - Torrens Title; SCAP No. 211/D035/18; Create one (1) additional allotment; demolition of two domestic outbuildings, a carport and a veranda; alterations to existing dwelling (demolition of lean-to) and construction of a two storey detached dwelling and freestanding carport and associated landscaping at 51 Garfield Avenue, Kurralta Park (CT 5786/938) 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 and information detailed in this application except where varied by any condition(s) listed below.
 - a) 'Existing Site Plan' by Diamanti Designs, Drawing no. PD.01.P1, Revision: B;
 - b) 'Proposed Site Plan' by Diamanti Designs, Drawing no. PD.02.P1, Revision: C;
 - c) 'Lower Floor Plan' by Diamanti Designs, Drawing no. PD.03.P1, Revision: B;
 - d) 'Upper Floor Plan' by Diamanti Designs, Drawing no. PD.04.P1, Revision: B;
 - e) 'Elevations' by Diamanti Designs, Drawing no. PD.05.P1, Revision: B;
 - f) 'Carport' by Diamanti Designs, Drawing no. PD.06.P1, Revision: B;
 - g) 'Site & Drainage Plan' by Zafiris & Associates Pty Ltd, Drawing no. CF5, Issue: B
 - h) Plan of Division by Fyfe Pty Ltd, Drawing no. 66247-1-1-SV-DA1-R4, Revision: 4

2. No vehicles are to be parked in front of the approved freestanding carport located on allotment 340 or double garage of the two storey dwelling located on allotment 341 at any time.
3. Prior to occupation of the two storey dwelling approved herein, the upper level windows located on the southern façade of the building shall be fixed with obscure glass to a minimum height of 1.7 metres above the upper floor level, as indicated on the approved 'Elevations' plan by Diamanti Designs. Obscure glass shall be maintained in good condition at all times to the reasonable satisfaction of Council.
4. Within one (1) month of the practical completion of the development approved herein, all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving and properly drained, and maintained in good condition at all times to the reasonable satisfaction of Council.
5. Within one (1) month of the practical completion of the development approved herein, the stormwater management system, as indicated on the 'Site & Drainage Plan' by Zafiris & Associates Pty Ltd, shall be installed on site.
6. 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.
7. Within six (6) months of the practical completion of the development approved herein, all landscaping indicated on the approved 'Proposed Site Plan' by Diamanti Designs, shall be planted.
8. 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.
9. Additional landscaping shall be provided at the front of the site to adequately screen the visitor car parking space.
10. That prior to the issue of certificates for the land division approved herein, all existing buildings indicated to be demolished on the approved 'Existing Site Plan' by Diamanti Designs shall be removed from subject land.

Land Division Consent Conditions

Council Conditions

Nil

State Commission Assessment Panel Conditions

11. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H H0070701).

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.

12. 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.
13. 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.

6.6 14 Inkerman Avenue, CAMDEN PARK

Application No. 211/838/2018

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. 211/838/2018 by Harmendar Athwal to undertake Land Division - Torrens Title; SCAP No. 211/D105/18; Create one (1) additional allotment at 14 Inkerman Avenue Camden Park (CT 5342/796) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the approved 'Plan of Proposed Division', Ref No. 18-218, Rev 01 prepared by Cavallo Forest Licenced Surveyors relating to Development Application No. 211/838/2018 (SCAP Ref: 211/D105/18).
2. That prior to the issue of certificates, all existing structures shall be removed from proposed allotments 1 and 2 as indicated on the approved 'Plan of Proposed Division' by Cavallo Forest Licenced Surveyors.

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.

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 \$7253 into the Planning and Development fund (1 lots @ \$7253/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 Department of Planning, Transport and Infrastructure 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.

6.7 2 Richard Street, BROOKLYN PARK

Application No. 211/608/2018 (SCAP 211/D070/2018)

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. 211/608/2018 by Gosse International Student Residence to undertake Land division - Torrens Title to create one additional allotment (one allotment into two) at 2 Richard Street, Brooklyn Park (CT 5714/471) 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.

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 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.

4. Payment of \$6830 into the Planning and Development fund (1 allotment @ \$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.

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of SCAP, ERD Court and deferred CAP matters - October 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: B Russ

The Panel resolved that the recommendation be adopted.

CARRIED

Prior to the close of the meeting, the Assessment Manager advised of the following:

1. Meeting Procedures

Panel members are to review and provide comments on the Council Assessment Panel Meeting Procedures to the Assessment Manager by close of business, Tuesday 16 October 2018.

2. Expression of Interest for new Council Assessment Panel

The Assessment Manager noted that Expressions of Interest for a new Council Assessment Panel were being sought with a closing date of 19 October 2018.

9 MEETING CLOSE

The Presiding Member declared the meeting closed at 6.37pm