

CITY OF WEST TORRENS



Notice of Panel Meeting

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

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

on

TUESDAY, 12 FEBRUARY 2019
at 5.00pm

Donna Ferretti
Assessment Manager

City of West Torrens Disclaimer

Council Assessment Panel

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

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

INDEX

1	Meeting Opened	1
1.1	Evacuation Procedures	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes.....	1
5	Disclosure Statements	1
6	Reports of the Assessment Manager	2
6.1	7 Crossley Street, PLYMPTON	2
6.2	2/277-281 Sir Donald Bradman Drive, COWANDILLA.....	66
6.3	31 Anstey Crescent, MARLESTON	102
6.4	7 Murdoch Avenue, NORTH PLYMPTON	139
6.5	52 Barnes Avenue, MARLESTON.....	223
6.6	18 Trennery Street, WEST RICHMOND	251
7	Confidential Reports of the Assessment Manager	279
	Nil	
8	Summary of Court Appeals.....	279
8.1	Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - February 2019	279
9	Other Business	280
	Nil	
10	Meeting Close	280

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

That the Minutes of the meeting of the Council Assessment Panel held on 22 January 2019 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

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

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

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

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

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 7 Crossley Street, PLYMPTON

Application No 211/1142/2017

Appearing before the Panel will be:

Representors: **Cynthia and David Hynes** of 43 Glenburnie Terrace, Plympton wish to appear in support of their representation.

Applicant: **Mathew Falconer**, on behalf of the applicant, wishes to appear to respond to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Combined application: Land division - Community Title; SCAP No. 211/C152/17; Creating three additional allotments and the construction of a two storey residential flat building comprising four dwellings
APPLICANT	Ms Shuxia Zhou
APPLICATION NO	211/1142/2017
LODGEMENT DATE	4 September 2017
ZONE	Residential Zone
POLICY AREA	Medium Density Policy Area 18
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets ▪ Amenity Officer External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water
DEVELOPMENT PLAN VERSION	30 May 2017
RECOMMENDATION	Support with conditions
AUTHOR	Jordan Leverington

BACKGROUND

This proposal, comprised of separate land division and built form applications, was presented to the Council Assessment Panel (CAP) at its meeting of 9 October 2018.

The CAP resolved to defer the applications to enable the applicant to address the following matters:

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

The applicant has submitted amended plans and additional information, in response to the CAP's decision. A copy of the amended plans and supporting information is contained within **Attachment 1**.

The original assessment report and associated plans and information are included within **Attachment 2**.

AMENDED PROPOSAL

The amended plans incorporate a number of changes to the original proposal. These changes are as follows:

- The land division and built form application have been combined in order to take advantage of the smaller site areas afforded to combined applications;
- The garages have been changed to carports to remove solid walls from being built on the boundary;
- The rear setback of dwelling 4 has been amended to reduce the visual bulk and scale when viewed from the north;
- The setback of the ground floor and upper level adjacent the northern boundary has been increased. The ground floor setback has been increased from 1 metre (m) to 3m and the upper level from 2m to 3m;
- Both the lower and upper level setback from the wall to the eastern boundary has been reduced from 4m to 3.5m;
- Landscaping has been increased within the common area with the inclusion of Grasscrete along the driveway and a vertical garden at the eastern end of the common driveway;
- Medium sized trees (Capital Pear) and extra grassed areas have been added to the rear yards of each dwelling;
- A traffic consultant has provided a report demonstrating that all vehicle movements comply with the relevant Australian Standard;
- Rubbish bins are to be stored within the rear yard of each dwelling.

REFERRALS

Internal

The amendments made have not altered the previous comments provided by City Assets (refer Attachment 2).

External

The amendments made have not altered the previous comments provided by SCAP or SA Water (refer Attachment 2).

QUANTITATIVE STANDARDS

The amended proposal is assessed for consistency with the quantitative requirements of the Development Plan. The following table includes only those provisions relevant to the reasons for the deferral as follows:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	150m ² (minimum average site area for residential flat building)	156m ² (Lot 1) 123m ² (Lots 2 & 3) 155m ² (Lot 4) 194m ² (average including common area) Satisfies
REAR SETBACK (dwellings) <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	4m (minimum)	<u>Ground floor</u> Carports on boundary 2.5m (dwelling 1) 3m (dwellings 2 & 3) 2m (dwelling 4) <u>First floor</u> N/A (dwelling 1) 3m (dwellings 2 & 3) 3m (dwelling 4) Does Not Satisfy
SIDE SETBACKS <i>Residential Zone</i> <i>PDCs 11 & 13</i>	1m (minimum where vertical side wall is 3m or less) or 0m (for maximum of 8m) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Ground floor</u> 0m for 3.8m (dwelling 1) 1m (dwelling 4) <u>Upper level</u> 2.5m (dwelling 1) 3.5m (dwelling 4) Satisfies
LANDSCAPING <i>Landscaping Fences and Walls</i> <i>PDC 4</i>	10% (minimum)	17% Satisfies

ASSESSMENT

This section focusses on the assessment of the amended components of the application and the reasons for deferral outlined by the CAP.

Site areas and overall scale of the development

The land use and land division applications have been combined which allows the applicant to take advantage of the reduced site areas afforded by the policy area provisions. PDC 8 of the Medium Density Policy Area 18 states that unless the land division and built form are combined, the minimum allotment areas should have an area greater than 250 square metres (m²) and a frontage greater than 9m.

By combining the applications PDC 6 becomes relevant and allows the average site area to be 150m² with a frontage of 15m for the complete building. Recent legal advice has instructed Council to use the entire land area when calculating the *average* site area. It was previous practice to not include common areas like driveways. This has resulted in the proposed development now exceeding the minimum site area requirement.

Based on this legal advice, there is sufficient land area on the site for five dwellings, however the proposal is only seeking four.

It is considered that the proposal now satisfies the minimum site area provisions of the Development Plan.

Deficiency in rear setbacks

The setback of the ground floor and upper level of the northern façade has been increased. The ground floor has increased from 1m to 3m and the upper level from 2m to 3m.

The proposal still has some built elements which do not meet the minimum rear setback of 4m. This is a common issue when assessing residential flat buildings as they are often built perpendicular to the allotment layout, leading to what used to be the side boundary effectively becoming the rear boundary of the building.

Development Plan policy is conflicted in this sense as the minimum frontage width to build a residential flat building is 15m. This 15m is to be used to accommodate a common driveway, dwelling, private open space and rear setback.

It is considered that the proposal has struck a good balance in responding to this constraint by having an articulated design with the ground floor and first floor setback at different distances. In addition, carports have replaced the garages and while these remain in the same position along the northern boundary, they no longer have a wall built on the boundary. The contiguous fence with carports built behind effectively lessens the visual impact of the boundary development to the adjacent properties. There will also be an air gap between the top of the fence and the ceiling of the carport to allow light and wind to penetrate, whilst adding articulation and shadow to the built form.

The closest rear wall of proposed dwellings 2-4 are setback 3m from the northern boundary. The upper level of dwellings 2-4 are setback between 3m and 3.5m. This difference in setbacks, together with the individual hipped roof lines, help break up the mass of the building and add visual interest. As a result of these changes, the proposed rear setbacks are considered to be acceptable.

Provision of landscaping to mitigate the extent of hard paved surfaces

The proposal has been amended to add additional landscaping to the rear of each dwelling and 48m² of Grasscrete within the common driveway. This is in addition to the originally proposed landscaping along the outer edges of the common driveway and the 5m wide, 1.8m high trellis at the eastern end of the driveway.

When attributing half of the Grasscrete area to the total landscaping provided, there is a total of 135m² of landscaping which equates to 17% of the total land area. It is considered that the additional areas of landscaping will reduce the urban heat loading created by the hard paved surfaces and ultimately satisfy the reason for deferral.

Design of car parking areas to safely accommodate vehicle movements

The proposal has been reviewed by CIRQA with a suite of turn path diagrams provided to Council. These turn paths demonstrate that all of the necessary vehicle movements satisfy the relevant Australian Standard. Despite this, City Assets are concerned with the visitor car park reverse manoeuvre at the eastern end of the site as there is little clearance between the vehicle and dwelling 4 when a car reverses out of the visitor park (refer image below).



At its closest point, a B85 vehicle (a standard sedan) will come within 400mm of the ground floor of dwelling 4. The red colour shown in the image above that appears to be very close to the vehicle turn path is a depiction of the first floor of the dwelling. The ground floor has been setback in order to facilitate the necessary vehicle movement.

As the proposed vehicle movements are consistent with the relevant Australian Standard, it is considered that the concerns around vehicle movements have been resolved.

Location of waste bins

The bin storage location was not shown in the original proposal. The amended plans show that bins will be stored in the rear yard of each dwelling, although the carport is also large enough to accommodate them.

PUBLIC NOTIFICATION

The application was re-notified because the applications were combined and this changed the essential nature of the proposal.

The application is a Category 2 form of development pursuant to Schedule 9 of the *Development Regulations 2008*.

Properties notified	23 properties were notified during the public notification process.
Representations	One representation was received.
Persons wishing to be heard	One representor wishes to be heard. <ul style="list-style-type: none"> Cynthia and David Hynes
Summary of representation	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> Site areas below 250m²; Lack of car parking; Overlooking concerns from future owners replacing obscured glazing; Two storey built form is out of character with the area; Structural integrity of their pool location close to the common boundary; Internal floor areas; Allotment frontage being below 9m; and Rear setback less than the 4m minimum.
Applicant's response to representation	Summary of applicant's response: <ul style="list-style-type: none"> Site areas exceed the minimum required for residential flat buildings; The proposal includes a total of nine car parks which meets the Development Plan; Upper level windows will be obscured to 1.7m above the floor level to ensure that overlooking will be mitigated; The Medium Density Policy Area 18 is seeking to change the character of the area and supports development up to three storeys; and The rear setbacks have been increased to reduce the visual bulk of the building.

A copy of the representations and the applicant's response is contained in **Attachment 3**.

SUMMARY

The proposal is an envisaged form of development within the Zone and Policy Area. Although there are some deficiencies in terms of rear setbacks and private open space areas, they are not considered significant enough to warrant a refusal of the application. It has been suitably demonstrated that the sites can be functionally developed with minimal impacts beyond the site boundaries.

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

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

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. 211/1142/2017 by Ms Shuxia Zhuo to undertake a combined application: Land division - Community Title; SCAP No. 211/C152/17; Creating three additional allotments and the construction of a two storey residential flat building comprising four dwellings 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, completed and maintained in accordance with the following plans and information detailed in this application except where varied by any condition listed below:
 - a) Site plan by ThreeSixFive Design Studio, Drawing no. 007-06-17/WD01, Revision no. F
 - b) Floor plan by ThreeSixFive Design Studio, Drawing no. 007-06-17/WD02, Revision no. F
 - c) Floor plan by ThreeSixFive Design Studio, Drawing no. 007-06-17/WD03, Revision no. F
 - d) Elevation plan by ThreeSixFive Design Studio, Drawing no. 007-06-17/WD04, Revision no. F
 - e) Civil Plan by HK Consulting, Drawing no. 17041, Revision no. C4, Dated 29/11/2017
 - f) Plan of Division by Alexander Symonds Surveying Consultants, Drawing no. A097917PROP(B), Revision no. B

Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.

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 good condition to the satisfaction of Council at all times.

Reason: To minimise the spread of dust and dirt and to ensure safe and convenient vehicle manoeuvring on-site.

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.

Reason: To enhance the amenity of the site and locality and mitigate against heat loading.

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 good condition to the satisfaction of Council at all times.

Reason: To minimise the impact on privacy to residents of adjoining dwellings.

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

1. 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.

Reason: To satisfy the requirements of SA Water.

2. 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.

Reason: To satisfy the requirements of the State Commission Assessment Panel.

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.

Reason: To satisfy the requirements of the State Commission Assessment Panel.

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 211/1142/2017 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 the City of West Torrens Council.

Signature.....

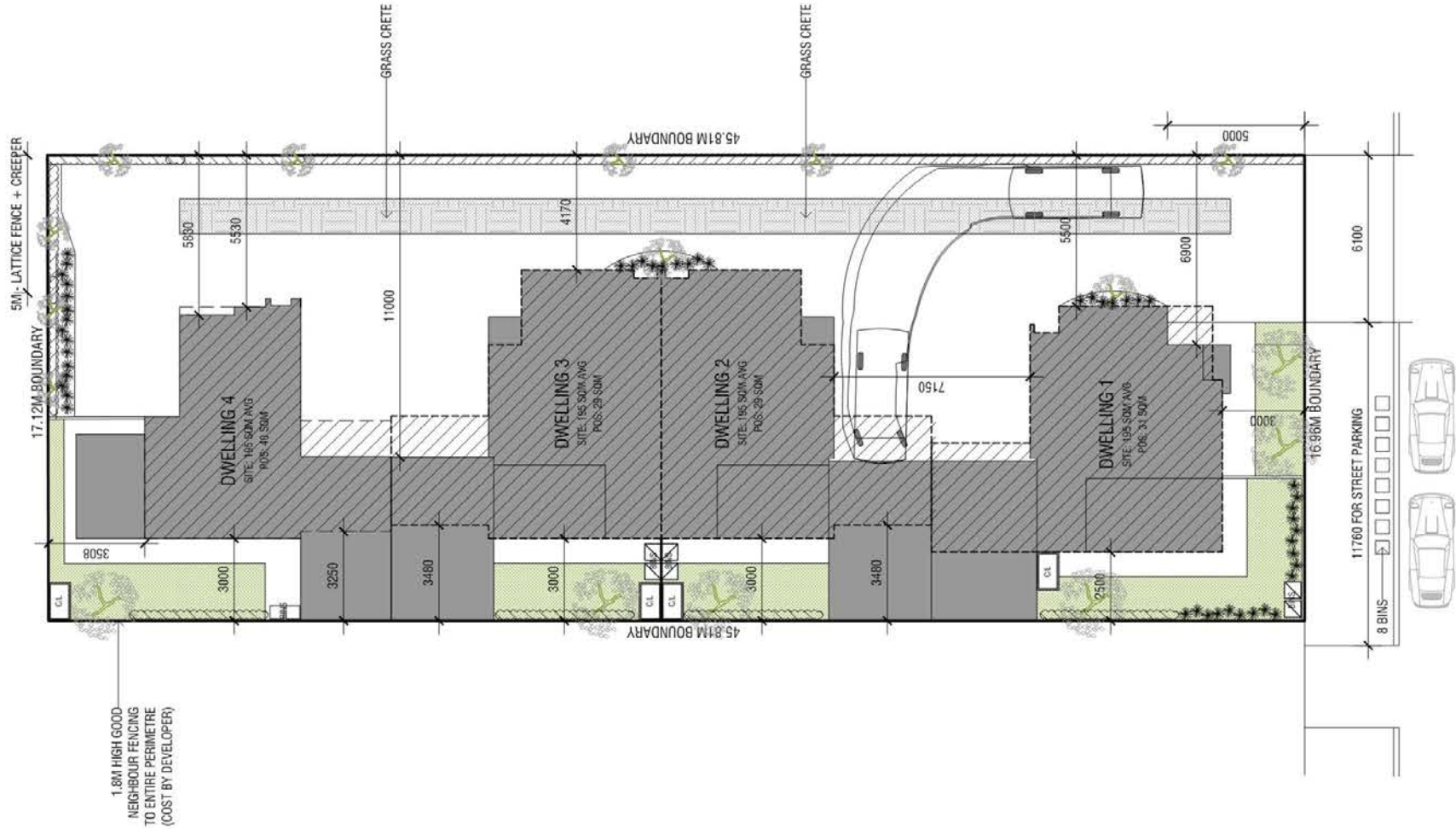
Attachments

1. Amended plans
2. Original assessment report and associated plans and information
3. Representation and response to representation

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

LEGEND			
DECIDUOUS TREES 'PYRUS CAPITAL'		MASS PLANTING 'STRAPPY LEAF' 'GRASSES' 'GROUND COVERS'	
FILLER PLANTS		INSTANT TURF	
GRASS CRETE			

PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE
TREES			
PC	PYRUS 'CAPITAL'	'CAPITAL' PEAR	2.4M TALL
FILLER PLANTS			
CC	CONVOLVULUS CNEORUM	SILVER BUSH	200MM POTS
MP	MURRAYA PANICULATA	MURRAYA	250MM POTS
NDN	MANDARINA DOMESTICA NANA	DWARF NANDINA	200MM POTS
ROP	RAPHIOLEPSIS 'ORIENTAL PEARL'	'ORIENTAL PEARL'	200MM POTS
STRAPPY LEAF PLANTS			
AON	AGAPANTHUS ORIENTALIS NANA	DWARF AGAPANTHUS	150MM POTS
DBL	DIANELLA 'BLAZE'	'BLAZE' FLAX LILY	150MM POTS



DWELLING 1 AREA	SOM
LOWER LIVING	44.80
UPPER LIVING	81.80
GARAGE	22.00
PORCH	1.40
BALCONY	-
ALFRESCO	12.80
TOTAL	162.40
DWELLING 2-3 AREA	SOM
LOWER LIVING	46.80
UPPER LIVING	72.80
GARAGE	22.50
PORCH	1.20
BALCONY	-
ALFRESCO	11.00
TOTAL	154.10
DWELLING 4 AREA	SOM
LOWER LIVING	42.80
UPPER LIVING	56.00
GARAGE	19.70
PORCH	1.00
BALCONY	-
ALFRESCO	9.50
TOTAL	128.80

ThreesixFive
DESIGN STUDIO

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

CLIENT:
ZHOU SHUXIA

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
7 CROSSLEY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED
ON SITE. DIMENSIONS OF EXISTING STRUCTURES AND
DISCREPANCIES OR ISSUES ARE TO BE NOTIFIED TO 365 STUDIO
PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

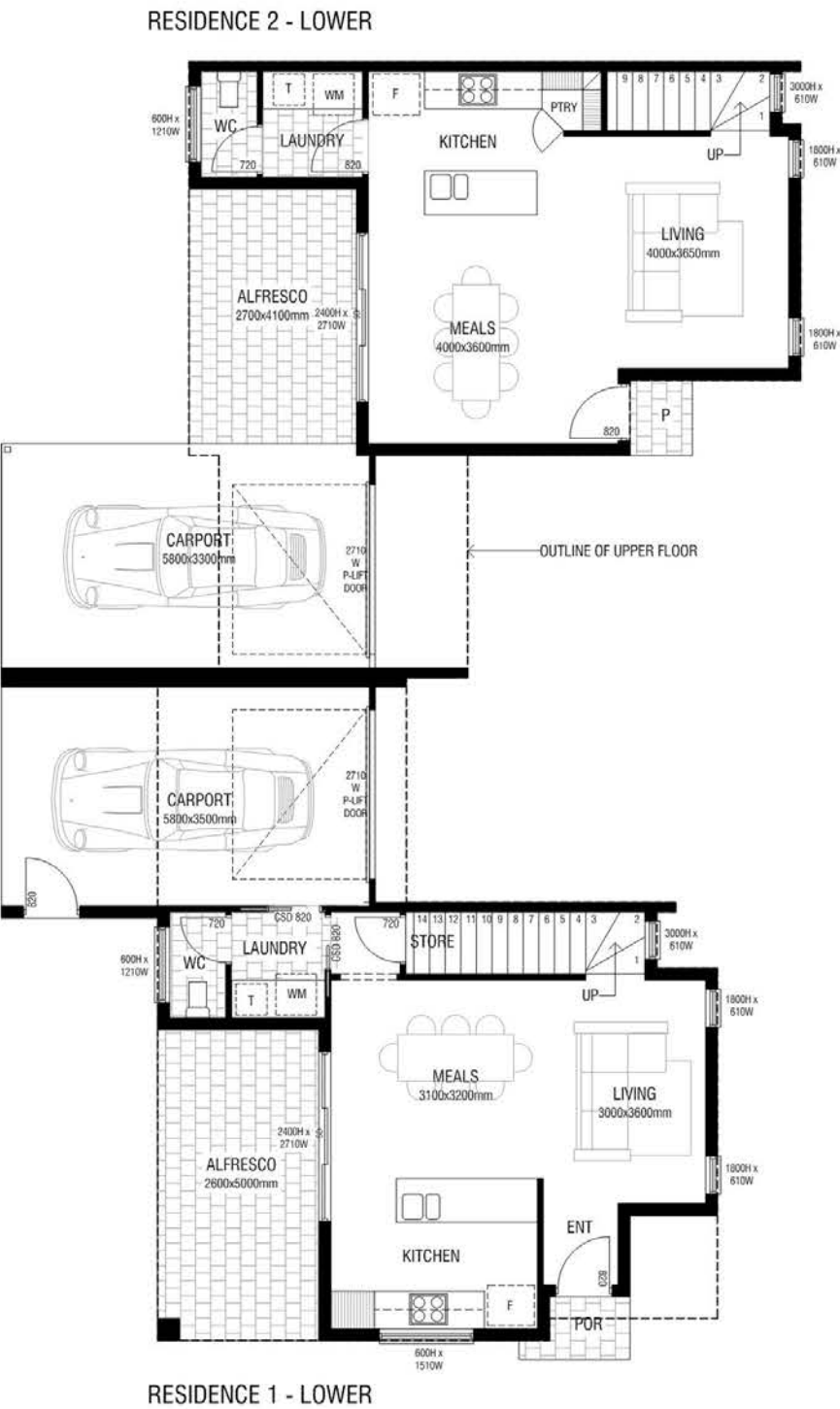
SCALE:	DRAWN BY:	DRAWING NO:
1:200 @ A3	RV	1 of 4
ISSUE:	JOB NUMBER:	
F	007-06-17/WD01	

THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF 365 STUDIO. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT
COPYRIGHT ©



PROPOSED SITE PLAN SCALE 1:200

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



DWELLING 1 AREA	SQM
LOWER LIVING	44.60
UPPER LIVING	81.60
GARAGE	22.00
PORCH	1.40
BALCONY	-
ALFRESCO	12.80
TOTAL	162.40
DWELLING 2-3 AREA	SQM
LOWER LIVING	46.60
UPPER LIVING	72.80
GARAGE	22.50
PORCH	1.20
BALCONY	-
ALFRESCO	11.00
TOTAL	154.10

ThreeSixFive
DESIGN STUDIO

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

CLIENT:
ZHOU SHUXIA

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
7 CROSSLEY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED
BEFORE ANY CONSTRUCTION COMMENCES. ANY
DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO 365 STUDIO
PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

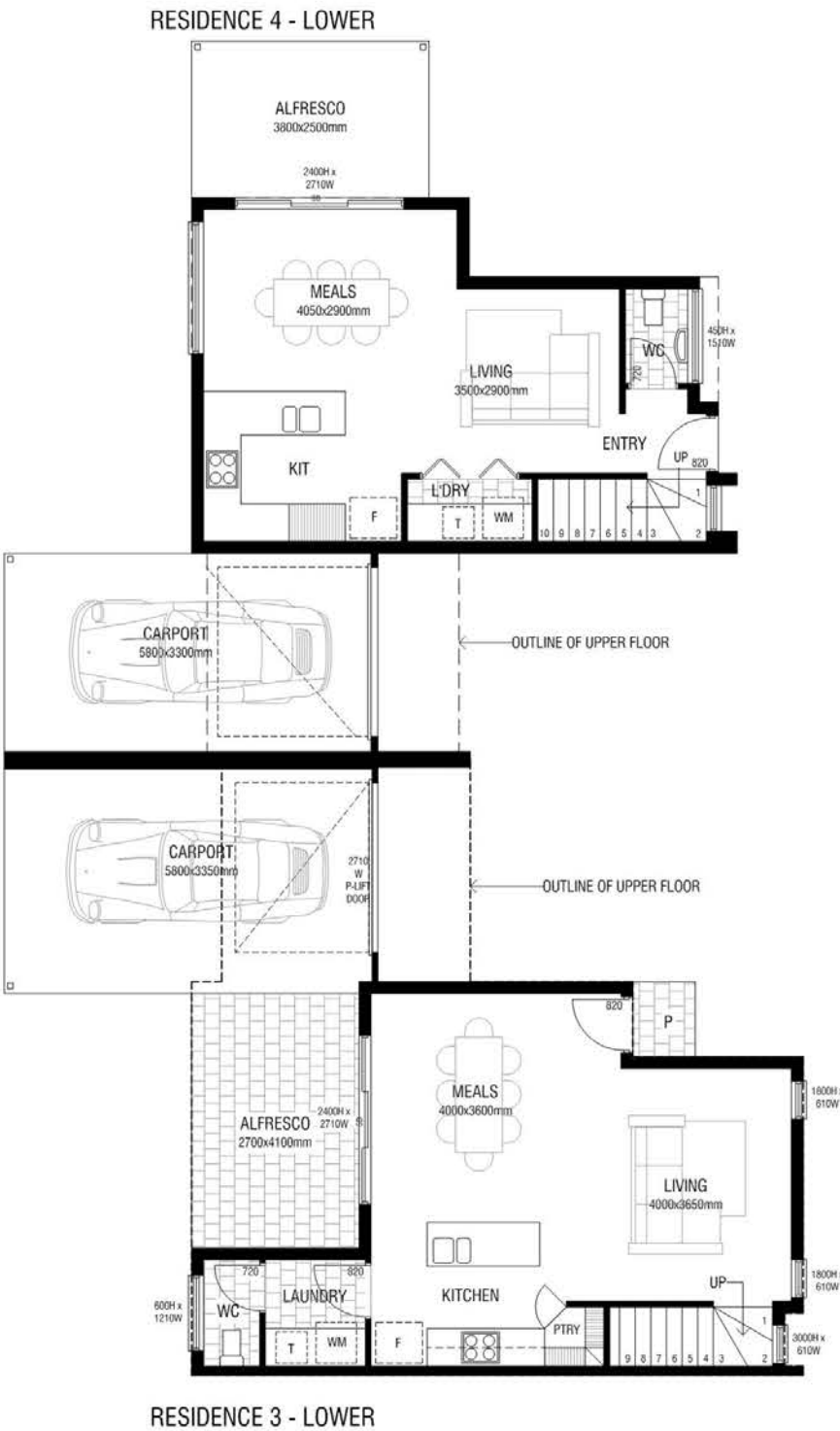
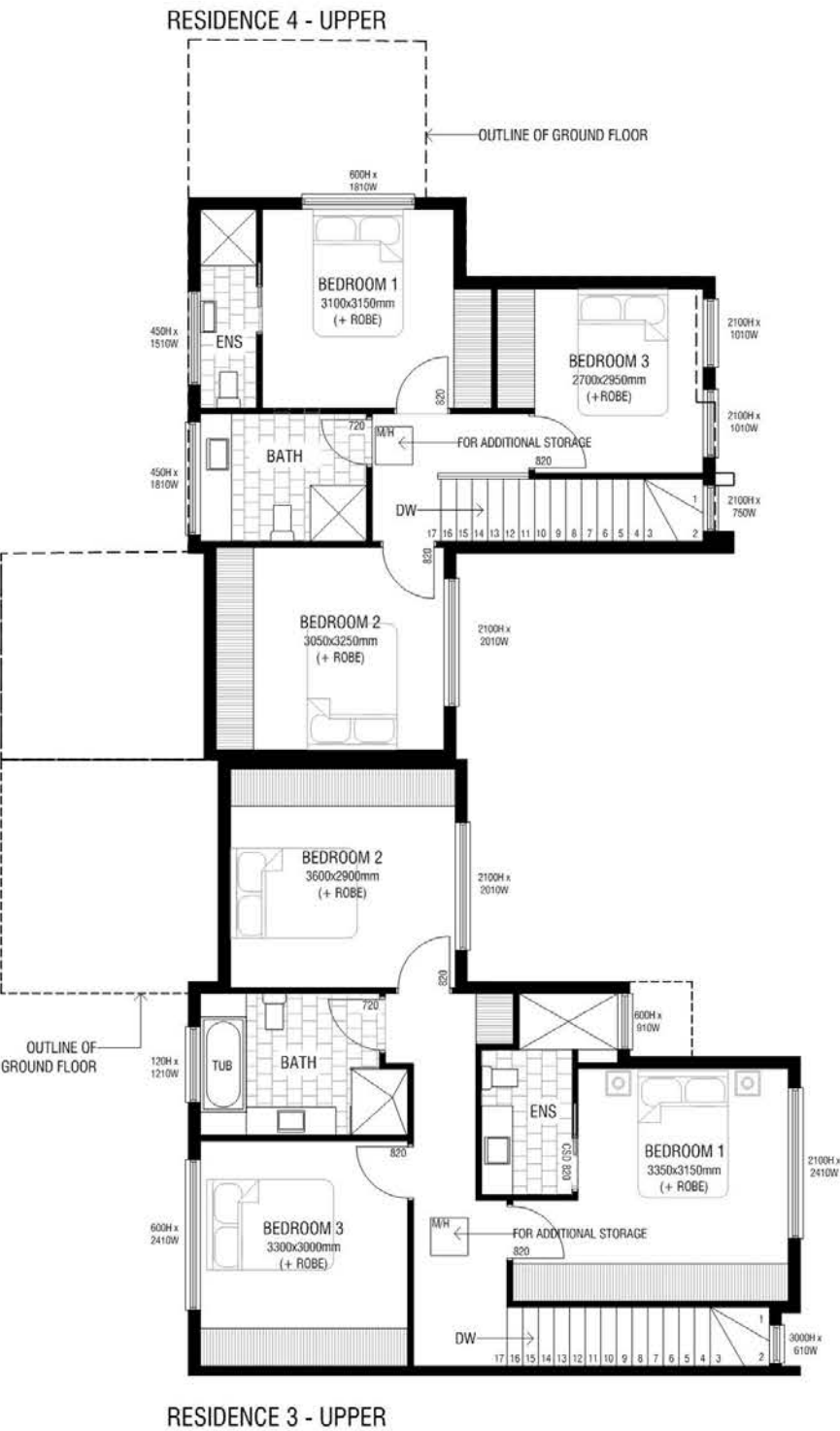
SCALE:	DRAWN BY:	DRAWING NO:
1:100 @ A3	RV	2 of 4

ISSUE:	JOB NUMBER:
F.	007-06-17/WD02

THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF 365 STUDIO. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT
COPYRIGHT ©

PROPOSED FLOOR PLAN SCALE 1:100

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



DWELLING 2-3 AREA	SQM
LOWER LIVING	46.60
UPPER LIVING	72.80
GARAGE	22.50
PORCH	1.20
BALCONY	-
ALFRESCO	11.00
TOTAL	154.10
DWELLING 4 AREA	SQM
LOWER LIVING	42.60
UPPER LIVING	56.00
GARAGE	19.70
PORCH	1.00
BALCONY	-
ALFRESCO	9.50
TOTAL	128.80
ISSUE	AMENDMENT
DATE	DATE

ThreeSixFive
DESIGN STUDIO

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

CLIENT:
ZHOU SHUXIA

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
7 CROSSLEY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED
BEFORE ANY CONSTRUCTION COMMENCES. ANY
DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO 365 STUDIO
PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

SCALE:	DRAWN BY:	DRAWING NO:
1:100 @ A3	RV	3 of 4

ISSUE:	JOB NUMBER:
F.	007-06-17/WD03

THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF 365 STUDIO. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT
COPYRIGHT ©

PROPOSED FLOOR PLAN
SCALE 1:100



ThreeSixFive
DESIGN STUDIO

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

CLIENT:
ZHOU SHUXIA

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
7 CROSSLEY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO 365 STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

SCALE: 1:100 @ A3	DRAWN BY: RV	DRAWING NO: 4 of 4
ISSUE: F.		JOB NUMBER: 007-06-17/WD04

THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY OF 365 STUDIO. REPRODUCTION OF ANY PART OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT

COPYRIGHT ©

6.2 7 Crossley Street, PLYMPTON

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

Appearing before the Panel will be:

Representors: **Cynthia and David Hynes** of 43 Glenburnie Terrace, Plympton wishes to appear in support of the representation.

Applicant: **Mathew Falconer**, on behalf of the applicant, wishes to appear to respond to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Community Title; SCAP No. 211/C152/17; Creating three additional allotments and common property	Construction of a two storey residential flat building comprising four (4) dwellings, each with front porticos, verandahs and single garages under main roof and combined retaining wall perimeter fence up to a maximum height of 2.2 metres
APPLICANT	Ms Shuxia Zhou	365 Studio Pty Ltd
APPLICATION NO	211/1142/2017	211/925/2017
LODGEMENT DATE	4 September 2017	2 August 2017
ZONE	Residential Zone	
POLICY AREA	Medium Density Policy Area 18	
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> City Assets Amenity Officer External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	30 May 2017	
RECOMMENDATION	Support with conditions	

BACKGROUND

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

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

With regard to residential development and land division applications, where all proposed allotments or sites fail to meet, nor are within 5% of the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

SITE AND LOCALITY

The subject site is regular in shape and located on the eastern side of Crossley Street. It is formally known as allotment 231 in Filed Plan 21483, in the area named Plympton, Hundred of Adelaide, more commonly known as 7 Crossley Street, Plympton.

With a primary frontage of 16.96 metres (m) and a depth of 45.8m, the overall site area is 776.9 square metres (m²). The site currently contains a single storey detached dwelling, carport, veranda and domestic outbuilding. All of these structures will need to be removed in order to facilitate the proposed development.

The allotment has a single width crossover located at the south western corner of the allotment which will be altered to suit the proposed development.

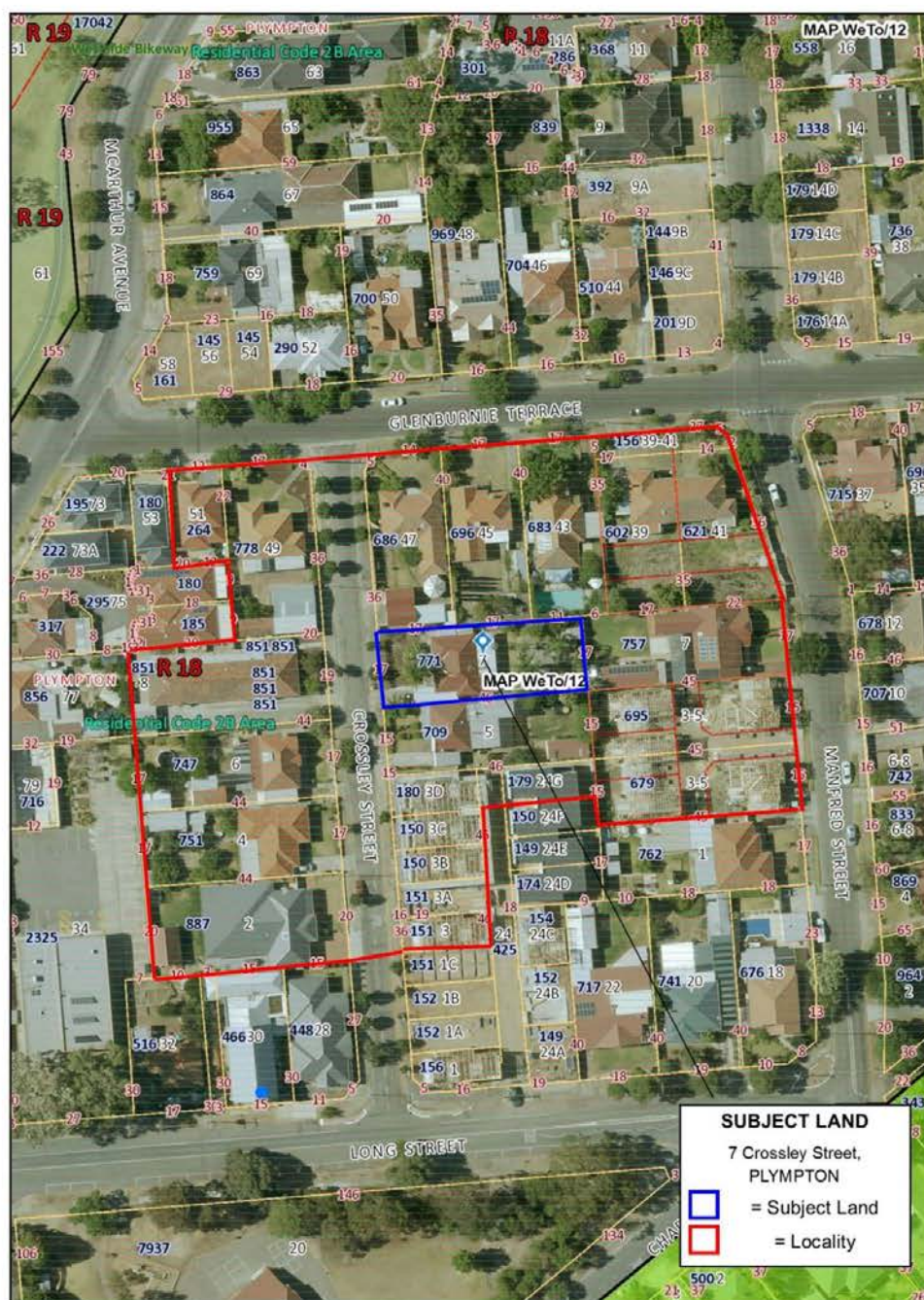
The site has been landscaped with designated garden beds and mature trees. These will also need to be removed to facilitate the proposal. The site does not contain any Regulated or Significant Trees.

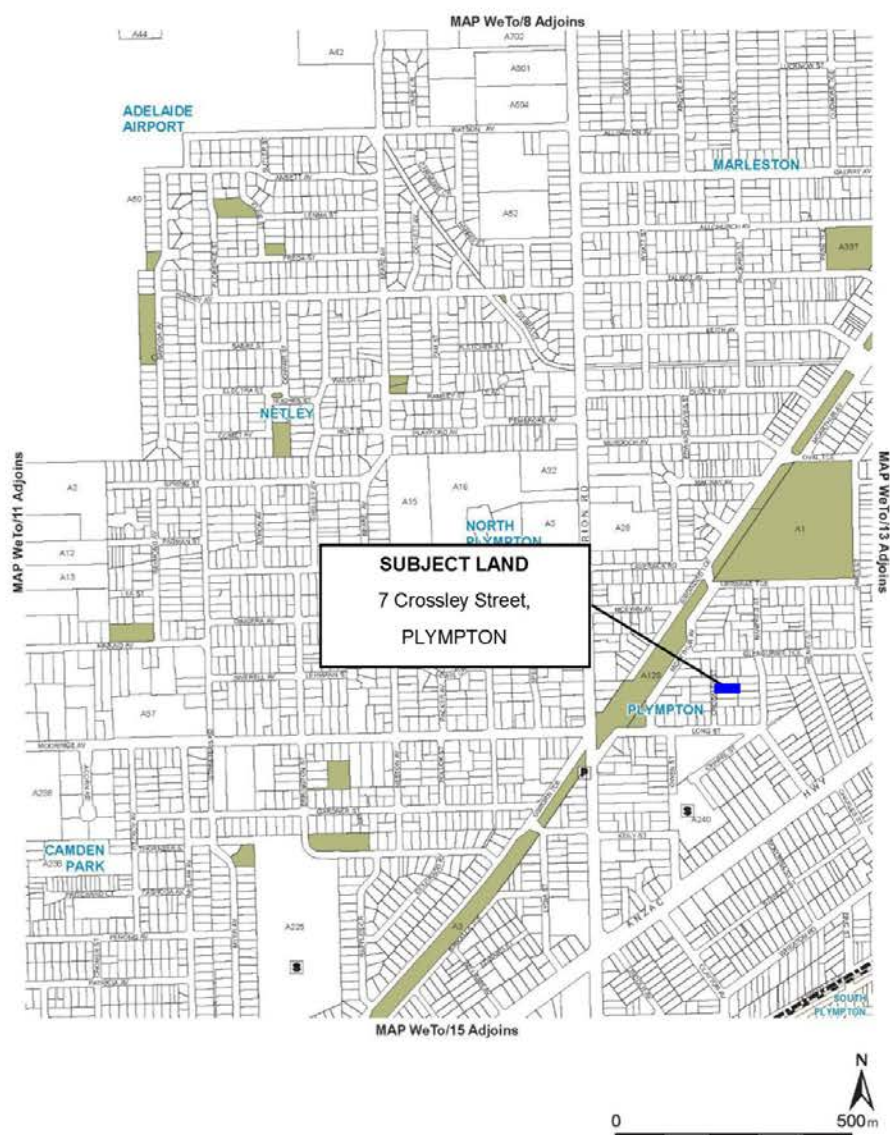
The locality is residential in nature comprised of a mixture of dwelling types, including single storey detached dwellings, group dwellings, semi-detached dwellings and residential flat buildings. Such a variety of housing is common within areas that have been rezoned in order to facilitate a higher density of residential development.

The closest open space, the Westside Bikeway, is located north west of the subject site. The Westside Bikeway is a linear park that is orientated in a north east to south west direction and connects a number of sports fields and recreational areas along its length.

The site and locality are not impacted by development constraints such as flooding or aircraft noise.

The subject site and locality are shown on the following aerial image and locality plan.





- School
- Post Office
- Railways
- Local Reserves
- Development Plan Boundary

Location Map WeTo/12

WEST TORRENS COUNCIL
Consolidated - 6 February 2018

PROPOSAL

The proposals are best described as follows:

211/1142/2017

The land division application seeks to divide a single allotment into four residential allotments and associated common property. The residential allotments will have areas of 156m², 123m², 123m² and 155m² respectively. This equates to an average site area of 139.3m². The common property will have an area of 220m² and will provide driveway access to each site.

211/925/2017

The built form application seeks to construct a two storey residential flat building containing four dwellings.

Each of the dwellings within the residential flat building will have the following:

- Three bedrooms;
- Open plan kitchen, living and dining area;
- Laundry;
- Two bathrooms;
- Single garage; and
- Alfresco area.

Dwelling 1 also has a rumpus room on the upper level.

The residential flat building is a conventional contemporary design. The roofs will be clad with Colorbond metal sheeting at a 25° pitch while the walls will be finished with rendered Hebel. Some highlight features will be added to the dwelling facades such as Matrix Cladding and an interlocking panel by Revolution Panel.

Each dwelling has provision for a single visitor car park to be located in front of the single garage. There will be a landscaped strip along the southern boundary and a portion of the eastern boundary. Garden beds have been shown in front of dwellings 1, 2 and 3. The rear yards of dwellings 1, 2 & 3 will also incorporate a grassed area.

A copy of the plans is contained within **Attachment 1**.

PUBLIC NOTIFICATION

The built form application is a Category 2 form of development pursuant to Schedule 9 of the Development Regulations.

Properties notified:	23 properties were notified during the public notification process.
Representations:	One representation was received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel. <ul style="list-style-type: none"> • Cynthia and David Hynes
Summary of Representations:	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • Children's safety; • Impact on privacy; • Erosion of the community and neighbourhood; • Insufficient rear setback; • Lack of infrastructure available; • Lack of parking; • Two storey development; • Not enough room for bins to be collected; • Height of boundary fencing is insufficient; • Detrimental impact of retaining walls.
Applicant's response	<ul style="list-style-type: none"> • The Development Plan does not provide requirements for the safety as it is dealt with under different legislation; • Development incorporates obscured glazing on the upper floor windows to a height of 1.7m; • There is no basis to the comments that the proposed development will erode the community. • There is sufficient room on the street, in front of the site, to accommodate a further two cars; • On site parking meets Development Plan requirements; • Two storey development is allowed and encouraged within this Policy Area; • There is sufficient room for 8 bins to be located in front of the subject site; • The proposed fence will be 1.8m high on top of a 400mm retaining wall; the total height will be 2.2m; • Council has reviewed the civil plan and has supported its design;

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

REFERRALS

Internal

City Assets

Concerns were raised regarding the following matters;

- Vehicle manoeuvrability;
- Verge interaction;
- Stormwater detention; and
- Finished floor levels.

All of these concerns were resolved by way of amended plans and additional supporting documentation.

Dwelling 4 was reduced in size in order for the vehicle movements to comply with the Australian Standard. The applicant provided a traffic engineer report that demonstrates that all of the required movements are able to be accommodated.

Amenity Officer

- The amenity officer has considered the age, health and usefulness of the street tree and has determined that it can be removed subject to a fee being paid. This fee has been added as a note to the staff recommendation.

A copy of the relevant reports is contained in **Attachment 3**.

External

SCAP

SCAP did not raise any concerns and imposed the standard suite of conditions with respect to the land division.

SA Water

SA Water did not raise any concerns and imposed the standard suite of conditions with respect to the land division.

A copy of the relevant reports is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Medium Density Policy Area 18 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objective	1
	Principles of Development Control	1, 2, 3, 5, 6, 7, 8 & 10
Design and Appearance	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15 & 16
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2 & 3
Infrastructure	Objective	3
	Principles of Development Control	1, 3, 5, 6, 8, 9, & 16
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 4, 6, 7, 8 & 12
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5 & 6

Council Assessment Panel Agenda

9 October 2018

Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 5, 6 & 7
Residential Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30 & 31
Transportation and Access	Objective	2
	Principles of Development Control	1, 8, 10, 11, 12, 16, 17, 18, 19, 20, 23, 24, 25, 30, 32, 33, 34, 35, 40, 41, 44, & 45
Waste	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5, 6 & 7

Zone: Residential Zone**Desired Character Statement:**

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

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

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

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 6, 7, 8, 10, 11, 12, 13 & 14

Policy Area: Medium Density Policy Area 18	
Desired Character Statement:	
<p>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments. Allotment amalgamation to create larger development sites will occur to maximise the density of development while also achieving integrated design outcomes, particularly within a comfortable walking distance of centre zones. Vehicle access will occur from side streets and new rear public and private laneways wherever possible, also supporting the retention of existing street trees.</p> <p>New buildings will contribute to a highly varied streetscape. Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys. Parking areas and garages will be located behind the front facade of buildings.</p> <p>Buildings on the edge of the policy area which adjoin residential policy areas at lower densities will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk, and overshadowing.</p> <p>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</p>	
Objective	1
Principles of Development Control	1, 1, 4, 5, 6 & 8

QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Medium Density Policy Area 18</i> <i>PDC 8</i>	250m ² (minimum)	156m ² (Lot 1) 123m ² (Lots 2 & 3) 155m ² (Lot 4) Does Not Satisfy
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 18</i> <i>PDC 8</i>	9m (minimum)	5.3m (Lot 1) 0m (Lots 2 - 4) Does Not Satisfy
SITE AREA <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	150m ² (minimum average site area for residential flat building)	156m ² (Lot 1) 123m ² (Lots 2 & 3) 155m ² (Lot 4) 139.3m ² (average) Does Not Satisfy

Council Assessment Panel Agenda

9 October 2018

SITE FRONTAGE <i>Medium Density Policy Area 18</i> PDC 6	15m (minimum for complete building)	16.96m Satisfies
SITE COVERAGE <i>Medium Density Policy Area 18</i> PDC 5	70% (maximum)	52% (dwelling 1) 66% (dwellings 2 & 3) 52% (dwelling 4) 46% (total of the subject site) Satisfies
PRIMARY STREET SETBACK <i>Medium Density Policy Area 18</i> PDC 5	3m (minimum)	2.8m Does Not Satisfy
REAR SETBACK (complete building) <i>Medium Density Policy Area 18</i> PDC 5	4m (minimum)	4m Satisfies
REAR SETBACK (dwellings) <i>Medium Density Policy Area 18</i> PDC 5	4m (minimum)	Garages on boundary Balance of dwellings 2.5m (dwelling 1) 3m (dwellings 2 & 3) 2m (dwelling 4) Does Not Satisfy
SIDE SETBACKS <i>Residential Zone</i> PDCs 11 & 13	1m (minimum where vertical side wall is 3m or less) or 0m (for maximum of 8m) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Ground floor</u> 0m for 3.8m (dwelling 1) 1m (dwelling 4) <u>Upper level</u> 2.5m (dwelling 1) 4m (dwelling 4) Satisfies
BUILDING HEIGHT <i>Medium Density Policy Area 18</i> PDC 5	3 storeys or 12.5m (maximum)	2 storeys Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9	100m ² (minimum)	126.2m ² (dwelling 1) 119.4m ² (dwellings 2 & 3) 108.9m ² (dwelling 4) Satisfies

Council Assessment Panel Agenda

9 October 2018

PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	<u>Lots <300m²</u> 24m ² (minimum) 3m (minimum dimension) 16m ² (minimum directly accessible from a habitable room).	<u>Dwelling 1</u> 41m ² (total) 3m (dimension) 41m ² (accessed from habitable room) <u>Dwellings 2 & 3</u> 26m ² (total) 3m (dimension) 26m ² (accessed from habitable room) <u>Dwelling 4</u> 25m ² (total) 4m (dimension) 25m ² (accessed from habitable room) Satisfies
STORAGE <i>Residential Development</i> PDC 31	8m ³ (minimum)	12m ³ (all dwellings) Satisfies
LANDSCAPING Landscaping Fences and Walls PDC 4	10% (minimum)	11.2% Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	8 car parking spaces + 1 visitor space	2 per dwelling (1 covered) 1 visitor space Satisfies

ASSESSMENT

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

Site Area and Frontage

The land division proposes to create four community lots and common property for the purposes of accommodating a residential flat building accessed via a common driveway. PDC 8 of Medium Density Policy Area 18 seeks allotments with a minimum size of 250m² and a minimum frontage width of 9m. This has not been achieved.

In considering this shortfall, it is prudent to assess the land division in association with the accompanying built form application. PDC 6 of the Policy Area prescribes a minimum average site area of 150m² for residential flat buildings and a minimum frontage width of 15m for the whole building. The built form application shows an average site area (not including the common property) of 139m² and a frontage width of 16.9m.

While neither the land division nor land use applications satisfy the quantitative requirements, it has nonetheless been demonstrated that the proposed site areas are adequate to accommodate the form of dwellings envisaged within the policy area. It should be noted that the administration advised the applicant that the deficiencies in allotment/site areas, allotment frontage and rear setback (see below) may require some reconsideration of the number of dwellings proposed. However, the applicant has chosen to retain the current proposal.

Front and Rear Setbacks

PDC 5 of Medium Density Policy Area 18 calls for a minimum front setback of 3m and a minimum rear setback of 4m. The proposed development has a portico that is setback 2.8m from the front boundary. Whilst this does not meet the minimum 3m setback, this deficiency is considered minor and not fatal to the application as the portico is open sided and only 2m wide. The remainder of the dwelling is setback 3m from the front boundary.

Each of the dwellings include garages built to the rear boundaries. The remainder of the dwellings are setback between 2.5m and 3m. This setback deficiency is not considered fatal to the application as they will be built to the northern boundary, thereby avoiding any overshadowing of neighbouring properties. The visual impact of this boundary development will also be mitigated to a certain extent by their orientation perpendicular to the subject site and the garages being limited in length and height and of an appropriate finish.

The rear setback of the entire building (as opposed to individual dwellings) satisfies PDC 5.

Side Setbacks

PDC 11 of the Residential Zone states that with the exception of party walls, dwellings should have a ground floor side setback of 1m and a 2m setback from a vertical wall of between 3-6 metres in height.

Dwelling 1 has a garage built to the side boundary with the remainder setback 2.5m from the side boundary. PDC 16 of the Residential Development module states where walls are built on the boundary, they should have a maximum length of 8m. As the proposed garage will be built on the boundary for a length of 3.2m, it is not considered to have a significant impact on the neighbouring property and is therefore considered acceptable.

The alfresco portion of dwelling 4 will be setback 1m from the side boundary.

Design and Appearance

Whilst not evident from the elevations, the proposed residential flat building exhibits a number of positive attributes such as moderate articulation (on the northern and southern facades), fenestration and minimal blank walls.

The hipped roof design adds visual interest to the building while creating a visual distinction between each of the dwellings. A variety of window sizes and shapes also aids in enhancing the appearance of the proposal.

Dwelling 1 addresses the street by orientating the front door and several windows towards it. The front fence is positioned so as to provide private open space without obscuring the ground floor entry. This is a positive design element in that it allows for casual surveillance over the public realm.

Overshadowing

PDC 10 of the Residential Development module states that dwellings should ensure that direct winter sunlight is available to adjoining dwellings. PDC 11 expands this provision by seeking a minimum of 3 hours of sunlight during the winter solstice being available to habitable room windows of adjoining dwellings.

Due to the east-west orientation of allotments in the immediate locality, a degree of overshadowing to the neighbouring allotment to the south is to be expected. However, in this case the proposed building has been sited towards the northern boundary with the common driveway along the southern boundary providing for a large setback (of between 4.2m - 11m) between the proposed building and the neighbouring dwelling. In this way, the siting of the proposed building effectively minimises any overshadowing of the adjacent property. It should be noted that the southern boundary is also a side boundary which means it would be possible to construct two storey detached or group dwellings on the site which would be required to be setback only 2m from this boundary. The overshadowing impact from such a development would be significantly greater than the residential flat building proposed.

The orientation of the residential flat building allows for the private open space of each dwelling to face north which, in conjunction with the recessed alfresco area of each dwelling, provides for adequate sunlight in winter and shade in summer. This is consistent with the desired private open space attributes described in PDC 18 of the Residential Development module.

Overlooking

Overlooking is not considered to be contentious as the upper level windows of the proposed building on the north, east and west façades will be fixed obscured glazing to 1.7m in height. This will also be reinforced by way of condition to ensure ongoing compliance.

Vehicular Access

The development proposes a single garage for each dwelling with an uncovered car parking space stacked in front of it. There is also a visitor car park at the eastern end of the allotment. This satisfies the relevant car parking provisions specified in Table WeTo/2 of the Development Plan.

Council's traffic engineers held concerns that the design of the dwellings would restrict the manoeuvrability of vehicles on site. The applicant provided a turn path assessment from CIRQA that demonstrates that appropriate manoeuvres can be undertaken (refer **Attachment 1**). This has satisfied Council's engineers.

Storage

PDC 31 of the Residential Development module calls for a minimum of 8m³ of storage to be provided for each dwelling. All of the proposed dwellings meet this requirement by having storage spaces underneath the stairway, within the garage and within a linen press on the first floor.

Landscaping, Fencing and Retaining Walls

PDC 4 of the Landscaping Fences and Walls module calls for a minimum of 10% of the site to be landscaped. The proposed development includes 11.2% of the site area as landscaping in the rear yards of each dwelling, the front yard of dwelling 1 and the landscaping strip along the common driveway.

The landscaping will be comprised of the following species:

Species	Mature height
Dianella Prunina Utopia	50-100mm
Lomandra	50-100mm
Myoporum Fine Leaf White	50-100mm
Thymus Longicaulis	50-100mm
Dietes Iridiodes	0.5-0.7m
Orange Jessamine	1-2.5m
Morus Nigra	3m
Prunus Cerasifera	5m

The landscaping proposed is considered to fulfil the relevant landscaping provisions of the Development Plan.

Three retaining walls have been shown on the civil plan. The longest of these walls will be along the southern boundary and will have a maximum height of 200mm. The other two retaining walls are located on the northern boundary, and are shorter with a maximum height of 400mm. Together with the proposed fencing at 1.8m in height, the total height of the wall and fence will be 2.2m which is considered acceptable given that these walls/fences adjoin the rear yards/garages of the adjacent properties.

Waste management

Each of the proposed dwellings will have the normal bin allocation, with a maximum of 8 bins placed on the verge for collection at any one time. There is sufficient room on the verge in front of the subject site to accommodate these bins as demonstrated on the site plan. This has been reviewed and supported by Council's City Assets department.

When not being collected, there is sufficient room in the garages or within the rear yards of each of the dwellings for the bins to be stored.

SUMMARY

The proposal is an envisaged form of development within the Zone and Policy Area. Although there are some deficiencies in terms of frontage widths, rear setbacks and site areas they are not considered significant enough to warrant a refusal of the applications. It has been suitably demonstrated that the sites can be functionally developed with minimal impacts beyond the site boundaries.

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

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

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.

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.

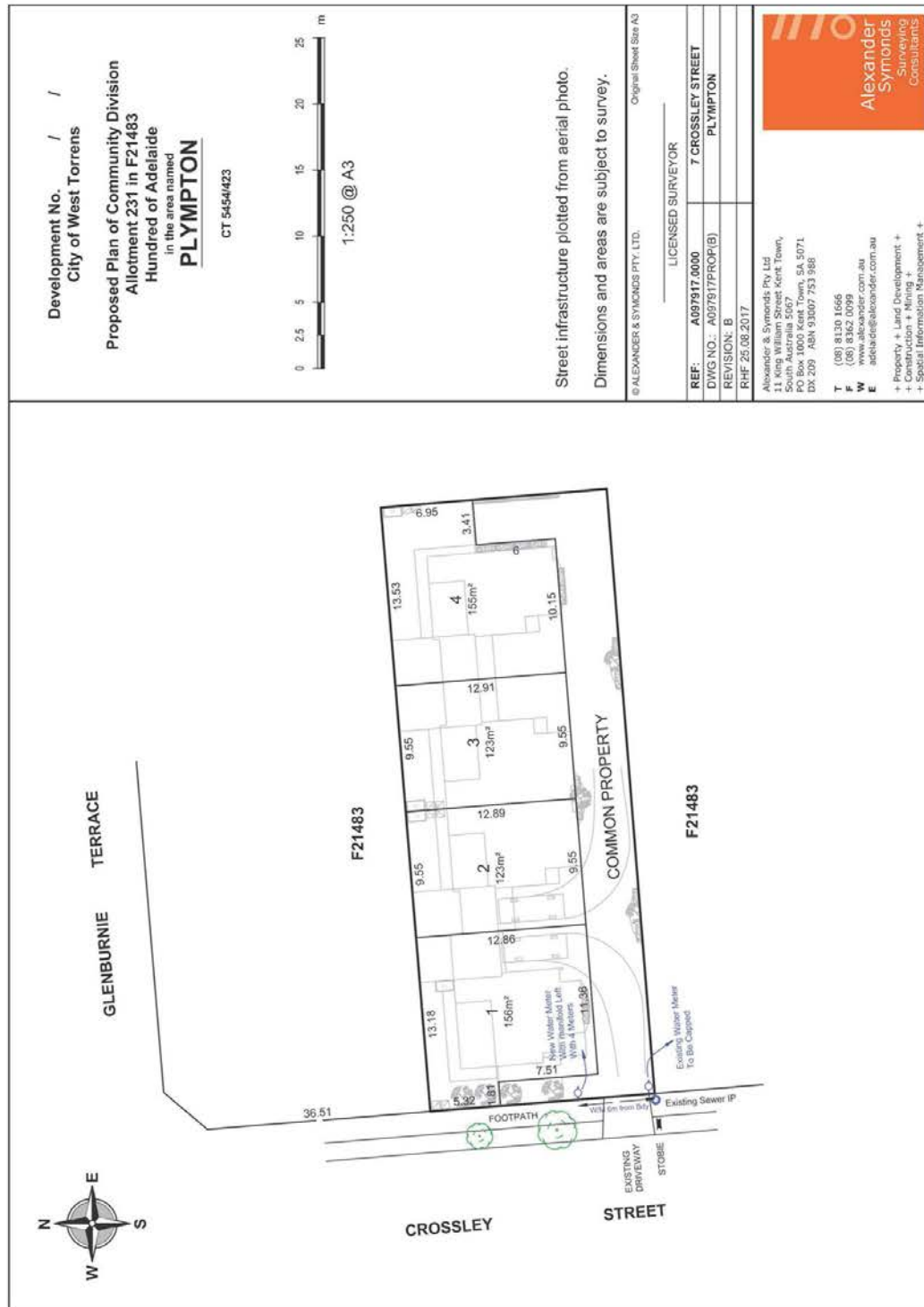
Prior to the commencement of any physical works it is acknowledged that a fee of \$678.00 shall be required to be paid to Council in association with the tree removal.

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.....

Attachments

1. **Plan of division and built form plans**
2. **Representations and response to Representations**
3. **Internal referrals**
4. **SCAP and SA Water referrals**



ThreeSixFive
DESIGN & CONSTRUCTION

64 BARKER ST
ADELPHI SA 5000 AUSTRALIA
T + 818 8231 5548
WWW.THREESIXFIVE.COM.AU
ADAM@THREESIXFIVE.COM.AU

PROPOSED DEVELOPMENT

PROJECT: ZHOU SHUXIA

DATE: 1 AUG 2018 @ 10:43

JOB NUMBER: 1044

SCALE: 1:200

DATE: 007-06-17/M001

COPYRIGHT

THIS DRAWING IS THE PROPERTY OF THREE SIX FIVE DESIGN & CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THREE SIX FIVE DESIGN & CONSTRUCTION IS STRICTLY PROHIBITED.

LANDSCAPING LEGEND: ALL LANDSCAPING BY OTHERS

PLANTS	HEIGHT (M)	SPACING (M)
PLANT 1	1.5	1.5
PLANT 2	1.5	1.5
PLANT 3	1.5	1.5
PLANT 4	1.5	1.5
PLANT 5	1.5	1.5
PLANT 6	1.5	1.5
PLANT 7	1.5	1.5
PLANT 8	1.5	1.5
PLANT 9	1.5	1.5
PLANT 10	1.5	1.5
PLANT 11	1.5	1.5
PLANT 12	1.5	1.5
PLANT 13	1.5	1.5
PLANT 14	1.5	1.5
PLANT 15	1.5	1.5
PLANT 16	1.5	1.5
PLANT 17	1.5	1.5
PLANT 18	1.5	1.5
PLANT 19	1.5	1.5
PLANT 20	1.5	1.5
PLANT 21	1.5	1.5
PLANT 22	1.5	1.5
PLANT 23	1.5	1.5
PLANT 24	1.5	1.5
PLANT 25	1.5	1.5
PLANT 26	1.5	1.5
PLANT 27	1.5	1.5
PLANT 28	1.5	1.5
PLANT 29	1.5	1.5
PLANT 30	1.5	1.5
PLANT 31	1.5	1.5
PLANT 32	1.5	1.5
PLANT 33	1.5	1.5
PLANT 34	1.5	1.5
PLANT 35	1.5	1.5
PLANT 36	1.5	1.5
PLANT 37	1.5	1.5
PLANT 38	1.5	1.5
PLANT 39	1.5	1.5
PLANT 40	1.5	1.5
PLANT 41	1.5	1.5
PLANT 42	1.5	1.5
PLANT 43	1.5	1.5
PLANT 44	1.5	1.5
PLANT 45	1.5	1.5
PLANT 46	1.5	1.5
PLANT 47	1.5	1.5
PLANT 48	1.5	1.5
PLANT 49	1.5	1.5
PLANT 50	1.5	1.5
PLANT 51	1.5	1.5
PLANT 52	1.5	1.5
PLANT 53	1.5	1.5
PLANT 54	1.5	1.5
PLANT 55	1.5	1.5
PLANT 56	1.5	1.5
PLANT 57	1.5	1.5
PLANT 58	1.5	1.5
PLANT 59	1.5	1.5
PLANT 60	1.5	1.5
PLANT 61	1.5	1.5
PLANT 62	1.5	1.5
PLANT 63	1.5	1.5
PLANT 64	1.5	1.5
PLANT 65	1.5	1.5
PLANT 66	1.5	1.5
PLANT 67	1.5	1.5
PLANT 68	1.5	1.5
PLANT 69	1.5	1.5
PLANT 70	1.5	1.5
PLANT 71	1.5	1.5
PLANT 72	1.5	1.5
PLANT 73	1.5	1.5
PLANT 74	1.5	1.5
PLANT 75	1.5	1.5
PLANT 76	1.5	1.5
PLANT 77	1.5	1.5
PLANT 78	1.5	1.5
PLANT 79	1.5	1.5
PLANT 80	1.5	1.5
PLANT 81	1.5	1.5
PLANT 82	1.5	1.5
PLANT 83	1.5	1.5
PLANT 84	1.5	1.5
PLANT 85	1.5	1.5
PLANT 86	1.5	1.5
PLANT 87	1.5	1.5
PLANT 88	1.5	1.5
PLANT 89	1.5	1.5
PLANT 90	1.5	1.5
PLANT 91	1.5	1.5
PLANT 92	1.5	1.5
PLANT 93	1.5	1.5
PLANT 94	1.5	1.5
PLANT 95	1.5	1.5
PLANT 96	1.5	1.5
PLANT 97	1.5	1.5
PLANT 98	1.5	1.5
PLANT 99	1.5	1.5
PLANT 100	1.5	1.5



NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



DWELLINGS 1 AREA	SQM
LOWER LIVING	44.60
UPPER LIVING	81.60
GARAGE	22.00
PORCH	1.40
BALCONY	-
TOTAL	149.60
DWELLINGS 2-3 AREA	SQM
LOWER LIVING	46.80
UPPER LIVING	22.30
BALCONY	22.30
PORCH	1.20
BALCONY	-
ATRESCIO	11.00
TOTAL	101.40

ThreeSixFive
DESIGN/STUDIO

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

2001 | 2002

PROJECT: 2137000

PROPOSED DEVELOPMENT

7 CROSSLEY STREET,
PLYMPTON, SA

ALL ADVERTISEMENTS ARE APPROXIMATELY \$400/MO. IN CIRCULATION BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCONTINUANCE OF SERVICE AND CANCELLATION IS THE RESPONSIBILITY OF THE ADVERTISER.

DO NOT HOLD ANY TWO MEETINGS
WITH THE SAME TOPICS/ISSUES OR CONNECTIONS.

SCALE	DRAWN BY	DATE/REV
1:100 @ A3	RV	2 of 4

007-06-17/WID02	JAN 18 2007
-----------------	-------------

being measured are considered and regarding the frequency of the study administration or a year full of field research is made. The authors believe that the results obtained in this study are not generalizable to other studies.

COPYRIGHT ©

9 October 2018

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



PROPOSED FLOOR PLAN SCALE 1:100

DWELLING 2.3 AREA	50M
LOVELL LIVING	46.50
LOVELL DINING	22.50
LOVELL KITCHEN	22.50
LOVELL BATH	1.20
LOVELL ENTRY	1.00
LOVELL ALFRESCO	11.00
TOTAL	154.10
DWELLING 4 AREA	50M
LOVELL LIVING	50.00
LOVELL DINING	22.50
LOVELL KITCHEN	17.00
LOVELL BATH	1.00
LOVELL ENTRY	1.00
LOVELL ALFRESCO	11.00
TOTAL	134.50
TOTAL	288.60

TreeSixFive
DESIGN STUDIO

84 HALEN ST
ADELAIDE SA 5000
T: 08 8333 5044
WWW.TREESIXFIVE.COM.AU

PROPOSED DEVELOPMENT

7 GOSSEL STREET,
PL. LAMPION, SA

DATE: 07/06/17

SCALE: 1:100 @ A3

DATE: 07/06/17

SCALE: 1:100 @ A3

DATE: 07/06/17

SCALE: 1:100 @ A3

DATE: 07/06/17

SCALE: 1:100 @ A3

DATE: 07/06/17

SCALE: 1:100 @ A3

DATE: 07/06/17

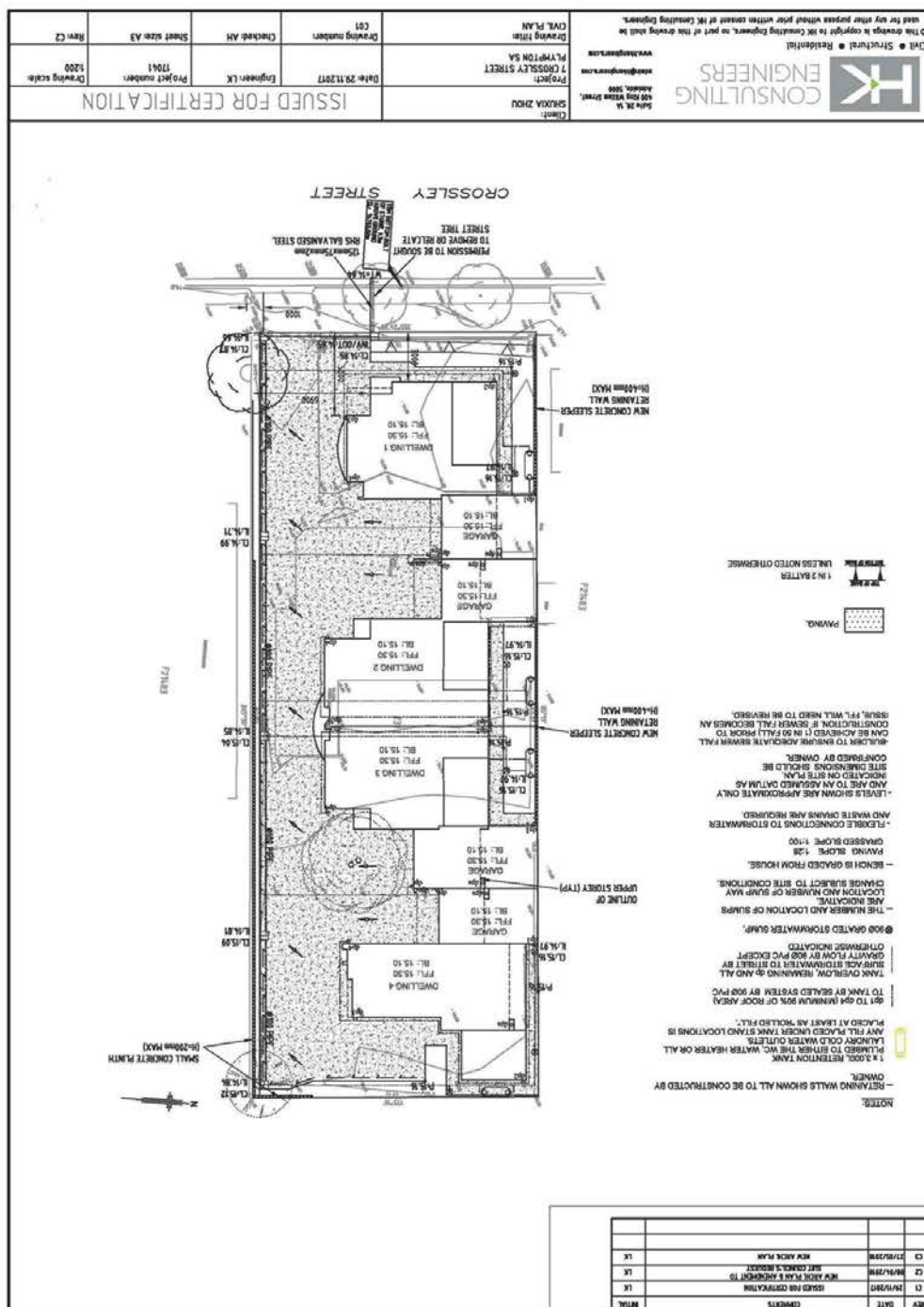
SCALE: 1:100 @ A3

DATE: 07/06/17

SCALE: 1:100 @ A3

DATE: 07/06/17





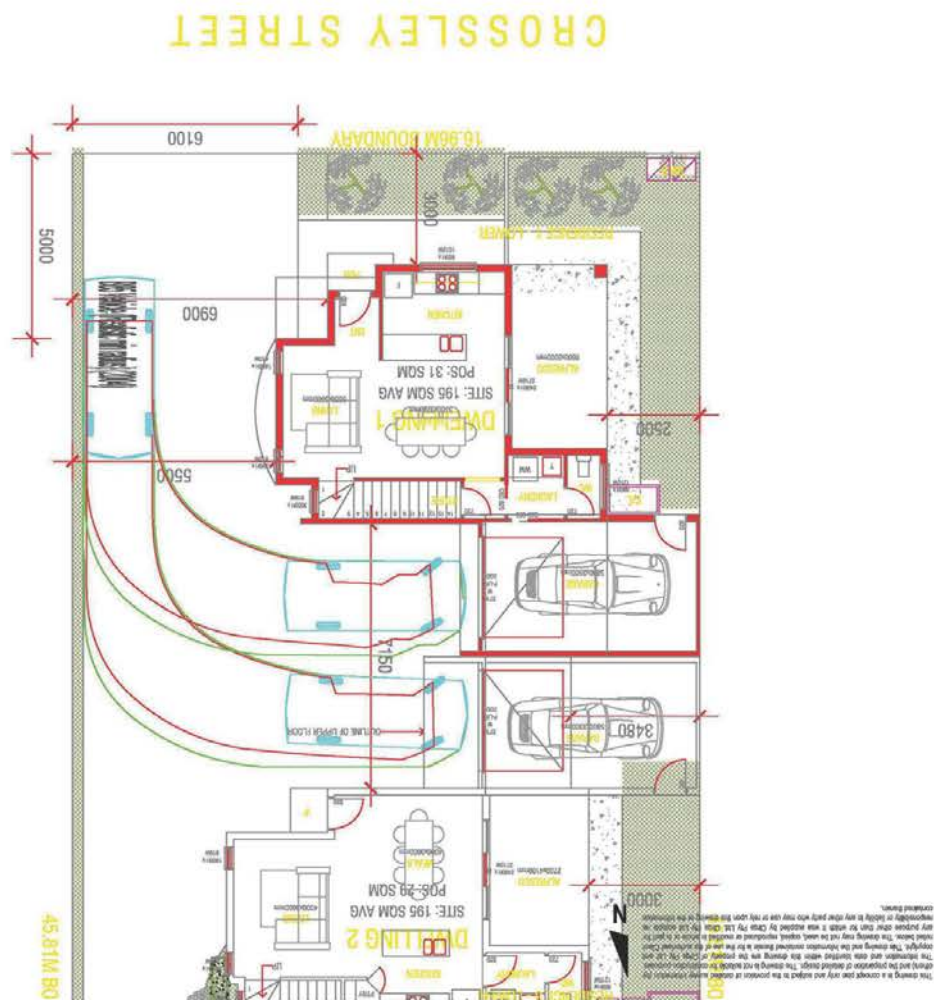


7 CROSSLEY STREET, PLYMPTON
TURN PATH ASSESSMENT - DWELLINGS 1 & 2 - INGRESS MOVEMENTS

PROJECT NO: 18130
SCALE 1:100 (A3)
DRAWING: 01A_SHOT
DATE: 08/05/2018
DRAWN: TWM
REVISION: -

PROJECT NO: 18130
DRAWING: 01A-SH01
SCALE 1:100 (A3)
DATE: 08/05/2018
DRAWN: TAW

9 October 2018



Council Assessment Panel

Page 98

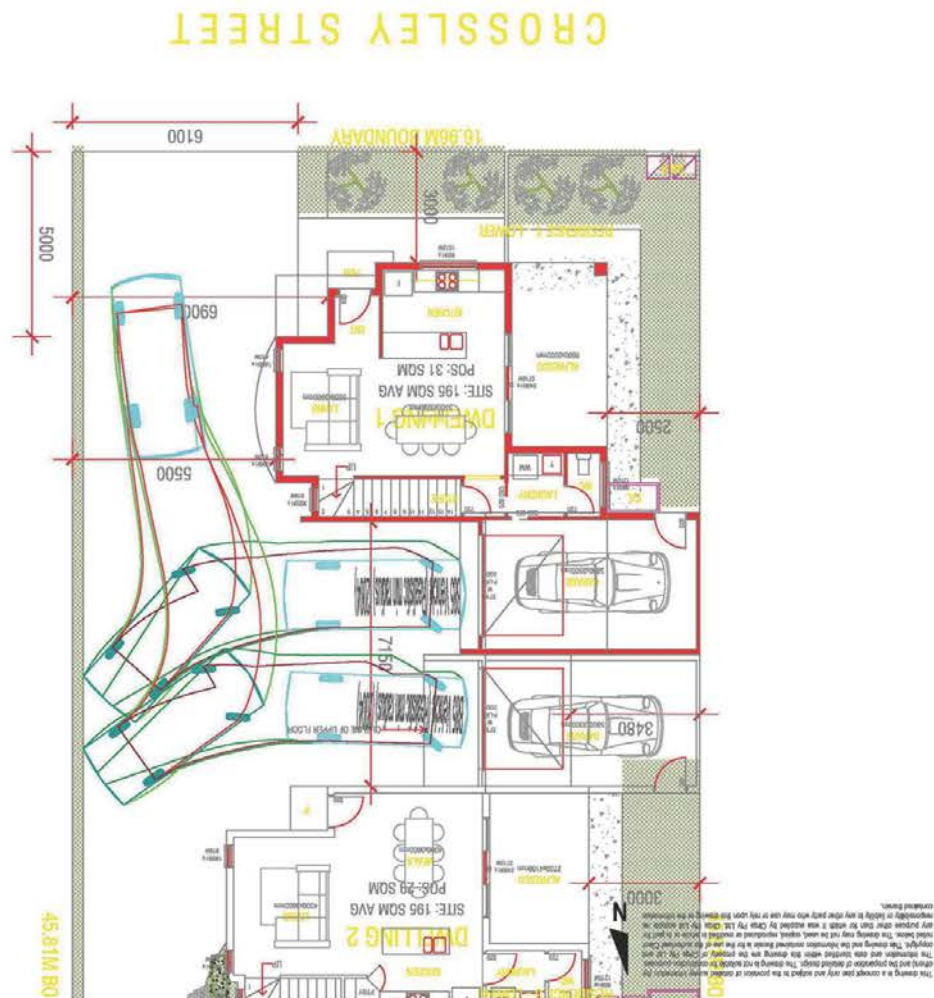


7 CROSSLEY STREET, PLYMPTON

TURN PATH ASSESSMENT - DWELLINGS 1 & 2 - EGRESS MOVEMENTS

PROJECT NO: 18130 SCALE 1:100 (A3)
 DRAWING: 01A_SH02 DATE 08/05/2018
 REVISION: - DRAWN: TAW

9 October 2018





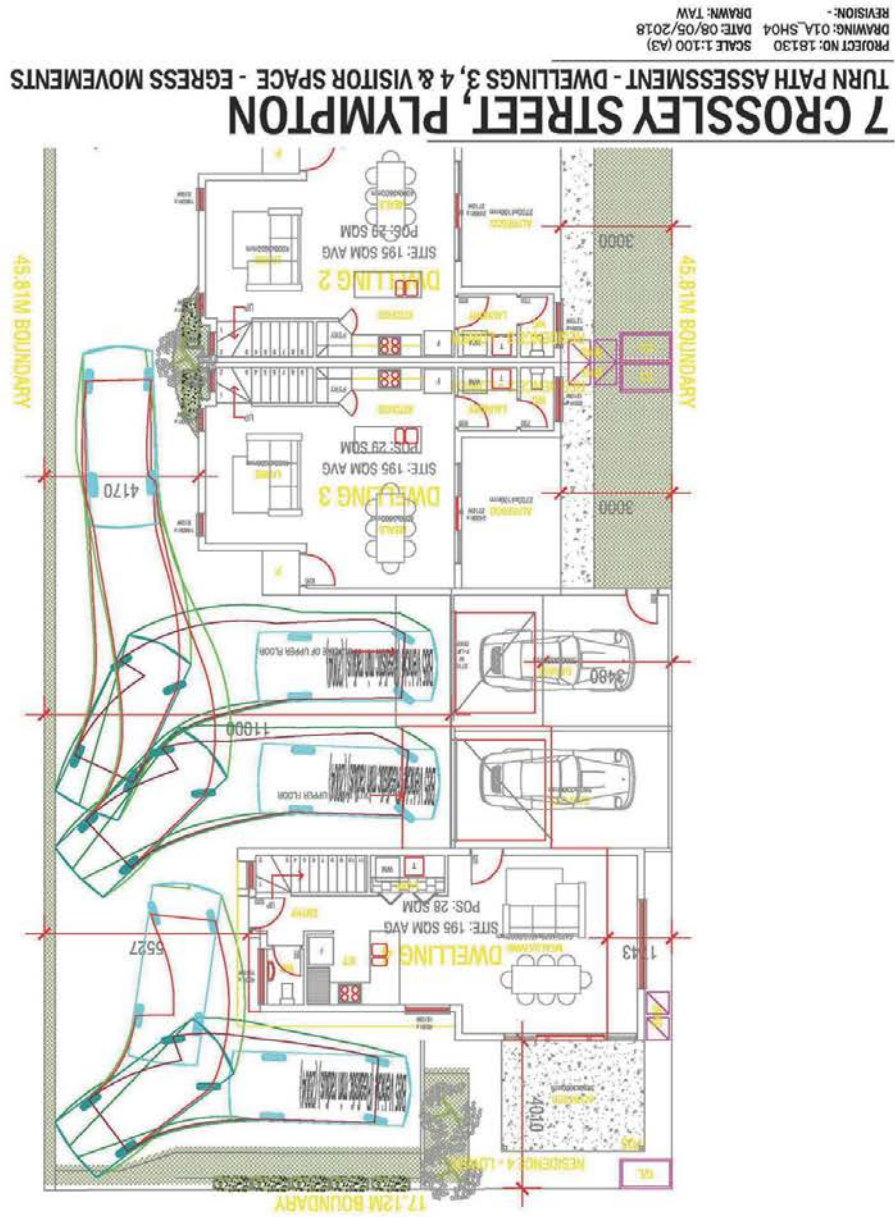
7 CROSSLEY STREET, PLYMPTON

PROJECT NO: 18130
DRAWING: 01A-SH03
SCALE: 1:100 (A3)
DATE: 08/05/2018
DRAWN: TAW
REVISION: -

The site plan illustrates a residential development with four dwellings and associated parking. Key features include:

- Dwelling 2:** Located at the top, with a site area of 195 SQM and a parking space (POS) of 29 SQM. It includes a kitchen, living area, and bedrooms.
- Dwelling 3:** Located below Dwelling 2, with a site area of 195 SQM and a parking space (POS) of 29 SQM. It includes a kitchen, living area, and bedrooms.
- Dwelling 8:** Located on the right side, with a site area of 195 SQM and a parking space (POS) of 28 SQM. It includes a kitchen, living area, and bedrooms.
- Dwelling 4 + 1/2:** Located at the bottom right, with a site area of 4010 SQM. It includes a kitchen, living area, and bedrooms.
- Parking:** Several parking spaces are shown, including two labeled 'CONTINUE ON UPPER FLOOR' and others with dimensions like 11008, 5522, 4010, and 143.
- Boundaries:** The plan shows a 45.81M boundary on the left, a 17.12M boundary at the bottom, and a 3000 boundary on the right.
- Other Features:** The plan includes various rooms such as bedrooms, bathrooms, and living areas, as well as outdoor spaces and a swimming pool area.

[illegible]



This drawing is a conceptual plan only and is subject to the provisions of the relevant planning legislation. It is not intended to be used as a basis for any legal proceedings. The drawing is not intended to be used as a basis for any legal proceedings. The drawing is not intended to be used as a basis for any legal proceedings.

Council Assessment Panel

Item 6.2 - Attachment 2

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

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

DEVELOPMENT No. 211/1142/2017
 PROPERTY ADDRESS: 7 Crossley Street, PLYMPTON SA 5038

YOUR FULL NAME	David Alan Hynes
YOUR ADDRESS	43 GLENOURNIE TERRACE PLYMPTON
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	ADJOINING PROPERTY (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION SEE ATTACHMENT.	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) Do not proceed. CONCERNS BEING ADDRESSED. S. Zhou to take down old corrugated fence and replace with colourbond fence to match neighbours existing fence ADJOINING BOTH OUR PROPERTIES AND PLANT SCREENING DAVIDSON OUR PROPERTY. S. Zhou to bear all cost for this.	

City of West Torrens
 28 JUN 2018
 City Development

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

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY WSH Legal ☒
 (PLEASE SPECIFY)

SIGNED

DATE 27 June 2018

Responsible Officer: Jordan Leverington
 Ends: Thursday 28 June 2018

If space insufficient, please attach sheets

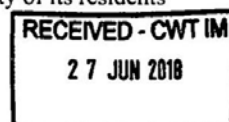
27 June 2018

Chief Executive Officer
City Of West Torrens
165 Sir Donald Bradman Drive
Hilton
South Australia 5033

Objectors Address
D & C Hynes
43 Glenburnie Terrace
Plympton SA 5038

Objections

1. We have children whose safety is at risk with all of the development surrounding our particular block.
2. The windows are not tempered to ensure privacy at our home is maintained.
3. The development compromises our amenities – views and privacy.
4. The construction will have an impact on our home and local services.
 - a. Lack of infrastructure to adequately maintain the development and surrounding homes
 - b. Parking. There is insufficient parking on the side streets. An anecdote from one of the new purchasers of a home currently being completed in a development of five has indicated that she has purchased the home for her three adult sons, all of whom have cars. There is insufficient parking at the moment so where do you propose all of these cars now park.
 - c. Garbage collection. The parking problem makes it difficult for garbage to be collected. The footpaths are becoming garbage dumps. Rodents are increasing as a result. They are also increasing due to the development at Weigall Oval.
 - d. Sewage and water runoff. The existing system was developed when the community and housing first went into that area. It is not capable of meeting the continued high density development that is occurring.
5. We already have four properties that join property. This development will make it seven or eight. How many neighbours do you think we need to 'get on side' for fencing issues? How many is too many. It's ridiculous to think that we should have to get seven or eight neighbours to agree to any new fencing proposal.
6. The lack of 'community' and 'neighbourhood'.
 - a. We knew all of our neighbours and we all looked out for one another.
7. Is it within ALL of council guidelines. Not just on high density living but on all of the other needs that a community has, council's obligation to ensure the safety of its residents which does only include micro issues but also macro issues.





16 July 2018

City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Jordan,

RE: 7 Crossley Street, Plympton – 211/1142/2017

Reference is made to the representations provided in relation to the proposed development at 7 Crossley Street, Plympton. Council has provided a copy of the following representations;

1. D A Hynes
43 Glenburnie Terrace, Plympton SA 5038
2. S J Lavelle
5 Crossley Street, Plympton SA 5038
3. N Bear
4/8 Crossley Street, Plympton SA 5038

The concerns raised by the representors are summarised as car parking, safety, privacy, two storey nature of proposed development, lack of infrastructure, garbage collection, fencing and lack of community. This response to the representation addresses all of the above under the relevant subheadings.

Car parking

All three representations raised concerns in relation to parking.

The West Torrens (City) Development Plan provides a set of car parking guidelines for new development to satisfy. The extract below is from Table WeTo/2 Off Street Vehicle Parking Requirements contained in the relevant Development Plan.

Form of development	Number of Required Car Parking Spaces
Accommodation	
Dwelling	
<ul style="list-style-type: none"> ▪ detached ▪ semi-detached ▪ row ▪ multiple ▪ group ▪ within a residential flat building 	<p>For detached, semi detached, row dwelling and multiple dwellings to provide: 2 car parking spaces per dwelling, one of which is covered.</p> <p>For group dwelling and residential flat building to provide: 2 car parking spaces per dwelling, one of which is covered + an additional 0.25 car parking spaces per dwelling.</p>



As detailed in the table, a development such as the one proposed, 2 car parking spaces are required per dwelling, one of which should be covered and an additional 0.25 spaces per dwelling should be made available for visitors.

The proposed development satisfies this requirement.

Further to the above, the proposal also satisfies Principle 12 of the General Section, Land Division that states;

Principle 12

On-street vehicle parking should be provided at a ratio of one car parking space for every two allotments.

As demonstrated on the proposed plans there is sufficient room to accommodate two on street vehicle spaces in accordance with Principle 12. Whilst the subject site may slightly fall short in the width to accommodate two vehicles after taking the common driveway into consideration, the fact that the neighbouring crossover to the north is offset by approximately 1 metre from the common property boundary thereby providing sufficient room for two vehicles. Overall it is considered that the proposed development satisfies the Development Plan requirements in relation to off street and on street car parking.

Safety

The Development Plan does not provide any requirements in relation to safety of building sites as this is dealt under other legislation.

Privacy

The proposed development has been modified to provide obscure glazing to 1.7 metres high from finished floor level to all upper level windows to minimise the level of overlooking to adjoining properties in accordance with Principle 10 of the General Section, Design and Appearance.

Principle 10

Development should minimise direct overlooking of the habitable rooms and private open spaces of dwellings through measures such as:

- (a) appropriate site layout and building orientation
- (b) off- setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct to avoid direct line of sight
- (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
- (d) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.

The proposal plans have been updated to clearly indicate that upper level windows shall be obscured to a height of 1.7 metres. Whilst there is no minimum height specified within the Development Plan, it is considered that 1.7 metres is an appropriate height especially considering complying Development under Schedule 4 of the Development Regulations only requires screening up to 1.5 metres for two storey dwellings.



Two storey nature

The subject land is located within the Residential Zone, Medium Density Policy Area 18. The desired character of this zone states that **'allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments.'** It is therefore considered reasonable for a development such as the one proposed on the subject land to comprise of residential flat buildings within the zone.

Furthermore, the Desired Character states that **'Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys'**. My reading of the above is that providing the relevant Development Plan criteria in relation to residential development is met, future development on the subject land could be up to three storeys in height.

It is clear when reviewing the Development Plan zoning requirements that the Medium Density Policy Area 18 is identified as an area suitable for urban regeneration. Generally, these zones that all allow greater densities have been identified due to proximity and availability of services and infrastructure.

The proposed development also achieves the required density

Lack of infrastructure

An engineered, site works and drainage plan has been provided to demonstrate the method of storm water disposal in accordance with Council's Development Plan. The proposed plan indicates the location of a 3000 litre detention tank for each dwelling. The Council's engineering department has raised no concerns with the proposed site works and drainage plan.

In relation to sewer, the proposed development comprises of four dwellings in a Community Title arrangement that will not require any upgrade to the existing sewer point.

Garbage Collection

The proposed development has a suitable frontage (excluding the common driveway) to accommodate bins for waste collection. The location and indicative number of bins is depicted on the site plan to demonstrate the extent of verge that is required to accommodate 2 bins from each dwelling on collection day.

Fencing

The proposed fencing is to be 1.8 metres high, colorbond good neighbour in a colour to be determined. The proposal does include some level of retaining in certain locations along the side and rear of the subject land with a maximum height of 400mm. The height of the fencing when combined with the retaining results in an overall height of 2.2 metres which is considered reasonable especially considering a fence constructed of colorbond to a height of 2.1 metres does not require a planning consent at all.

The fencing is a matter that will need to be discussed directly with the neighbouring property owners. It is my understanding that the developer is willing to arrange new boundary fencing at their own cost. Furthermore, they have indicated a willingness to assist with planting screening bamboo on the neighbours property. Discussions regarding the extent of planting is to take place pending the outcome of this application.

**Lack of Community**

The comments by D & C Hynes in relation to the lack of 'Community and Neighbourhood' are made on assumptions rather than fact. There is no evidence to suggest that the increase in density will have a negative impact on the community.

Conclusion

I trust that the above information will satisfy your request for a response to the representations and that application will be presented to the next available Development Assessment Panel meeting. If you require any additional information, please contact me on 0431 15 5785.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Falconer'.

Matthew Falconer

Bachelor of Urban and Regional Planning

Jordan Leverington

From: Rick Holmes
Sent: Monday, 13 August 2018 10:56 AM
To: Jordan Leverington
Subject: RE: Tree removal request - 211/1142/2017 - 7 Crossley Street, Plympton.

Hi Jordan,
All sorted, have a great day.

As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

Any proposed development that does not consider "AS4970 Protection of Trees on Development Sites", is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

Verge interaction must consider all services across council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless otherwise negotiated) and must be indicated/documented for approval by City Operations.

Investigations of the site and the information provided have revealed that the location of the proposed stormwater outlet will be in direct conflict with an existing *Pyrus calleryana* 'Capital' street tree.

In this instance City Operations will support the removal of this street tree.

With reference to the City of West Torrens, Fees and Charges Document 2018-2019 "Tree removal for driveway construction", once Council has assessed all circumstances and considered it acceptable that a street tree can be removed, a fee is calculated based on Council's standard schedule of fees and charges.

The fee is used to offsets the loss of the asset (street tree) to the community, with funds received invested in Council's annual Greening Program.

As a result of the proposed development on Crossley Street Plympton, City Operations has considered the health, structure, form, useful life expectancy, and age of the street tree and will support its removal.

A fee of \$ 678.00 will be required prior to the commencement of any work.

Please note, under no circumstances is any individuals other than council staff permitted to interfere with a street tree. If pruning etc. is required, council must be notified via the appropriate customer request, and council will perform all works associated with that community asset.

Final crossover locations will be confirmed once appropriate documentation has been received from the applicant in the form of "an application to construct a vehicle crossing place(s) across council land".

Rick Holmes
Arboriculture Officer
City of West Torrens

Telephone: 8416 6333

From: Jordan Leverington
Sent: Tuesday, 7 August 2018 11:13 AM
To: Rick Holmes
Subject: Tree removal request - 211/1142/2017 - 7 Crossley Street, Plympton.

Hi Rick,

We have an updated civil plan and now they want to remove the tree closest to the driveway.

Could you please have a look to see if you are Ok with it and if so how much they have to pay?

thanks

Jordan Leverington
Senior Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Phone: 08 8416 6333

Jordan Leverington

Subject: FW: 211/1142/2017 - 7 Crossley Street, Plympton. Our ref A097917

From: Jane Teng
Sent: Wednesday, 23 May 2018 1:34 PM
To: Jordan Leverington
Subject: RE: 211/1142/2017 - 7 Crossley Street, Plympton. Our ref A097917

Hi Jordan,

I have asked for a second opinion on regarding the responses below.

1.0 Vehicle Manoeuvrability

A check on the provided plans shows inconsistency of information provided to Council Administration in the plans and the external traffic report undertaken by CIRQA. The inconsistency is as per the following.

- 1.1. *The provided traffic report (CIRQA, Project No: 18130, Dated: 08/05/2018) suggests a widened visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The provided proposed 'Site Plan' (ThreeSixFive, Job No: 007-06-17/WD01, Issue D) suggest no changes to the visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The widening of this corridor is important to allow vehicles to enter and exit these dwellings in the forward direction.*

No issues as Circa has confirmed that the plans and the traffic report correlates with Rev D site plan.

- 1.2. *Based on the vehicle manoeuvrability diagram provided by the applicant, for the additional visitor space to the rear of the development (adjacent Dwelling 4), vehicle shows some element of difficulty exiting this space whilst trying to allow sufficient vehicle clearance at the fencing line. Dwelling 4 front wall could probably require to offset 0.3m to the north.*

No issues as Circa has confirmed the outlines of the wall and the first floor outlines accordingly.

2.0 Other Comments - no changes with City Assets comments for the following.

No assessments have been undertaken by City Assets in regards to the other elements of requirements for the development such as verge interaction, finish floor level, stormwater detention, driveway access and its pinch points regarding placement of bins and existing street trees. No additional information has been presented to City Assets at the date of this referral.

Should you have any enquires, please contact me.

Regards,

Jane Teng
Civil Engineer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1142/2017

Assessing Officer: Jordan Leverington
Site Address: 7 Crossley Street, PLYMPTON SA 5038
Certificate of Title: CT-5454/423
Description of Development: Land division - Community Title; SPAC No. 211/C152/17 (Unique ID 59282); Create three(3) additional allotments

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Jordan Leverington DATE 21 May, 2018



Memo

To Jordan Leverington
From Jane Teng
Date 21/05/2018
Subject 211/1142/2017, 7 Crossley Street, PLYMPTON SA 5038

Jordan Leverington,

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

1.0 Vehicle Manoeuvrability

A check on the provided plans shows inconsistency of information provided to Council Administration in the plans and the external traffic report undertaken by CIRQA. The inconsistency is as per the following.

- 1.1. *The provided traffic report (CIRQA, Project No: 18130, Dated: 08/05/2018) suggests a widened visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The provided proposed "Site Plan" (ThreeSixFive, Job No: 007-06-17/WD01, Issue D) suggest no changes to the visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The widening of this corridor is important to allow vehicles to enter and exit these dwellings in the forward direction.*
- 1.2. *Based on the vehicle manoeuvrability diagram provided by the applicant, for the additional visitor space to the rear of the development (adjacent Dwelling 4), vehicle shows some element of difficulty exiting this space whilst trying to allow sufficient vehicle clearance at the fencing line. Dwelling 4 front wall could probably require to offset 0.3m to the north.*

It is recommended that the applicant addresses the elements noted in the above and that the planner satisfy themselves and seek the satisfaction of this elements prior to Planning approvals.

2.0 Other Comments

No assessments have been undertaken by City Assets in regards to the other elements of requirements for the development such as verge interaction, finish floor level, stormwater detention, driveway access and its pinch points regarding placement of bins and existing street trees. No additional information has been presented to City Assets at the date of this referral.



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

Regards

Jane Teng
Civil Engineer

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia **Tel** (08) 8416 6333 **Fax** (08) 8443 5709
E - mail csu@wtcc.sa.gov.au **Website** westtorrens.sa.gov.au

Contact Lands Titles Office
Telephone 7109 7016



13 September 2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C152/17 (ID 59282)
for Land Division
(Community Title Plan) by Ms Shuxia Zhou**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 04 September 2017, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
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.
2. Payment of \$20490 into the Planning and Development Fund (3 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PURSUANT TO REGULATION 60(4)(b)(ii), SHOULD THIS APPLICATION BE APPROVED, COUNCIL MUST PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- (a) the date on which any existing building(s) on the site were erected (if known),
- (b) the postal address of the site

It is recommended that this information be incorporated into the Decision Notification Form.

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

Yours faithfully



Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



13 September 2017

Our Ref: H0063612

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C152/17 AT PLYMPTON

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

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

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.

Yours faithfully

JOSIE BONNET

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries JOSIE BONNET
Telephone 7424 1119

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

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

DEVELOPMENT No. 211/1142/2017
Property Address: 7 Crossley Street, PLYMPTON SA 5038

Name of Representer/s: Cynthia and David Hynes of 43 Glenburnie Terrace, Plympton SA

Contact:

Nature of interest: adjoining land owner

Reasons for Representation:

The Representors refer to and repeat all of the matters raised in correspondence dated 27 June 2018 and submissions made before the CAP in October 2018. The 27 June 2018 letter is annexed to this statement.

The proposed land division is contrary to the West Torrens Development Plan in that the each of the 4 proposed allotments are significantly smaller than the minimum site area specified by the policy area. The largest proposed allotment being 156m² is still 94m² below the 250m² requirement.

By comparison, we note that the Development Plan indicates that a 3-bedroom dwelling in a medium to high density area should have a minimum internal floor area of 100m².

The proposed development consistently fails to satisfy the quantitative standards set out in the Development Plan. In addition to failing to meet standards for minimum site area as set out above, the proposed development fails to satisfy the standards for:

- Allotment frontage;
- Site area;
- Primary street setback; and
- Rear setback (dwellings)

The shortfalls are substantial and are in no way minor.

The proposed division and development fails to create allotments appropriate for the intended use, contrary to the principles of development control as set out in the Development Plan.

The proposed dwellings are border-line high density living, contrary to the development plan.

The applicant has ignored recommendations by Council to revise the number of dwellings.

We are concerned that the excessive number of dwellings (for that size block) will overshadow, dominate, encroach or otherwise detrimentally affect the setting of the surrounding locality. The surrounding locality, has until recently enjoyed open areas, wide streets and large blocks.

This proposed development creates issues for privacy.

The applicant has proposed that frosted glass will be installed to rectify this issue. That proposal is insufficient to prevent over-looking long term. Residents regularly replace frosted glass after settlement and Council has very little ability (if any) to enforce the re-installation of the frosted glass on private property. Even if Council did have such power, it is unlikely to take any action in that regard save for sending a letter.

We also note from the proposed development that the applicant intend to construct garages extremely close to the boundary, contrary to the requirements under the Development Plan.

This raises concerns for the structural integrity of our own property, including an in-ground swimming pool, retaining walls etc.

My Representations would be overcome by:

The Applicant should follow Council's recommendations to revise the proposal and reduce the number of proposed dwellings on the site.

The revised proposal should ensure all other matters comply with the Development Plan.

I desire to be heard personally in relation to the above Representations

Signed..........

Date: 19 December 2018

Responsible Officer: Jordan Leverington
Ends: Wednesday 19 December 2018

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

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

DEVELOPMENT No. 211/1142/2017
 PROPERTY ADDRESS: 7 Crossley Street, PLYMPTON SA 5038

YOUR FULL NAME	David Alan Hynes
YOUR ADDRESS	43 GLENDURNIE TERRACE PLYMPTON
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	ADJOINING PROPERTY <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION SEE ATTACHMENT. <div style="float: right; border: 1px solid black; padding: 5px; margin-top: 10px;"> City of West Torrens 28 JUN 2018 City Development </div>	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) DO NOT PROCEED. CONCERNS BEING ADDRESSED. S. Zhou to TAKE DOWN OLD CORRUGATED FENCE AND REPLACE WITH COLOUR BOND FENCE TO MATCH NEIGHBOURS EXISTING FENCE ADJOINING BOTH OUR PROPERTIES AND PLANT SCREENING PLANTING ON OUR PROPERTY. S. Zhou to REAR ALL COST FOR THIS.	

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

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY WISH LEGAL ☒
(PLEASE SPECIFY)

SIGNED

DATE

27 June 2018

Responsible Officer: Jordan Leverington
 Ends: Thursday 28 June 2018

If space insufficient, please attach sheets

27 June 2018

Chief Executive Officer
City Of West Torrens
165 Sir Donald Bradman Drive
Hilton
South Australia 5033

Objectors Address
D & C Hynes
43 Glenburnie Terrace
Plympton SA 5038

Objections

1. We have children whose safety is at risk with all of the development surrounding our particular block.
2. The windows are not tempered to ensure privacy at our home is maintained.
3. The development compromises our amenities – views and privacy.
4. The construction will have an impact on our home and local services.
 - a. Lack of infrastructure to adequately maintain the development and surrounding homes
 - b. Parking. There is insufficient parking on the side streets. An anecdote from one of the new purchasers of a home currently being completed in a development of five has indicated that she has purchased the home for her three adult sons, all of whom have cars. There is insufficient parking at the moment so where do you propose all of these cars now park.
 - c. Garbage collection. The parking problem makes it difficult for garbage to be collected. The footpaths are becoming garbage dumps. Rodents are increasing as a result. They are also increasing due to the development at Weigall Oval.
 - d. Sewage and water runoff. The existing system was developed when the community and housing first went into that area. It is not capable of meeting the continued high density development that is occurring.
5. We already have four properties that join property. This development will make it seven or eight. How many neighbours do you think we need to 'get on side' for fencing issues? How many is too many. It's ridiculous to think that we should have to get seven or eight neighbours to agree to any new fencing proposal.
6. The lack of 'community' and 'neighbourhood'.
 - a. We knew all of our neighbours and we all looked out for one another.
7. Is it within ALL of council guidelines. Not just on high density living but on all of the other needs that a community has, council's obligation to ensure the safety of its residents which does only include micro issues but also macro issues.

RECEIVED - CWT IM
27 JUN 2018

Statement of Representation
Pursuant to Section 38 of the Development Act 1993

Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033
Email: development@wtcc.sa.gov.au

18 September 2018

Development No. 211/925/2017

Property Address: 7 Crossley Street, Plympton SA 5038

Our full names: Cynthia Hynes and David Hynes

Our address: 43 Glenburnie Tce, Plympton



Nature of interest: Adjoining resident

Reasons for Representation are as follows:

1. Safety and Privacy
 - a. Children are present. Their safety is at risk with all of the development in this particular block.
 - b. The windows are not tempered to ensure privacy at our home is maintained.
 - c. The development comprises our amenities – views and privacy.
 - d. We have a pool. We do not want people 'peeping' into our back yard.
 - e. The lack of 'community' and 'neighbourhood'. When you have this you have a feeling of being safe. Neighbours look out for one another. In high density living you just don't get this.
 - f. Is it within ALL of council guidelines. Not just on high density living but on all of the other needs that a community has, for instance council's obligation to ensure the safety of its residents which does only include micro issues but also macro issues
 - g. In our view the good neighbour fence is not high enough given the lack of privacy. It should be high for safety reason and perhaps 2.1m.
 - h. The plans don't appear to meet with the rear boundary setback for two or more storey components of a building.
2. Lack of infrastructure
 - a. The construction will have an impact on our home and local services.

cph_mjg_wbh_leg_120033_158.docx

- a. There is a lack of infrastructure to adequately maintain the development and surrounding homes.
 - b. Parking. There is insufficient parking on the side streets. An anecdote from one of the new purchasers of a home currently being completed in a development of five has indicated that she has purchased the home for her three adult sons, all of whom have cars. There is insufficient parking at the moment so where do you propose all of these cars now park. It is not enough to say that it 'fits within the planning guidelines'. You have allocations for two spots on the street. This is not enough when only two blocks down, at the corner, you have a development of 15 two storey townhouses via Scope Development. There is just insufficient car parks at the moment so where do you propose these people park. Insufficient parking is a, and should be a major concern for the council given the close location of Plympton Primary School.
 - c. There is just insufficient parking and while the plan indicates two spots on the street, there is in fact really no spots on the street given the other developments that have been happening.
 - d. Garbage collection. The parking problem makes it difficult for garbage to be collected now. The footpaths are becoming garbage dumps. Rodents are increasing as a result. This can lead to snakes.
 - e. Sewage and water run off. The existing system was developed when the community and housing first went into that area. It is not capable of meeting the continued high density development that is occurring.
2. We already have five properties that join our property. This development will make it seven or eight. How many neighbours do you think we need to 'get on side' for fencing issues? How many is too many. It's ridiculous to think that we should have to get seven or eight neighbours to agree to any new fencing proposal.
 3. Retaining wall issues arise given the back fencing and the pool. We do not want our pool to drop or be damaged as a result of insufficient thought and work going into the need for retaining walls.
 - a. How many metres long and wide is the retaining wall to ensure that adequate structural protection is afforded to maintain the integrity of the pool in our yard.
 - b. Has there been a survey completed to ensure that proper boundaries are maintained

This is the second application. The first one appears not to have been successful. We have not been kept informed, just notified that they (developer) wasn't prepared and so the meetings would not go ahead.

It is unfair and a breach of natural justice to not keep us informed and for there to be multiple applications for the what appears to be the same thing, applications that continue to require our response.

Please note that we wish to be heard and we will likely have our solicitors attend.

Regards



David and Cynthia Hynes



7 January 2019

City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Jordan,

RE: 7 Crossley Street, Plympton – 211/C152/2017 – Creating three additional allotments and the construction of a two storey residential flat building comprising four dwellings.

Background

A Land Division application (211/C152/17) to create three additional allotments was presented to the Council Assessment Panel on 9 October 2018. The application was deferred providing the applicant the opportunity to address the concern in relation to allotment areas.

At the same Council Assessment Panel meeting an application (211/925/17) to construct a two storey residential flat building comprising four dwellings was considered. This application was also deferred with the panel seeking amendments to consider;

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

In consultation with Council staff it was determined that the most appropriate way to proceed was to combine the Land Division application with the Lad Use application. As a result the application was re-notified through the Category 2 notification process.

During the notification period, one representation was received. Council has provided a copy of the following representation;

1. D A Hynes
43 Glenburnie Terrace, Plympton SA 5038

The concerns raised by the representor are summarised as, site area, car parking, safety, privacy, two storey nature of proposed development, lack of infrastructure, garbage collection, fencing, lack of community and undermining of structures. This response to the representation addresses all of the above under the relevant subheadings.



Site Area

Principle of Development Control 6 contained in the Zone Section, Residential Zone, Medium Density Policy Area 18 of the West Torrens Development Plan is worded as follows;

“A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table,”

The table in PDC 6 provides a minimum standard of 150 square metres for group dwellings and residential flat buildings. Given the fact the principle states that an average site area per dwelling it is my opinion the correct approach to calculate site areas for these types of development is to simply take the entire site area and divide it by the number of dwellings.

This approach is certainly supported by a number of Supreme Court and the Environment, Resources and Development Court decisions.

Car parking

The West Torrens (City) Development Plan provides a set of car parking guidelines for new development to satisfy. The extract below is from Table WeTo/2 Off Street Vehicle Parking Requirements contained in the relevant Development Plan.

Form of development	Number of Required Car Parking Spaces
Accommodation	
Dwelling	For detached, semi detached, row dwelling and multiple dwellings to provide:
▪ detached	2 car parking spaces per dwelling, one of which is covered.
▪ semi-detached	
▪ row	
▪ multiple	For group dwelling and residential flat building to provide:
▪ group	2 car parking spaces per dwelling, one of which is covered
▪ within a residential flat building	+ an additional 0.25 car parking spaces per dwelling.

As detailed in the table, a development such as the one proposed, 2 car parking spaces are required per dwelling, one of which should be covered and an additional 0.25 spaces per dwelling should be made available for visitors.

The proposed development satisfies this requirement. Further to the above, the proposal also satisfies Principle 12 of the General Section, Land Division that states;

Principle 12

On-street vehicle parking should be provided at a ratio of one car parking space for every two allotments.

As demonstrated on the proposed plans there is sufficient room to accommodate two on street vehicle spaces in accordance with Principle 12. Whilst the subject site may slightly fall short in the width to accommodate two vehicles after taking the common driveway into consideration, the fact that the neighbouring crossover to the north is offset by approximately 1 metre from the common property boundary thereby providing sufficient room for two vehicles. Overall it is considered that the proposed development satisfies the Development Plan requirements in relation to off street and on street car parking.

Safety



The Development Plan does not provide any requirements in relation to safety of building sites as this is dealt under other legislation.

Privacy

The proposed plans provide obscure glazing to 1.7 metres high from finished floor level to all upper level windows to minimise the level of overlooking to adjoining properties in accordance with Principle 10 of the General Section, Design and Appearance.

Principle 10

Development should minimise direct overlooking of the habitable rooms and private open spaces of dwellings through measures such as:

- (a) appropriate site layout and building orientation**
- (b) off- setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct to avoid direct line of sight**
- (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms**
- (d) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.**

The plans indicate that upper level windows shall be obscured to a height of 1.7 metres. Whilst there is no minimum height specified within the Development Plan, it is considered that 1.7 metres is an appropriate height especially considering complying Development under Schedule 4 of the Development Regulations only requires screening up to 1.5 metres for two storey dwellings.

Two storey nature

The subject land is located within the Residential Zone, Medium Density Policy Area 18. The desired character of this zone states that **'allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments.'** It is therefore considered reasonable for a development such as the one proposed on the subject land to comprise of residential flat buildings within the zone.

Furthermore, the Desired Character states that **'Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys'**. My reading of the above is that providing the relevant Development Plan criteria in relation to residential development is met, future development on the subject land could be up to three storeys in height.

It is clear when reviewing the Development Plan zoning requirements that the Medium Density Policy Area 18 is identified as an area suitable for urban regeneration. Generally, these zones that all allow greater densities have been identified due to proximity and availability of services and infrastructure.

Given the above, it is considered that the two storey nature of the development is appropriate within the zone.

Lack of infrastructure

An engineered, site works and drainage plan has been provided to demonstrate the method of storm



water disposal in accordance with Council's Development Plan. The proposed plan indicates the location of a 3000 litre detention tank for each dwelling. The Council's engineering department has raised no concerns with the proposed site works and drainage plan.

In relation to sewer, the proposed development comprises of four dwellings in a Community Title arrangement that will not require any upgrade to the existing sewer point.

Garbage Collection

The proposed development has a suitable frontage (excluding the common driveway) to accommodate bins for waste collection. The location and indicative number of bins is depicted on the site plan to demonstrate the extent of verge that is required to accommodate 2 bins from each dwelling on collection day.

Fencing

The proposed fencing is to be 1.8 metres high, colorbond good neighbour in a colour to be determined. The proposal does include some level of retaining in certain locations along the side and rear of the subject land with a maximum height of 400mm. The height of the fencing when combined with the retaining results in an overall height of 2.2 metres which is considered reasonable especially considering a fence constructed of colorbond to a height of 2.1 metres does not require a planning consent at all.

The fencing is a matter that will need to be discussed directly with the neighbouring property owners. It is my understanding that the developer is willing to arrange new boundary fencing at their own cost. Furthermore, they have indicated a willingness to assist with planting screening bamboo on the neighbours property. Discussions regarding the extent of planting is to take place pending the outcome of this application.

Lack of Community

The comments by D & C Hynes in relation to the lack of 'Community and Neighbourhood' are made on assumptions rather than fact. There is no evidence to suggest that the increase in density will have a negative impact on the community.

Undermining existing structures

The owner is aware of his responsibility to ensure that the neighboring structure/footings are not undermined and will take appropriate action to ensure the proposed development is undertaken in strict accordance with the Building Code of Australia that deals with earthworks and undermining.

Conclusion

The plans have been amended to address Council's reasons for deferral. The following changes have been made;



- The garages of all four proposed dwellings have been changed to carports.

This change removes the construction of solid walls adjacent the northern boundary whilst also allowing occupants to easily wheel bins in and out of the rear yards (res 2 and 3 in particular).

- The rear setback of res 4 has been amended to reduce the visual bulk and scale when viewed from the north.
 - The setback of the lower level and upper level adjacent the northern boundary has been increased from 1 metre on the ground level to 3 metres and the upper level from 2 metres to 3 metres. Together with the removal of the solid walls on the rear of the garage it is considered the bulk and scale of the building when viewed from the properties to the north will be reduced.
 - Both the lower and upper level setback on the eastern side of the dwelling has been reduced from 4 metres to 3 metres. Given the short length of wall in comparison to the width of the existing allotment and the construction of the verandah at ground level it is considered the shortfall in setback will not have a negative impact on the adjoining property.
- The level of landscaping has been increased.

The extent of soft landscaping in the rear yards of each dwelling has been increased as well as the provision of medium trees in strategic locations. Further, grass create has been introduced in the common driveway to soften the appearance of what was a large hard paved surface.

It should be noted that in relation to the concerns raised by the panel in terms of vehicle maneuvering, an independent traffic consultant had originally provided swept paths and identified the movements satisfied the Australian standards. As such, Council's internal staff never raised concern with the maneuvering.

I trust that the above information will satisfy your request for a response to the representations and that application will be presented to the next available Development Assessment Panel meeting. If you require any additional information, please contact me on 0431 155 785.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Falconer'.

Matthew Falconer

Bachelor of Urban and Regional Planning

6.2 2/277-281 Sir Donald Bradman Drive, COWANDILLA

Application No 211/58/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construct a roof mounted LED advertising screen (3 metres x 6 metres)
APPLICANT	Timothy John Ward
LODGEMENT DATE	7 February 2018
ZONE	Commercial Zone
POLICY AREA	Arterial Roads Policy Area 1
PRECINCT	Precinct 1 Intersection
APPLICATION TYPE	Non-complying
PUBLIC NOTIFICATION	Category 3
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Nil External <ul style="list-style-type: none"> ▪ DPTI
DEVELOPMENT PLAN VERSION	6 February 2018
RECOMMENDATION	Refuse
AUTHOR	Sonia Gallarelo

BACKGROUND

The application is presented to the Council Assessment Panel (CAP) for the following reasons:

- All applications for non-complying forms of development shall be assessed and determined by the CAP.
- All applications where the assessing officer recommends refusal, shall be assessed and determined by the CAP.

The application was originally lodged as an 11.3 metre (m) x 4.1m sign totalling 46.1 square metres (m²). Following advice that the proposal would not be supported by the administration, the applicant reduced the size of the sign (while retaining its proposed location).

Previous or Related Application(s)

A number of large illuminated signs have been previously approved at this location (within the intersection of Sir Donald Bradman Drive and Marion Road) as follows:

Development Number	Subject site	Description of Development	Decision	Decision Date
211/480/2017	3/277-281 Sir Donald Bradman Drive (Eco smart)	Installation of 3D illuminated sign	Approved 6.9x1.7 upper 6.9 x 1.1m lower	4 July 2017

211/308/2008	283-287 Sir Donald Bradman Drive	Erection of two (2) illuminated signs	Approved	30 September 2000
211/1477/2010 211/1477/2010A	283-287 Sir Donald Bradman Drive	Variation to an authorisation previously given - minor alteration to façade canopy	Approved	16 November 2011
211/205/2013 & 211/205/2013A	80 Marion Road	Installation of one (1) LED sign (Non-Complying) - Variation to an authorisation previously given - Minor relocation of sign for structural purposes together with associated screening	Approved (variation)	16 April 2014
211/1275/2012 211/1275/2012A	276-280 Sir Donald Bradman Drive, Cowandilla	Variation to an authorisation previously given - increase height of sign	Approved (variation)	15 April 2013

SITE AND LOCALITY

The subject site is commonly known as Unit 2/277-281 Sir Donald Bradman Drive, Cowandilla. It is part of strata plan 10350 and described in Certificate of Title Volume 5025, Folio 950. The subject site is on the corner of Marion Road and Sir Donald Bradman Drive and is an irregular shape.

There are four different tenancies at 277-281 Sir Donald Bradman Drive contained within a two storey grey building that is approximately 1590m². The building is positioned on the south-eastern corner of the site and there is a bitumen carpark that wraps around the building to the north toward Sir Donald Bradman Drive and west toward Marion Road with landscaping along the perimeter of the allotment. The site has frontage to two main roads with car park access from both Sir Donald Bradman Drive and Marion Roads. The roof of the building accommodates numerous solar panels.

The tenancies within the building include a debt collection office, VIP office that manages different franchises, a building company office and one vacant tenancy. There are a variety of uses located adjacent the intersection, including a crash repair and car wash, advertising agency and other offices. There are residential land uses, largely detached dwellings to the south and south-east of the subject site.

The locality experiences high traffic volumes as Sir Donald Bradman Drive is a major feeder from the city to the airport and Marion Road is an important north-south transport route. The site is 560m north-east of Adelaide Airport.

There are a number of approved LED signs on the subject land and in the locality that are described in the table above and images below.



Figure 1: Unit 2/277-281 Sir Donald Bradman Drive, Cowandilla



Figure 2: Subject site view to the south-east from the intersection



Figure 3: 276-280 Sir Donald Bradman Drive - view to the east



Figure 4: 80 Marion Road view to the north-west toward the LED sign (same size as proposed sign)

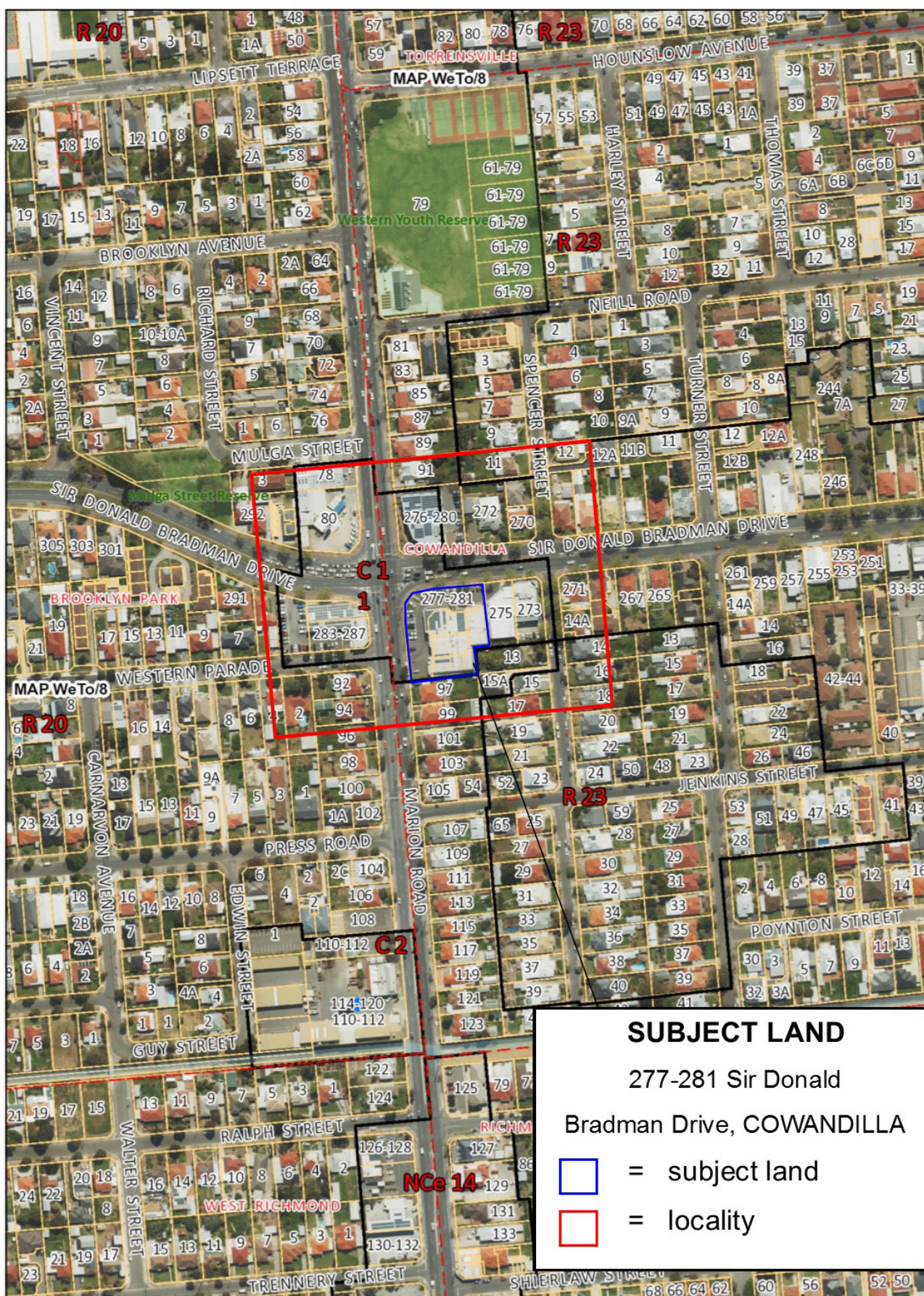


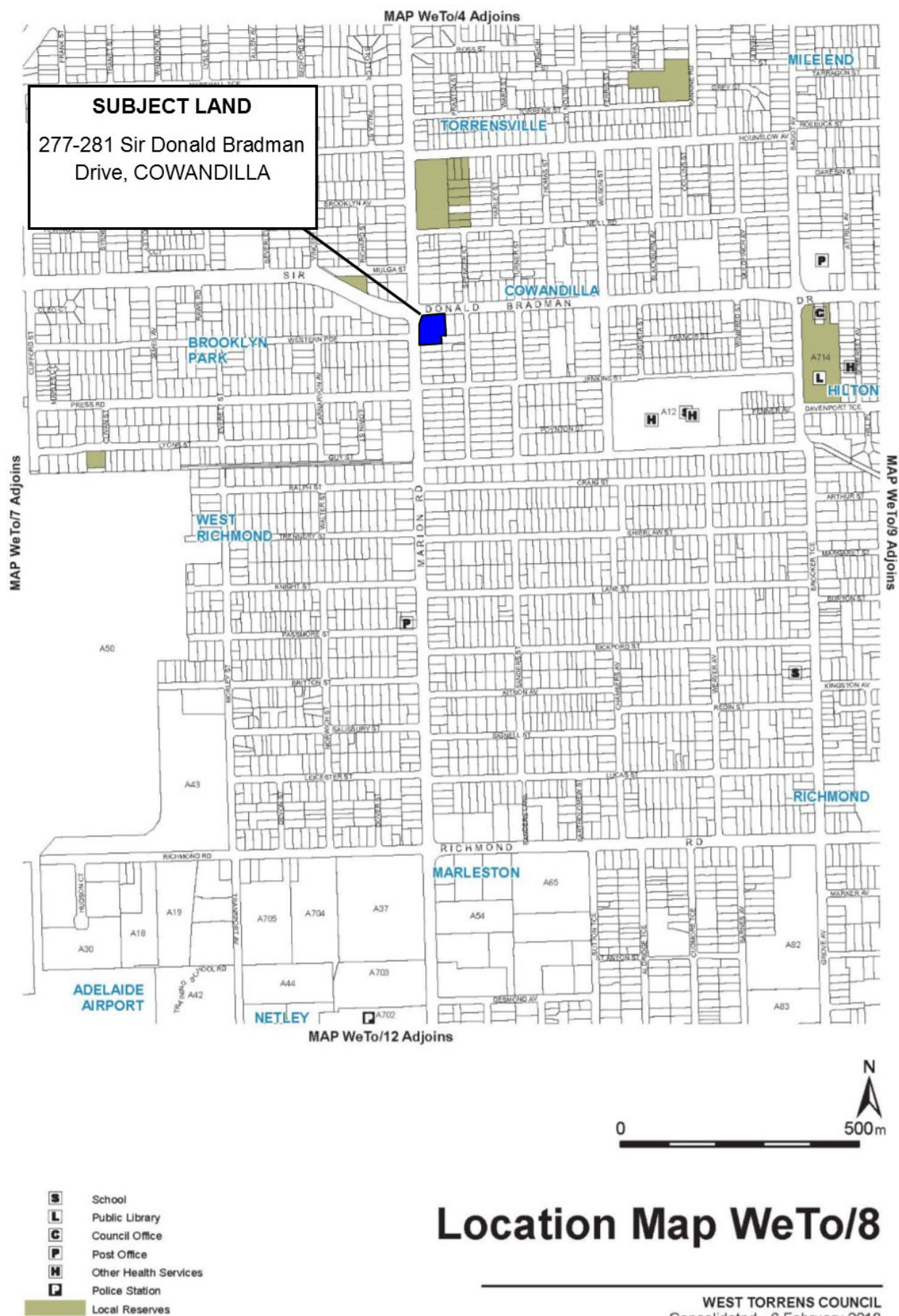
Figure 5: 283-287 Sir Donald Bradman Drive - view to the south



Figure 6: 283-287 Sir Donald Bradman Drive - view to the south-east with the subject building in the background

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





PROPOSAL

The proposal seeks the construction of a roof mounted LED advertising screen (3m x 6m). The sign will promote VIP home services, events, activities and one other third party advertiser (Port Adelaide Football Club).

The sign dimensions are more specifically 3.07m high by 6.14m wide with a thickness of 160mm which is proposed to be bolted to the roof. The face area of the sign is 18m².

The minimum change-over frequency of the sign is proposed to be 45 seconds. Its specifications include a pixel pitch of 8mm with a maximum brightness of 6500 nits and an LED type SMD 2727 Black Face. The controls are asynchronous with an automatic light sensor.

A copy of the proposed plans and information is contained within **Attachment 1**.

NATURE OF DEVELOPMENT

The application is a non-complying form of development due to advertisements and/or advertising hoardings being designated as non-complying in the Procedural Matters section of the Commercial Zone, Arterial Roads Policy Area 1 **except** where such advertising:

- i. measures 7m or less in height
- ii. the advertisement area satisfies the following criteria:

Advertisement area (m ²)	Additional area per metre of site frontage with a public road or public thoroughfare (m ²)
4	0.1

The calculated advertising area for the site frontage is 14.7m² and the sign is 18m² therefore the application is non-complying.

The applicant has provided a Statement of Effect pursuant to Regulation 17 of the *Development Regulations 2008*, contained within **Attachment 2**. This document highlights a number of social, economic and environmental impacts associated with the proposed development as follows:

- the sign would be used to promote sporting clubs and tourism;
- the environment of the busy intersection and both roads is characterised by commercial land uses with signs to attract business and take advantage of exposure to passing traffic;
- there are many other signs in the area;
- the sign was reduced in size so that it does not visually dominate the building; and
- the message on the sign would also include endorsement of community events such as welcoming home football teams.

Should the CAP resolve to approve the application, the concurrence of the State Commission Assessment Panel (SCAP) is required. Alternatively, should the CAP refuse the application, no appeal rights are afforded to the applicant. As the Administration resolved, under delegation, to proceed with an assessment of the proposal, the application is now presented to the CAP for a decision.

PUBLIC NOTIFICATION

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

Properties notified:	62 properties were notified during the public notification process.
Representations:	One representation was received by Thomas and Nicholas Howard.
Persons wishing to be heard:	Nil.
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> Concern that the overall height of the sign exceeds 7 metres.
Applicant's response	<ul style="list-style-type: none"> Council agreed to the lodgement of the non-complying application in part because the sign was reduced in size. The large frontage of the site and the 12m setback from both streets means the scale of the sign will be in context with the existing building and compatible with development on the site. The sign is more in scale with the building than the sign approved at 80 Marion Road.

A copy of the representor's concerns and applicant's response is contained in **Attachment 3**.

REFERRALS

External

Pursuant to Schedule 8 (2) (4) of the *Development Regulations 2008*, the application was referred to the Commissioner of Highways whose comments are as follows:

- Both Marion Road and Sir Donald Bradman Drive are under the care, control and management of the Commissioner of Highways.
- The sign was reviewed against the 'Advertising Signs: Assessment Guidelines for Road Safety' (the Guide) and notes that:
- The sign is within a device restriction area as defined in the Guide:
 - The sign would be visible to traffic travelling east along Sir Donald Bradman Drive and south along Marion Road.
 - The sign achieves adequate clearances from direct sightlines to the adjacent signals.
 - Two other LED signs are likely to be viewable at the same time.
 - The sign is clear of the Metropolitan Adelaide Road Widening Plan.

The Commissioner supports the proposal providing certain conditions are attached to any consent.

A full copy of the relevant report is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Commercial Zone and, more specifically, Arterial Roads Policy Area 1 (policy area) and Precinct 1 Intersection (precinct) as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Advertisements	Objectives	1, 2, 3
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 14, 15
Building near Airfields	Objectives	1
	Principles of Development Control	1, 2, 3, 4
Design and Appearance	Objectives	1
	Principles of Development Control	1, 13
Orderly and Sustainable Development	Objectives	1, 3, 4
	Principles of Development Control	1, 8

<u>Zone: Commercial Zone</u>	
Desired Character Statement: N/A	
Objectives	1, 2
Principles of Development Control	1, 2

<u>Policy Area: Arterial Roads Policy Area 1</u>	
<u>Desired Character Statement:</u>	
<p><i>This policy area will accommodate a wide range of commercial and light industrial uses.</i></p> <p><i>It is envisaged that the appearance of commercial development within the policy area will be improved through the redevelopment and upgrading of existing development sites.</i></p> <p><i>Development site refers to the land which incorporates a development and all the features and facilities associated with that development, such as outbuildings, driveways, parking areas, landscaped areas, service yards and fences. Where a number of buildings or dwellings have shared use of such features and facilities, the development site incorporates all such buildings or dwellings and their shared features and facilities.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 9

<u>Precinct: Precinct 1 Intersection</u>	
<u>Desired Character Statement:</u>	
<p><i>This precinct will accommodate bulky goods outlets and small scale offices.</i></p> <p><i>A major integrated mixed use development will be developed in the north eastern quadrant of Richmond Road and South Road.</i></p> <p><i>Functions unique to the Royal Automobile Association including office, workshop, motor vehicle repair and testing, retailing and minor storage are envisaged in this section of the precinct. The diversity of this range of activities and the significant area required for testing render the use unsuited to any existing centre zone. Accordingly, specific allowance has been made by depiction of an appropriately sized site.</i></p> <p><i>Development will predominantly be two to three storeys in height. Buildings on prominent development sites as identified on Concept Plan Map WeTo/2 - Prominent Development Sites will be designed to define the intersection.</i></p>	
Objectives	N/A
Principles of Development Control	12, 13, 15

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the quantitative requirements of the Development Plan. The following table includes provisions drawn from the Procedural Matters section of the Commercial Zone, specifically Arterial Roads Policy Area 1.

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
<i>Advertisement and /or hoardings</i>	Height: 7m (maximum) Advertisement area: 4m ² (maximum) Additional area per metre of site frontage with a public road: 0.1m ² (maximum)	Height: 3m Area: 18m ² Additional area: 14.7m ² Does not Satisfy

ASSESSMENT

Desired character

Within the Commercial Zone there are two desired character statements that apply to this site for the policy area and precinct. Objective 1 and PDC 2 of the policy area and PDC 12 of the precinct specific provisions seek development that contributes to the specific desired character, as described above. However, neither of these desired character statements specifically reference advertising.

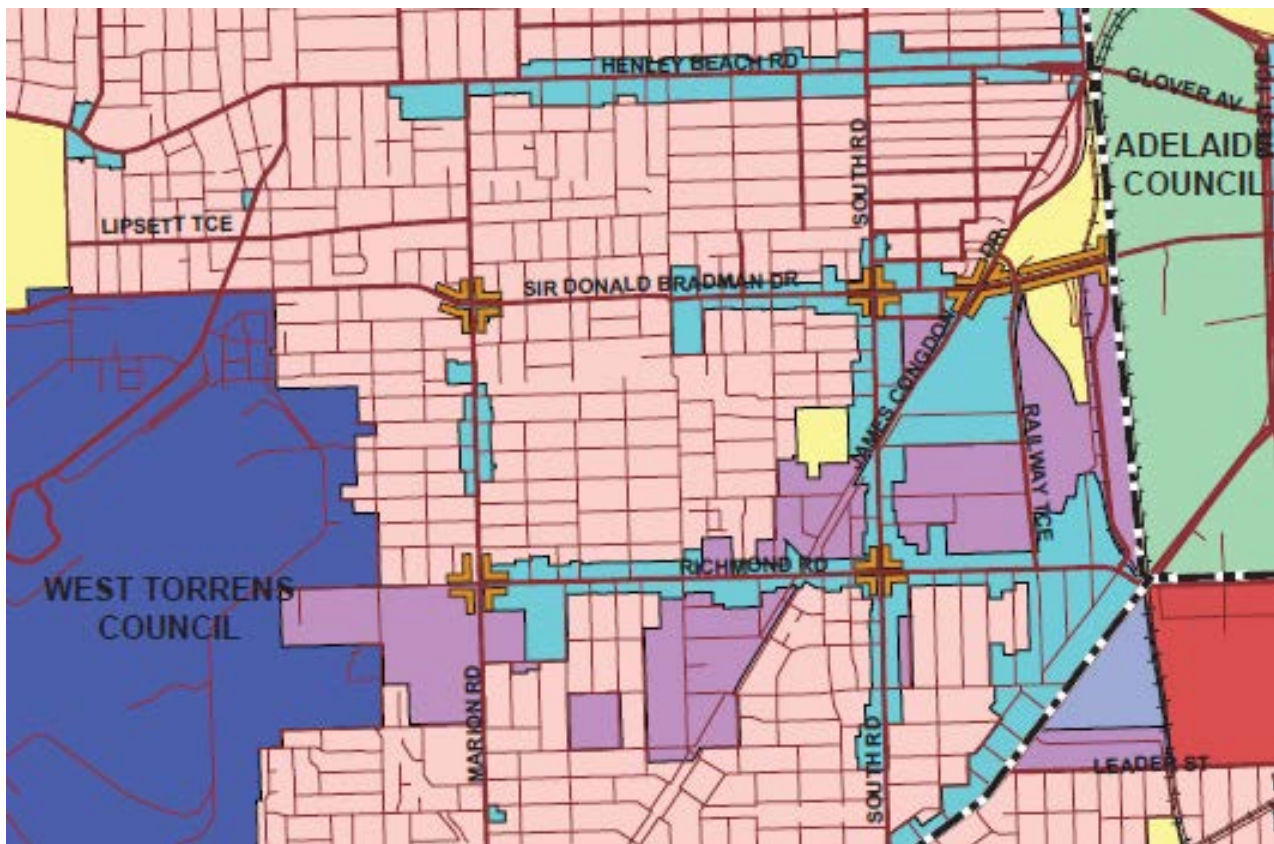
In relation to the policy area desired character, the proposed sign is intended to advertise a commercial business and is ancillary to promoting an existing commercial use (i.e. the VIP offices). As the proposal facilitates a commercial use, it effectively meets and is consistent with the desired character. A further element of the policy area desired character is whether the development contributes to upgrading the existing development site. Given the size of the sign and its position on the roof of the building, it adds significantly to the visual clutter that already exists at this intersection (three similarly sized signs are located on each corner of the intersection). It is considered therefore that the sign does not contribute positively to either the development site or the locality more generally.

In relation to the precinct, the sign is associated with an office of small to medium scale as sought by the desired character statement, and is located within a 'Prominent Development Site' identified in Concept Plan Map WeTo/2 of the desired character statement (see Figure 7 below).

The sign is sited on top of an existing building which, with the sign added, is the equivalent height of a three storey building. While the siting and size of the sign assists in 'defining the intersection' in terms of attracting attention from road users as called for by the desired character, the design of the sign is contrary to a number of more specific advertising provisions within the Development Plan (described below) which is considered to outweigh the consistency of the proposal with the relevant desired character statements.

Land use and zoning

The proposed advertising sign is in association with an approved office use which is an envisaged use within the Commercial Zone. PDC 2 of the Commercial Zone states that development listed as non-complying is generally inappropriate. As the size of the sign is around 3.3m² larger than the trigger for non-complying development in the zone, it is therefore considered to be inappropriate.




 Prominent Development Sites

Figure 7: Concept Plan Map WeTo/2

In addition, the proposed content of the sign is to include messages of Port Power support. This is deemed to be third party advertising as it is not specifically advertising the business on the site which is contrary to PDC 4 of the Advertisements module. While the proposed development is consistent with the Commercial zoning of the site, the third party messages on the sign are considered to be inappropriate and not supported.

Design and appearance

It is considered that the development is consistent with Objective 2 of the Advertisements module; that the advertising does not create a hazard. DPTI have reviewed the proposal and consider that the development would not create a hazard.

However, the proposed sign is deemed to be contrary to Objectives 1 and 3 of the Advertisements module and a number of more specific principles. The key concern is that the development offends PDC 7 of the Advertisements module as it is sited on the roof of the building which PDC 7 speaks clearly against. As noted, the location of the sign on top of the building effectively increases the height of this building to that of a three storey building. Further, the building already accommodates three signs on the parapet facing Marion Road (west), Sir Donald Bradman Drive (north) and the intersection (north-west). There is also signage (photos and text) on the glass windows of the building and a small sign located on a low retaining wall within the landscaped section at the corner of the site facing the intersection. The existing signage on the building advertising the commercial use is considered to be sufficient for the business. Additional signage is considered to unnecessarily add to the clutter and a deterioration to the amenity of the site which is contrary to PDC 2 of the Advertisements module.

The sign was originally proposed to measure 11.3m x 4.1m with a total area of 46.3m². After discussions with Council, the applicant reduced the size of the sign to its current configuration of 6.0m x 3.0m totalling 18m² in area. There are a number of signs within the intersection that are of similar proportion, including one at 80 Marion Road (6m x 3.3m). However, this sign sits lower to the ground with a total height to the top of sign being 6.9m from ground level. The signage at 276-280 Sir Donald Bradman Drive and 283-287 Sir Donald Bradman Drive is similarly large but is mitigated by being lower to the ground and in context with the host buildings. As a result, this signage is not as visually obtrusive as the proposed sign would be. The subject sign would be highly visible within the intersection and particularly travelling south along Marion Road and east along Sir Donald Bradman Drive. While the sign is not considered to be a distraction to motorists, the bulk and scale of the sign is out of context with both the building and the locality and would contribute to visual clutter within the intersection.

Accordingly, the design and appearance of the sign is considered to be overly dominant in size and of a height that is excessive within an intersection that is already cluttered with a large degree of advertising. For these reasons, the proposed sign is considered to be contrary to Objectives 1 and 3, and PDCs 1 and 2 of the Advertisements module.

SUMMARY

The proposed sign is located within a prominent intersection where a large amount of advertising already exists. While the sign is in association with an approved commercial use, it is considered to contribute to a proliferation of signage within the intersection which contravenes a number of specific advertising provisions within the Development Plan that aim to reduce clutter, third party advertising and keep signage at a low level in line with or below the top of the building line.

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

On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens (City) Development Plan consolidated 6 February 2018 and does not warrant Development Plan Consent.

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 REFUSE Development Approval for Application No. 211/58/2018 by Mr Timothy John Ward to construct a roof mounted LED advertising sign (3 metres x 6 metres) at 2/277-281 Sir Donald Bradman Drive (CT 5025/950) for the following reasons:

1. The proposed land division is contrary to the following provisions of the West Torrens Council Development Plan consolidated 6 February 2018:
 - General Section: Advertisements Objective 1
Reason: The proposed sign would adversely impact on the amenity of the locality.
 - General Section: Advertisements Objective 3
Reason: The proposed sign has not been designed to enhance the appearance of the building and the locality.
 - General Section: Advertisements Principle of Development Control (PDC) 2
Reason: The proposed sign contributes to excessive clutter of advertising and driver distraction within a busy intersection.
 - General Section: Advertisements PDC 4
Reason: The content of the proposed advertising is not wholly in association with the legitimate use of the associated land.
 - General Section: Advertisements PDC 7
Reason: The proposed sign is sited on the roof of the building.
-

Attachments

1. **Proposal plans**
2. **Statement of effect**
3. **Representation and response to representation**
4. **DPTI advice**





Product Register Search (CT 5025/950)
Date/Time 19/01/2018 11:08AM
Customer Reference
Order ID 20180119004406
Cost \$28.25



REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5025 Folio 950

Parent Title(s) CT 4347/990
Creating Dealing(s) CONVERTED TITLE
Title Issued 03/06/1991 Edition 9 Edition Issued 27/03/2008

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

VIS PROPERTIES PTY. LTD. (ACN: 102 258 284)
OF 207 RICHMOND ROAD RICHMOND SA 5033

Description of Land

UNIT 2 STRATA PLAN 10350
IN THE AREA NAMED COWANDILLA
HUNDRED OF ADELAIDE

Easements

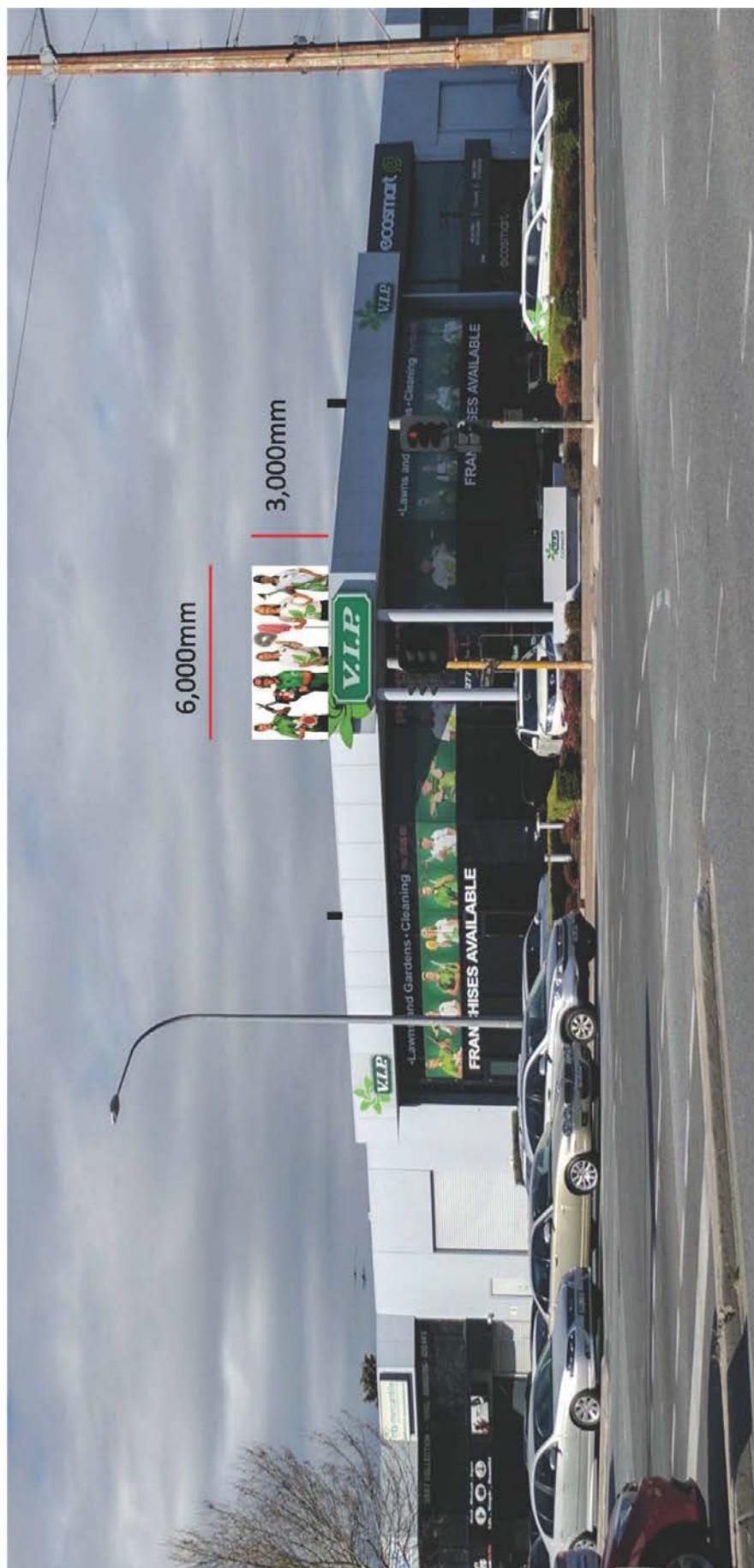
NIL

Schedule of Dealings

Dealing Number	Description
10681101	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



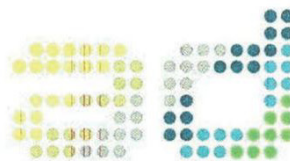
South East Facing Elevation





Active Displays Pty. Ltd.

Level 1/482 South Road
Kurrulta Park SA 5037
Phone 0438864144
www.activedisplays.com.au



ACTIVE DISPLAYS

Proposed LED signage for VIP Home Services

Purpose

To provide message delivery of events, activities and promotions for VIP Home Services and third-party advertisers as per LED Screens already at intersection.

Copies of proposed signage attached.

Signage changeover frequency will vary subject to requirement. Minimum frequency will be 45 seconds

Dimensions

Height	3,072 mm
Width	6,144mm
Thickness	160 mm
Quantity	1

Specifications

Pixel Pitch	8mm
Maximum Brightness	6500 nits
LED type	SMD 2727 Black Face

Controls

Operating system	asynchronous
Brightness	automatic light sensor

Email from the applicant simon.grose@advantageplanning.com.au dated 20 12 2018

Hi Sonia

If my Land Services Map has created any confusion just ignore it.

The sign, that is now half the size of the sign originally proposed, is still to be located in the same location as originally proposed.

I have conferred with the Applicant and besides the sign promoting community activities like Port Adelaide football club and functions it is intended to promote VIP and related services and activities not 3rd party advertising.

In your report I trust you make reference to the bulk and mass of the sign being entirely consistent with the size, mass and setback of the large building on which it is proposed to be located. Unlike so many of the other oversized and poorly located roof signs located along Port Road, Marion Road, South Road etc. let alone the disgraceful sign located diagonally across from the subject premises on the same intersection.

I will be very interested in reading your report and hearing the outcome of the CAP meeting on the 22 January.

Regards
Simon




Ramset™

TruBolt™ Xtrem™

**ETA CERTIFIED FOR
SEISMIC
AND CRACKED
CONCRETE**



**XTREM
PREMIUM ANCHORING**

Ramset™ TruBolt™ Xtrem™ Advantages:

A seismic certified heavy duty, torque controlled expansion anchor for permanent anchoring into concrete. Certified for seismic C1 & C2 applications – refer report number ETA-15/0893

- Assessed as per ETA001 Annex E
- Certified Seismic C1 & C2.
- Certified Option 1 Cracked Concrete.
- TR020 Fire tested - Fire rated performance up to 2 hours.
- Highest Performance in floor, wall & overhead applications.

Approvals

Certification	Approval Number / Report
European Technical Assessment (ETA) to ETAG 001 Part 1, Option 1	ETA - 15/0893
European Technical Assessment (ETA) ETAG 001 Part 1, Annex E, C1 & C2	ETA - 15/0893

**SA TS101:2015
Tested**

Cracked concrete

Seismic

AUSTRALIA
1300 780 063
www.ramset.com.au

NEW ZEALAND
0800 RAMSET (726738)
www.ramset.co.nz

TruBolt™ Xtrem™

A seismic certified heavy duty, torque controlled expansion anchor, for permanent anchoring into concrete.



Technical Specification

- Bolt:** Cold formed carbon steel, M8: Zinc Electroplated (>5µm) EN ISO 4042:1999, M10-M20: Zinc Electroplated (>5µm) + Anti-friction coating
- Clip:** M8 Stainless Steel, M10-M20 Carbon Steel, Zinc Electroplated (>5µm) EN ISO 4042:1999
- Nut:** Steel strength grade 8 DIN267 or ISO 898-2:2012 M8-M10 Zinc Electroplated (>5µm) EN ISO 4042:1999, M12-M20 Zinc Electroplated (>5µm) + Anti-friction coating
- Washer:** M8 NF E 25514 Zinc Electroplated (>5µm) EN ISO 4042:1999, M10 - M20 EN 10025:2004 or EN10088-2:2005, Zinc Electroplated (>5µm) + Anti-friction coating

Substrates

- Concrete

Applications

- All steel constructions
- Facades
- Curtain wall
- Staircases
- Ladders
- Guide railings
- Stadium seating

TruBolt™ Xtrem™ Stud Anchor - Hex Nut - Zinc Plated

Part Number	Description	Thread Diameter	Total anchor length (mm)	Maximum fixture thickness (mm)	Drilling Diameter (mm)	Minimum hole depth (mm)	Maximum tightening torque (Nm)	Fixture clearance hole diameter (mm)	Pack Qty
T08075X	TruBolt™ Xtrem™ M8x75/15	M8	75	15	8	60	20Nm	9	100
T08090X	TruBolt™ Xtrem™ M8x90/30	M8	90	30	8	60	20Nm	9	50
T08120X	TruBolt™ Xtrem™ M8x120/60	M8	120	60	8	80	20Nm	9	50

T10085X	TruBolt™ Xtrem™ M10x85/5	M10	85	5	10	80	45Nm	12	50
T10100X	TruBolt™ Xtrem™ M10x100/20	M10	100	20	10	80	45Nm	12	25
T10120X	TruBolt™ Xtrem™ M10x120/40	M10	120	40	10	80	45Nm	12	25
T10140X	TruBolt™ Xtrem™ M10x140/60	M10	140	60	10	80	45Nm	12	25

T12105X	TruBolt™ Xtrem™ M12x105/10	M12	105	10	12	95	60Nm	14	25
T12115X	TruBolt™ Xtrem™ M12x115/20	M12	115	20	12	95	60Nm	14	25
T12135X	TruBolt™ Xtrem™ M12x135/40	M12	135	40	12	95	60Nm	14	25
T12180X	TruBolt™ Xtrem™ M12x180/85	M12	180	85	12	95	60Nm	14	20

T16145X	TruBolt™ Xtrem™ M16x145/25	M16	145	25	16	120	110Nm	18	10
T16170X	TruBolt™ Xtrem™ M16x170/50	M16	170	50	16	120	110Nm	18	10

T20170X	TruBolt™ Xtrem™ M20x170/30	M20	170	30	20	140	160Nm	22	10
T20200X	TruBolt™ Xtrem™ M20x200/60	M20	200	60	20	140	160Nm	22	10



Installation

1. Drill or core a hole to the recommended diameter (same as the TruBolt™) and depth using the fixture as a template.
Clean the hole thoroughly with a hole cleaning brush. Remove the debris with a hand pump, compressed air, or vacuum.
2. Insert the anchor through the fixture and drive with a hammer until the washer contacts the fixture.
3. Tighten the nut with a torque wrench to the specified assembly torque.

ramsetreid™ 1 Ramset Drive, Chinside Park 3116

In the interests of product improvement, ramsetreid™ reserves the right to alter product specifications as required. Information included in this resource book is correct at time of printing. It is the responsibility of the user to ensure product selected is appropriate for its intended use. For further technical information go to www.ramset.com.au or contact Ramset™ on the numbers indicated. TM Australia Pty. Ltd. ABN 63 004 235 063 trading as ramsetreid™ © Copyright 2016 TM Trademarks of Cotnam Pty. Ltd. used under license by ramsetreid™



STATEMENT OF EFFECT

Location: West Torrens Council

Site: 277-281 Sir Bradman Drive, Cowandilla

Proposal: To erect a 3 x 6 metre sign on the roof of an existing building – DA 211/58/2018



Existing VIP office building located at 277-281 Sir Donald Bradman Drive (south-east corner of Marion Road intersection)



Prepared by: Advantage Planning Services

1. Background

A sign is proposed to be placed on the roof of an existing two storey building located at 277-281 Sir Donald Bradman Drive, Cowandilla (VIP Building). This prominent intersection of two arterial roads is characterised by high traffic volume and corner buildings with large signs placed on the existing buildings. The sign has been designated as non-complying so this Statement of Effect has been prepared by Advantage Planning Services as required by s 39(4) of the Development Act 1993.

Development Application DA211/58/2018 was originally for an 11.624 metres x 4.096m roof sign on top the VIP building. This proposal has been modified to a 3.07 m x 6.14 m sign on top of the same building, the non-compliance has been substantially reduced. The non-compliance of the sign has been reduced in area from 46.14 sq metres to 18 sq m.



South East Facing Elevation



2. Description of the development and the nature of the locality

The land is located on the south eastern corner of the Marion Road and Sir Donald Bradman Drive intersection. The land is designated as Certificate of Title Volume 5025 Folio 950 (refer Attachment A)

The two storey building has as its main tenant VIP Home Services who have naming rights of the building other tenancies also occupy the building.

The original proposal for DA211/58/2018 was a sign with 46.14 sq metre screen area with the dimensions of 11.264 x 4.096 metres. This sign was considered too large with reference to the relevant principles and objectives of the West Torrens Development Plan. The current sign proposed is therefore much smaller 6.14 metres x 3.07 metres or 18 square metre screen area.

3. The most relevant provisions of the West Torrens Development Plan (as consolidated 12 July 2018)

General Provisions Advertisements

Objectives

- 1 *Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings*
- 2 *Advertisements and/or advertising hoardings that do not create a hazard*
- 3 *Advertisements and/or hoardings designed to enhance the appearance of the building and locality*

There are large signs erected on existing buildings on the opposite corners of the intersection from the subject site. The subject site has a wide frontage of 108.2 metres to Sir Donald Bradman Drive and Marion Road. The existing two storey building is setback approximately 12 metres from both street frontages. The existing signs located about the intersection, wide frontage of the subject land, setback and size of the existing building all help meet the objectives outlined above:

- Existing corners all have significant signs located on existing buildings that characterise the urban landscape
- The setback and scale of the subject building will accommodate the size of the proposed sign without significantly detracting from the appearance of the building
- The location of the sign centrally on the roof of the two storey building will ensure it is not a traffic hazard as it is located well away from drivers sight lines and any existing traffic lights.

Principles

1. *The location, siting, design, materials, size and shape of advertisements and/or hoardings should be:*

- (a) *consistent with the predominant character of the urban or rural landscape*
- (c) *co-ordinated with and complement the architectural form and design of the building they are to be located on*

Because the intersection is such a busy intersection of two major arterial roads the existing large signs do not unduly detract from the urban landscape. Most notably the large LED sign located diagonally over the road from the VIP building at 80 Marion Road. The 6.0m x 3.0 m sign proposed for the subject building will not detract from its architectural form because the building is much larger, higher and setback some 12 metres from both street frontages.



Existing sign at 80 Marion Road (intersections north-west corner) is approximately 6 x 3 metres and visually dominates the existing single storey building

2. The number of advertisements and/or hoardings advertising hoardings associated with a development should be minimised to avoid:

- (a) clutter*
- (b) disorder*
- (c) untidiness of buildings and their surrounds*
- (d) driver distraction*

The signage on the existing building is not considered excessive given the large frontage and scale of the building. Also the sign is proposed well above street level so disorder and driver distraction are not considered issues.

4. The content of advertisements should be limited to information relating to the legitimate use of the associated land

The proposed sign will promote VIP home services, events, activities and other third party advertisers (refer email from Bill Vis - Attachment B). In short Mr. Vis is community focused and supports numerous sporting clubs including Port Adelaide and the Crows. Sir Donald Bradman Drive is the main thoroughfare between the Airport and the Adelaide CBD so Mr. Vis intends having messages such as Welcome to Adelaide the home of the Port Adelaide, Adelaide United or the Crows depends who is playing. Two of the LED signs located across from the subject sign have changeable messages that constitute third party advertising. The sign proposed for the VIP building will change message at a maximum frequency of 45 seconds (refer Attachment C).



Intersection north-east corner



Intersection south-west corner

7. Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of the building.

The sign on top of the building at 80 Marion Road is completely out of scale with the existing single storey building that it is mounted on top of. The proposed sign at 277-281 Sir Bradman Drive is on top of a large two storey building and will be visually proportionate with the building. Although the two signs on opposite corners are both 6.0 m x 3.0 m in dimension the buildings are entirely different so the sign on top of the VIP building will be centrally located on top of a large two storey building clear of the sight lines of drivers going through the intersection.

Safety

14 Advertisements and/or advertising hoardings should not create a hazard by:-

- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the drivers perception of the road or persons or objects on the road*
- (c) distracting drivers from the primary driving task at a location especially where the driver concentration are high*

15 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

The LED sign will be erected on top of the two storey VIP building at a height of about 8.0 metres above road level significantly higher than existing traffic lights around the intersection. The LED sign (Type SMD 2727 Black Face) will have a maximum brightness of 6500 nits.

4. Most relevant Zone provisions - Commercial Zone

Objectives

1 A zone accommodating a range of commercial and business land uses

2 Development that minimizes and adverse impacts upon the amenity of the locality within the zone.

The subject site is a commercial building occupied by a number of businesses and the site is surrounded by other commercial land uses both along Marion Road and Sir Donald Bradman Drive. All of these business have extensive signage oriented towards both the arterial roads including in many instances high level and/or roof signs similar to what is proposed on the VIP building. Hence the proposal in no way will have any adverse impact on the amenity of the locality. Because the subject site is located within the Arterial Road Policy Area 1 the following controls relating to signage apply:-

Non-Complying Development

Advertisement and/or advertisement hoarding – Exceptions

- (a) Where located within the Arterial Road Policy Area 1
- (ii) the advertisement area satisfies the following criteria:

Advertisement area (sq metres)	Additional area per metre site frontage (sq metres)
4	0.1

Advertisement and/or advertising hoarding

<i>(ii) The advertisement area satisfies the following criteria</i>	
Advertisement area (square metres)	Additional area per metre of site frontage with a public road or public thoroughfare (square metres)
4	0.1

The frontage of the site to Sir Bradman Drive and Marion Road is extensive at 108.2 metres. With reference to the criteria above a sign 4 sq metres plus 10.82 (108.2x 0.1) suggests a 14.82 square metre sign would be appropriate on the subject site. The actual sign proposed is 18 square metres in area hence it is designated as non-complying because it exceeds the criteria by a relatively insignificant 3.18 sq metres (refer Attachment D).

22 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more

Both Marion and Sir Donald Bradman Drive are both arterial road, however the speed limit on both roads is 60 km/h not 80 km/h. With reference to Department of Transport Planning and Infrastructure data the combined two way 24 hour traffic volumes of vehicles through the intersection is approximately 70,000 vehicles, a considerable volume of this traffic comes from the west from the Airport. This sign could actually promote Adelaide and local sporting teams and events.

Arterial Road Policy Area 1

13 Development should be undertaken in accordance with the following concept plan maps:

- (b) Concept Plan Map WeTo/3a – Sir Donald Bradman Drive/ Marion Road Intersection Commercial Precinct*

The existing two storey building is set about 12 metres from both Marion Road and Sir Donald Bradman Drive with car parking to the road frontages. The Concept Plan WeTo/3a encourages development setback 3 metres from the road frontages. If anything the roof sign will give the building greater height and prominence on the major street corner.

Economic

The Applicant VIP is an avid sponsor of community sporting clubs including Port Adelaide and the Crows. It is the applicants intention to promote local sporting events i.e. Welcome to Adelaide the home of Port Adelaide, Adelaide United or the Crows. This is particularly relevant as Sir Donald Bradman Drive is a major arterial road leading from the Airport to the City of Adelaide. So a welcoming sign to Adelaide is very appropriate and can only assist in promoting tourism, the City and local AFL teams.

Environmental

The environment of the busy intersection and along both roads in this area is characterised by commercial land uses located along the busy roads to attract business and for exposure to passing traffic. Accordingly all the premises in the locality have advertisements and/or hoarding located on their sites and premises promoting their businesses.

In addition to the existing advertisements and hoardings located on sites there a many signs located high on existing buildings and in numerous cases on top of the roofs of existing buildings. The sign proposed for the VIP building has been reduced in size so it does not visually dominate the existing building. This cannot be said for some existing roof signs that exist in the area that are oversized and completely visually dominate the building on which it is located.

Social

With reference to the email provided by the CEO and Founder of VIP Mr. Bill Vis very community focused sponsors numerous sporting clubs including AFL teams Port Adelaide and the Crows clubs. It is therefore Mr. Vis's intension to extend the sponsorship and endorsement of community events to the LED sign e.g. Welcome to Adelaide the home of Port Adelaide, Adelaide United or the Crows depending on who is playing.

5. Summary

The proposed signage for the approved land use is considered appropriate given its location on a busy arterial road intersection where similar signage already exists. The size of the proposed sign has been substantially reduced from 46 sq metres to 18 sq metres, and is therefore barely non-complying. Large signage and LED changeable message signs are evident on two of the other corners of the intersection. One of the signs is roof mounted on a single storey building and appears to be at least 6 x 3 metres in area and promotes 3rd party advertising. The VIP sign will advertise VIP and other tenants of the building, sporting clubs and some 3rd party advertising.

The scale of the proposed sign is quite in keeping with the height of the existing two storey building with a very wide frontage of 108.2 metres.

Also relevant is the 12 metre setback of the existing building reducing any visual impact of the sign which will be located high up on the building above existing traffic lights.

The original sign proposed was approx. 11.3 x 4.2 metres or over 46 sq metre screen in area well exceeding the criteria. This has been reduced in size to 6 x 3 metres or 18 sq metres. This is close to the criteria set out in Principle 17 (i.e. 14.82 sq metres) and therefore warrants Councils support. Particularly as the sign will also be used to promote Adelaide, local events and sporting teams.

A handwritten signature in black ink, appearing to read 'Simon Grose', is centered on a light gray rectangular background.

Simon Grose
DTP; GDRUP; GDPD; PIA; CPP
Director
Advantage Planning Services
3 September 2018

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

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

DEVELOPMENT No. 211/58/2018
 PROPERTY ADDRESS: 2/277-281 Sir Donald Bradman Drive, COWANDILLA SA 5033

YOUR FULL NAME	Thomas Howard & Nicholas Howard
YOUR ADDRESS	30A. Caithness Ave Beaumont. 5066.
YOUR PHONE No	[REDACTED]
YOUR EMAIL	[REDACTED]
NATURE OF INTEREST	(eg. Adjoining resident <u>owner of land in the vicinity</u> etc.)
REASON/S FOR REPRESENTATION	I am concerned regarding the overall height of the sign as it exceeds 7m.
	<div style="border: 1px solid black; padding: 5px; text-align: center;"> City of West Torrens 05 OCT 2018 City Development </div>
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

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

I DO NOT WISH TO BE HEARD



I DESIRE TO BE HEARD PERSONALLY



I DESIRE TO BE REPRESENTED BY _____



(PLEASE SPECIFY)

SIGNED

2 B. Howard

DATE

4.10.18.

Responsible Officer: Sonia Gallarello

Ends: Thursday 4 October 2018

If space insufficient, please attach sheets

**Response to Representation****DA 211/58/2018****Property Address 2/277-281 Sir Donald Bradman Drive, Cowandilla SA 5033****The Representer is:-****Thomas Howard & Nicholas Howard****30A Caithness Avenue Beaumont SA 5066**

The representors together state:- "I am concerned regarding the overall height of the sign as it exceeds 7 m".

With reference to West Torrens Council – Commercial Zone

Non-complying Development – Arterial Roads Policy Area

2(b)i Except if it measures less than 7 metres in height

2(b)ii Except where it is less than 4sq metres plus 0.1 sq metres per metre of site frontage i.e. subject sites frontage (108.2metres x 0.1) + 4 = 14.82 sq. metres.

Council agreed to lodgement of the non-complying development application on 22 January 2108 in part because the non-compliance in height was reduced 1096mm (with reference to 2(b)i). Also the original sign proposed was reduced in size from 11264mm x 4096mm to the current proposal 6000mm x 3000mm reducing the area from 46.14 to 18 sq. metres (with reference to 2(b)ii).

The large frontage of the subject site, over 108 metres to Sir Donald Bradman Drive and Marion Road, and large existing two storey building setback 12 metres from both street frontages means the scale of the proposed sign will be in context with the existing building and compatible with development on the site. More than can be said for other similar signage along Marion Road and specifically at 80 Marion Road (northwest corner same intersection) that was approved as recently as 2013.

Simon Grose

Advantage Planning Services

13 November 2018

Advantage Planning Services 23 Dover Street, Malvern Mobile 0400 024 550 Advantage Planning Services Mobile 0400 024 550

In reply please quote 2018/01931, Process ID: 537821
Enquiries to Matthew Henderson
Telephone 0419 747 010
E-mail dpti.luc@sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure

24 October 2018

Ms Sonia Gallarello
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

DEVELOPMENT DIVISION
Transport Assessment
and Policy Reform

GPO Box 1533
Adelaide SA 5001

ABN 92 366 288 135

Dear Ms Gallarello

SCHEDULE 8 - REFERRAL RESPONSE

Development No.	211/58/18
Applicant	Mr T J Ward
Location	277 – 281 Sir Donald Bradman Drive, Cowandilla
Proposal	LED advertising screen

I refer to the above development application forwarded to the Commissioner of Highways (CoH) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

CONSIDERATION

The application proposes a LED sign to be mounted on the roof of an existing two-storey building located at the south eastern quadrant of the Marion Road / Sir Donald Bradman Drive intersection. Both Marion Road and Sir Donald Bradman Drive are arterial roads under the care, control and management of the CoH.

Marion Road (north of the intersection) is identified as a Peak Hour Route and Major Cycling Route in the Department of Planning, Transport and Infrastructure's (DPTI) '*A Functional Hierarchy for South Australia's Land Transport Network*.' Marion road carries approximately 35,400 vehicles per day (5% commercial vehicles) at this location and has a posted speed limit of 60km/h.

Sir Donald Bradman Drive (west of the intersection) is identified as a Major Traffic Route, Primary Freight Route, Major Cycling Route and Standard Frequency Public Transport Corridor under DPTI's '*A Functional Hierarchy for South Australia's Land Transport Network*.' At this location Sir Donald Bradman Drive carries approximately 26,800 vehicles per day (3.5% commercial vehicles) and has a posted speed limit of 60km/h.

DPTI has reviewed the proposal against the '*Advertising Signs: Assessment Guidelines for Road Safety*' (the Guide) and notes that:

- The sign is within a device restriction area as defined in the Guide.

#13163219

- The sign would be viewable to traffic travelling east along Sir Donald Bradman Drive and south along Marion Road.
- The sign achieves adequate clearances from direct sightlines to the adjacent signals.
- Two other LED signs are likely to be viewable at the same time. One sign is mounted on poles at the north western corner of the adjacent intersection (viewable to eastbound traffic). The other is mounted on the parapet of a building at the south western corner of the intersection (viewable to south bound traffic)

Metropolitan Adelaide Road Widening Plan

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Marion Road and Sir Donald Bradman frontages of this site, together with additional land at the corner, for future upgrading of the adjacent intersection. The consent of the CoH under *the Metropolitan Adelaide Road Widening Plan Act 1972* (the Act) is required to all building works on or within 6 metres of the possible requirement.

The sign will be located clear of the above requirement and consent area (i.e. 10.5 metres from the property boundary). Consent under the Act is not required for this development.

ADVICE

The Commissioner of Highways (CoH) does not object in-principle to the proposed development. The planning authority is advised to attach the following conditions to any approval:

1. The sign shall be permitted to display one static, self-contained message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 second. The sign shall not flash, scroll, move or imitate a traffic control device.
2. 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	6 300
Cloudy Day	4 000	1 100
Twilight	400	300
Dusk	40	200
Night	<4	150

3. 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.

#13163219

3

The following note provides important information for the benefit of the applicant and is required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Marion Road and Sir Donald Bradman frontages of this site, together with additional land at the corner, for future upgrading of the adjacent intersection. The consent of the CoH under *the Metropolitan Adelaide Road Widening Plan Act 1972* (the Act) is required to all building works on or within 6 metres of the possible requirement.

The sign will be located clear of the above requirement and consent area (i.e. 10.5 metres from the property boundary). Consent under the Act is not required for this development.

Yours sincerely



MANAGER, TRANSPORT ASSESSMENT AND POLICY REFORM
for **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au

#13163219

6.3 31 Anstey Crescent, MARLESTON

Application No 211/262/2018, 211/263/2018 & 211/173/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D029/18; Create one (1) additional allotment	Land division - Community Title; SCAP No. 211/C030/18; Create one (1) additional allotment and common property	Construction of a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings and retaining wall and fencing to a maximum height of 2.2 metres
APPLICANT	Xiujiao Huang and Yonggui Guo	Xiujiao Huang and Yonggui Guo	D'Andrea & Associates
APPLICATION NO	211/262/2018	211/263/2018	211/173/2018
LODGEMENT DATE	8 March 2018	8 March 2018	22 February 2018
ZONE	Residential Zone		
POLICY AREA	Medium Density Policy Area 19		
APPLICATION TYPE	Merit		
PUBLIC NOTIFICATION	Category 1	Category 1	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> Nil External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> Nil External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> City Assets Consultant Arboriculture Officer External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	6 February 2018		
RECOMMENDATION	Support with conditions		
AUTHOR	Sonia Gallarello		

BACKGROUND

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

- With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

Previous or Related Application(s)

Development No	Description of Development	Decision	Decision Date
211/1185/2011	Demolition of existing dwelling and construction of two (2) two storey semi-detached dwellings with single garages	Planning Consent Granted	13 March 2012

SITE AND LOCALITY

The subject site is formally described in Certificate of Title Volume 5116 Folio 961, comprising allotment 31 in Deposited Plan 2800, in the area named Marlestone, Hundred of Adelaide. The site is more commonly known as 31 Anstey Crescent, Marlestone. There are no easements, encumbrances or Land Management Agreements affecting the subject site.

The subject site is an existing residential property on the western side of Anstey Crescent. The site is rectangular with a frontage to Anstey Crescent of 18.29 metres (m) and a site area of 737.3 square metres (m²). The site currently contains a single storey detached dwelling with a carport forward of the dwelling and verandah attached to the dwelling and outbuilding in the rear yard. The subject site is generally flat with a slight slope downward to the rear. The site is within the 0-0.1m flood affected area.

There is a large *corymbia maculata* tree with a trunk circumference of 2.6m within 10m of a swimming pool in the rear yard of 31 Ritchie Terrace. Accordingly, this tree is exempt from the Development Regulations regarding regulated trees and may be removed without approval.

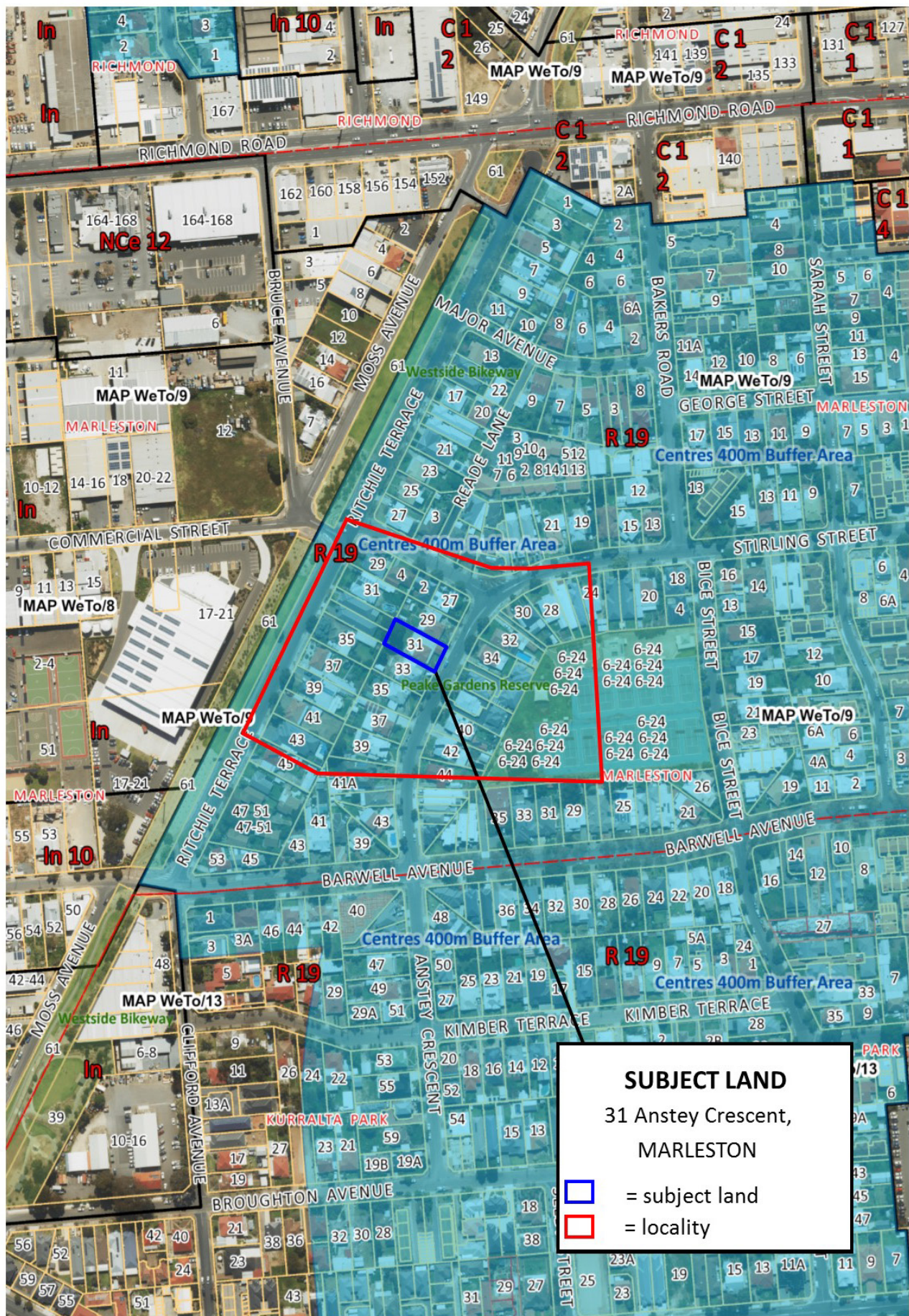
The locality is residential in nature containing a variety of dwellings which include single and double storey dwellings and recent smaller (infill) allotments and dwellings. According to Council records, the subject dwelling was built in 1926 and there remain a number of single dwellings on generous allotments that were established around this time in the locality. More recent infill development from around 1990 has reduced the size of these allotments to as small as 180m².

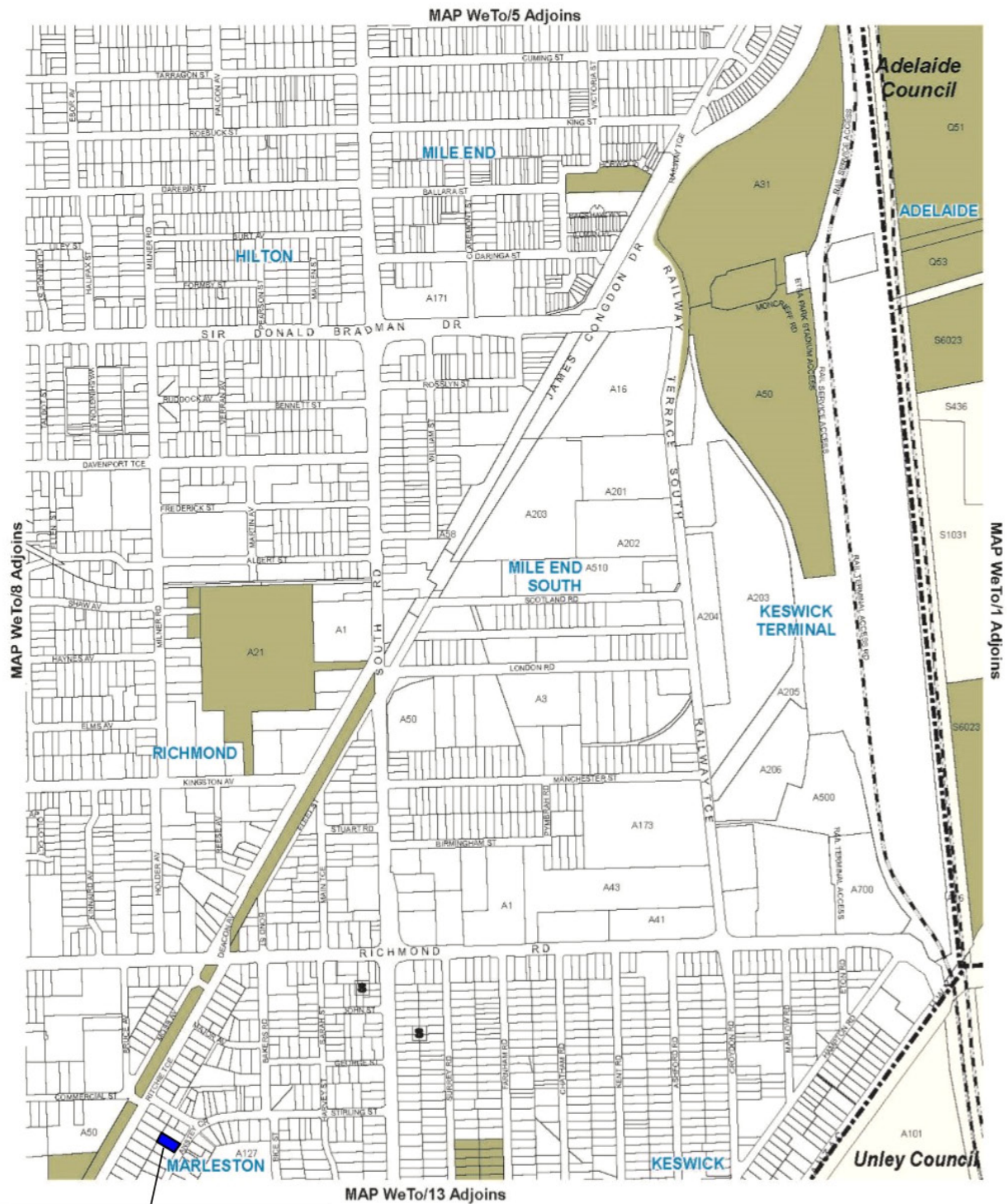
The Peake Gardens Reserve containing 14 hard surfaced tennis courts, car parking, clubrooms and park area is 60m from the subject site. The site is within 400m of a Centre Zone buffer that relates to a Commercial Zone corridor along South Road. The site is positioned some 380m west of South Road, a major north-south transport route within Adelaide and 300m south of Richmond Road.



The subject site - 31 Anstey Crescent, Marlestone

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





Location Map WeTo/9

WEST TORRENS COUNCIL
Consolidated - 6 February 2018

PROPOSAL

DA 211/262/2018

This application is for a Torrens Title land division to create one additional allotment. Allotment 101 is irregular in shape with a frontage to Anstey Crescent of 12.49m and a total site area of 243m². Allotment 102 (super lot) is in the form of a battle-axe with a 5.8m wide frontage to Anstey Crescent and a site area of 495m². This allotment is to be divided by the Community Title land division described below.

DA 211/263/2018

This application is for a Community Title land division which seeks to divide the proposed super lot into two residential allotments and associated common property. The community title division will create two irregular shaped allotments to the rear, allotments 201 and 202, that will accommodate a residential flat building. Accordingly, the common area is included in the average site area calculation which is 247.5m².

DA 211/173/2018

This application is seeking to construct a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings and retaining wall and fencing to a maximum height of 2.2m. The proposed dwellings will be constructed utilising a variety of external materials including rendered spandrel walls, face brickwork, painted scyon matrix cladding, timber panel lift door and timber door. 600mm wide eaves are proposed for the front dwelling and the two rear dwellings.

The dwellings will each contain three bedrooms, two bathrooms and a double garage under the main roof. Alfresco areas are also provided to the rear of each dwelling. Boundary retaining and fencing will be required to a maximum height of 2.2m in order to retain the difference in levels, largely to the rear of the site.

A separate application will need to be lodged for the demolition of the existing dwelling and associated structures.

A copy of the relevant plans is contained in **Attachment 1**.

PUBLIC NOTIFICATION

Applications 211/262/2018 and 211/263/2018 are Category 1 forms of development pursuant to Schedule 9, Part 1, (2) (f) of the *Development Regulations 2008*.

Application 211/173/2018 is a Category 2 form of development pursuant to Section 38 of the *Development Act 1993*, Schedule 9, Part 2 (18) (a) of the *Development Regulations 2008*.

The proposed development involves a fence and retaining wall with a combined height of 2.2m (maximum) which is deemed to be 'minor' pursuant to Schedule 9, Part 1 (2) (g) of the *Development Regulations 2008*. It is unlikely to unreasonably impact the owners or occupiers of land in the locality for the following reason:

- The natural ground level of the subject land is at its lowest to the rear of the site where a 400mm high retaining wall (maximum) will be required. When combined with a 1.8m fence, the maximum height of 2.2m is only marginally higher than the 2.1m trigger for a fence to be considered development. As the additional 100mm height will not be readily noticeable to the main affected residents at 33 and 33A Ritchie Terrace, it was determined during the assessment process that it is unlikely to negatively impact the owners/occupiers of adjacent properties.

Properties notified:	16 properties were notified during the public notification process.
Representations:	One representation was received: <ul style="list-style-type: none"> • Tammy Miles of 33 Ritchie Terrace, Marlestone
Persons wishing to be heard:	Nil.
Summary of Representations:	Concerns were raised regarding the following: <ul style="list-style-type: none"> • upper level windows overlooking the rear yard
Applicant's response	<ul style="list-style-type: none"> • the upper level windows to the rear of dwellings 2 and 3 directed toward 33 Ritchie Terrace have fixed obscure glazing to 1700mm above the floor level

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

REFERRALS

Internal

City Assets

City Assets raised a number of concerns in regards to finished floor levels, verge interaction, driveway access, garage dimensions and stormwater management. The applicant subsequently addressed these matters including the agreement to relocate the stobie pole at their expense to the satisfaction of City Assets (refer Attachment 1).

City Operations

Council's Consultant Arboriculture Officer reviewed the tree in the rear yard of the subject site and deemed that it was exempt from development control.

External

State Commission Assessment Panel (SCAP)

SCAP has raised no concerns with the proposals. Standard conditions of consent have been recommended should the applications be supported.

SA Water

SA Water has raised no concerns with the proposals. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been recommended should the CAP support the applications.

A full copy of the relevant reports is contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

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

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 6, 7, 8
Design and Appearance	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 9, 10, 12, 13, 14, 15, 16
Energy Efficiency	Objectives	1
	Principles of Development Control	1, 2
Infrastructure	Objectives	3
	Principles of Development Control	1, 5, 6, 7, 8, 12, 16, 17
Land Division	Objectives	1, 2
	Principles of Development Control	1, 2, 4, 5, 6, 7, 8, 12, 16, 17
Landscaping, Fences and Walls	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1
Residential Development	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 27, 30, 31
Transportation and Access	Objectives	2
	Principles of Development Control	1, 8, 10, 11, 14, 24, 32, 34, 35, 36, 37, 40, 43, 44, 45

<u>Zone: Residential Zone</u>	
<p>Desired Character Statement:</p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 5, 6, 7, 10, 11, 12, 13, 14

Policy Area: Medium Density Policy Area 19	
<p>Desired Character Statement:</p> <p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 5, 7

QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
LAND DIVISION - 211/262/2018 & 211/262/2018		
ALLOTMENT AREA <i>Medium Density Policy Area 19 PDC 7</i>	270m ²	Allotment 101 - 243m ² Allotment 201 - 153m ² Allotment 202 - 153m ² Does Not Satisfy
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 19 PDC 7</i>	9m	Allotment 101 - 12.49m Allotment 201 - N/A Allotment 202 - N/A Satisfies
MINIMUM DRIVEWAY HANDLE WIDTH <i>Land Division PDC 7 (b)(i).</i>	4m (minimum)	5.8m Satisfies
MINIMUM ACCESS AREA <i>Land Division PDC 7 (b)(i)</i>	5.5m for first 5m	5.8m for the first 5m Satisfies

BUILT FORM - 211/173/2018		
SITE AREA <i>Medium Density Policy Area 19</i> <i>PDC 5</i>	<u>Detached dwelling</u> 250m ² (minimum)	243m ² Does not Satisfy
	<u>Residential flat building</u> 150m ² (average)	247.5m ² Satisfies
FRONTAGE TO PUBLIC ROAD <i>Medium Density Policy Area 19</i> <i>PDC 5</i>	<u>Detached dwelling</u> 9m (minimum)	12.5m Satisfies
	<u>Residential flat building</u> 15m (complete building)	5.8m Does not Satisfy
SITE COVERAGE <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	60% (maximum)	50% approximately Satisfies
BUILDING HEIGHT <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	Two storeys or 8.5m (maximum)	Two storeys and 7.5m Satisfies
STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m (minimum)	3m Satisfies

<p>SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i></p>	<p><u>Ground level</u></p> <p>1m (minimum) where the vertical side wall is 3m or less</p> <p><u>Upper level</u></p> <p>2m (minimum) where the vertical side wall measures between 3 and 6m</p>	<p><u>Dwelling 1</u></p> <p><u>Ground level</u> 0.9m (northern) 0m (garage on southern boundary)</p> <p><u>Upper level</u> 0.6m (northern) 2m (southern)</p> <p>Does Not Satisfy</p> <p><u>Dwellings 2 & 3</u></p> <p><u>Ground level</u> 0.9m</p> <p><u>Upper level</u> 2m</p> <p>Does not Satisfy</p>
<p>REAR SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i></p>	<p>6m (minimum)</p>	<p>Dwelling 1 - 2.4m Dwelling 2 & 3 - 0.9m to alfresco (4m to dwelling)</p> <p>Does Not Satisfy</p>
<p>PRIVATE OPEN SPACE <i>Medium Density Policy Area 19</i> <i>PDC 19</i></p>	<p>24m² (minimum area)</p> <p>3m (minimum dimension)</p>	<p>Dwelling 1 - 53.3m² Dwelling 2 - 36.6m² Dwelling 3 - 36.6m²</p> <p>(each dwelling achieves a minimum dimension of 3m)</p> <p>Satisfies</p>
<p>LANDSCAPING <i>Landscaping, Fences & Walls</i> <i>PDC 4</i></p>	<p>10% (minimum)</p>	<p>17%</p> <p>Satisfies</p>

CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	<u>Detached dwelling</u> 2 spaces (1 covered) <u>Residential flat building</u> 4.5 spaces (2 covered)	<u>Dwelling 1</u> 2 undercover and 1 visitor space Satisfies <u>Dwellings 2 and 3</u> 4 undercover Does not Satisfy
DOMESTIC STORAGE <i>Residential Development</i> PDC 31	8m ³ (minimum)	Dwelling 1 - 9m ³ Dwellings 2 & 3 - 8m ³ Satisfies
INTERNAL FLOOR AREAS <i>Residential Development</i> PDC 9	100m ² (minimum)	Dwelling 1 - 162m ² Dwellings 2 & 3 = 135.5m ² Satisfies
OVERSHADOWING <i>Residential Development</i> PDCs 10, 11, 12, 13, 14	Minimum 2 hours of sunlight between 9am and 3pm on June 21 to ground level open space of existing buildings	The main impacted dwelling is 33 Anstey Crescent. The private open space areas of this dwelling will receive a minimum 2 hours of sunlight between 9am and 3pm on June 21. The solar panels on the roof at 33 Anstey Crescent will receive 2 consecutive hours of sunlight between 9am and 3pm on June 21. Satisfies

ASSESSMENT

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

Desired Character

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

The proposed two storey dwellings are consistent with the desired character. While the proposed allotment areas do not meet the minimum requirement, when reviewed against PDC 5 of the Medium Density Policy Area 19, the site areas are achieved for the dwellings within the residential flat building but fall marginally short (7m²) for the detached dwelling. The sites provide functional parcels and, being located within 400 metres of a Centre Zone, are well serviced with recreation, shops and public transport. Overall it is considered that the proposed development meets Objective 1 and Principle of Development Control (PDC) 2 of Medium Density Policy Area 19.

Land Division

Two land divisions are proposed. One (DA 211/262/2018) creates the parcel of land for the detached dwelling and the superlot for the residential flat buildings to the rear. The other (DA 211/263/2018) creates the division of the residential flat buildings and provides the common property that will serve both dwellings. The development is considered to be orderly and would utilise existing infrastructure and so meet Objective 1 of the Land Division module.

The common property in this division constitutes around 26% of the total site area and serves dwellings 2 and 3 with access, turnaround areas and hard and soft landscaping. The site areas are met for the two dwellings within the residential flat building while the proposed site area for the detached dwelling falls short by a mere 2.8%. It is considered nonetheless that the proposed allotments are of an adequate size and dimension to facilitate medium density residential development within a Residential Zone.

The access width and handle for the common property that relates to the residential flat building is considered to be adequate to accommodate vehicular access in a safe and convenient manner as well as an appropriate amount of landscaping, satisfying PDC 7b of the Land Division module.

Overall it is considered the development meets the Development Plan provisions regarding land division.

Land Use

PDC 1 of Medium Density Policy Area 19 envisages detached dwellings and residential flat buildings within the policy area. Furthermore this locality has experienced a number of similar developments with smaller lot sizes that are also compatible with the medium density policy. The proposed land use is therefore considered appropriate and is an orderly form of development.

Setbacks

Side setbacks

Proposed allotment 1 is irregular in shape, due to the access requirements for the rear allotments and the need to accommodate services. As a result of this irregularity, dwelling 1 has a lesser setback to the common driveway side boundary for both the lower and upper levels. This deficiency was discussed with the applicant as there may be Building Code implications with the design and window positions. However, these matters can be addressed post planning consent with a minor variation pursuant to Regulation 47A of the *Development Regulations 2008*. Further, the shortfall in setbacks on this corner of the proposed development is considered to be minor given that it is adjacent the common boundary and there is landscaping proposed between the built form and the fence line. The main part of the wall of dwelling 1 is setback 4.9m from the adjacent boundary with 29 Anstey Crescent and there is also additional landscape screening along the fence line in this location.

The proposed garage wall is 3m high and 6.3m long. It has a front brick feature wall for the façade only that is around 3.4m. Considering the location of the adjacent carport at 33 Anstey Crescent, the garage wall on the boundary in this location is considered to have a reasonable degree of impact in terms of overshadowing and built form (creating a sense of enclosure).

Rear setbacks

Dwelling 1 has a 2.4m offset from the rear boundary which is 3.6m short of the minimum 6m prescribed in PDC 3 of Medium Density Policy Area 19. However, the rear of the building that faces north-west is stepped back while the garage is setback 5.8m from the rear boundary. The area between the garage and the boundary incorporates a formalised alfresco area and landscaping to the perimeter of the site. Given that this setback is internal to the development and is then separated from proposed dwellings 2 and 3 with pavers and landscaping, there is unlikely to be any impact on these two dwellings located to the rear of site.

The alfresco structures of dwellings 2 and 3 are offset 0.9m from the rear boundary while the dining / living areas at the rear of each dwelling are offset 4m from this boundary. Despite this 2m shortfall from the minimum setback sought by PDC 3, the area of private open space for the two rear dwellings is achieved as is the minimum dimension requirement. The main impact of this setback deficiency will be upon 33 and 33A Ritchie Terrace. As these dwellings are setback at least 8m from the rear boundary, there will be little overshadowing impact on these properties during the winter solstice. In addition, the rear setback of the upper level is 6m and there is landscaping proposed along the edge of the fence line in the form of *magnolia grandiflora* and *manchurian pear* that will provide some softening to the built form.

In consideration of the above, the proposed side and rear setbacks are considered appropriate notwithstanding a degree of departure from the relevant Development Plan provisions.

Built Form

The subject site is located within an area that exhibits a variety of dwelling types, sizes and styles. The form and design of the proposed development is described as contemporary given the building design, colours and mix of materials. Dwelling 1, the main dwelling viewed from the street, offers an attractive modern design together with an element of passive surveillance over the public realm. Both of the rear dwellings have upper levels set back to reduce the bulk of the buildings and provide 600mm wide eaves that assist with energy efficiency. The development is considered to be consistent with PDCs 4 and 5 of the Residential Development module in terms of its design and appearance.

It is acknowledged that the proposal is a two storey development on a battle-axe allotment which is contrary to PDC 2 of the Residential Development module. However, both of the rear dwellings have been designed to address privacy through the provision of obscure glazing to the windows as per PDC 27 of the Residential Development module. This effectively addresses the issue raised by the sole representor.

Landscaping

The proposal exceeds the minimum landscaping requirement of 10% of the site area through fairly generous hard and soft landscaping with a variety of plantings that vary in scale and height. Lawn areas are proposed in the front and rear yards of dwelling 1 and rear yards of dwellings 2 and 3. The driveway is lined with landscaping of between 300mm to 500mm with a variety of plants including *diets grandiflora*, *magnolia grandiflora* and *little rev*. Similar landscaping is proposed to the rear of dwellings 2 and 3 with a number of *manchurian pear* trees that can grow to 3-4m in height. As discussed, there is also some greenery proposed between dwelling 1 and the two rear dwellings which provide a pleasant buffer.

The plantings will complement the built form by reducing the overall bulk of the development as well as enhancing its appearance from the public realm. The landscaping within the common property will help to mitigate the extent of hard paved surfaces and reduce heat loads on the site. It is therefore considered that PDC 1 of the Landscaping, Fences and Walls module has been satisfied.

Retaining walls

A section of the development to the rear will require a combined retaining wall and fence constructed to a maximum height of 2.2m. The natural ground level is lowest toward the rear of the subject land where the retaining wall will have a maximum height of 400mm. Given that a fence can be constructed to a maximum height of 2.1m without requiring approval (as per Schedule 3 of *The Development Regulations 2008*) the additional 100mm is considered to be relatively minor and will not have an unreasonable impact on adjoining owners / occupiers, satisfying PDC 6 of the Landscaping, Fences and Walls module.

SUMMARY

The proposed development replaces a single storey detached dwelling on a low density allotment with three dwellings at medium density. The allotment sizes are reasonable and have been shown to be able to accommodate the proposed built form while meeting the majority of the quantitative provisions. The design of the two storey dwellings is modern in terms of colours and materials and considerate of the surrounding context by way of stepping in the upper level and the provision of eaves. The development proposes considerable landscaping that will assist in softening the two storey built form and associated driveway and hard paved areas to minimise urban heat loading.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan consolidated 6 February 2018 and warrants Development Plan Consent, Land Division Consent and Development Approval for applications 211/262/2018 and 211/263/2018 and Development Plan Consent for 211/173/2018.

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. 211/262/2018 by Xiujiao Huang and Yonggui Guo to undertake a Land division - Torrens Title; SCAP No. 211/D029/18; Create one (1) additional allotment at 31 Anstey Crescent, Marleston (CT 5116/961) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Zaina Stacey Development Consultants relating to Development Application No. 211/262/2018 (SCAP 211/D029/18).

Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.

Land Division Consent Conditions:

Council Requirements:

Nil

State Commission Assessment Panel Conditions:

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

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

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

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

Reason: To satisfy the requirements of SA Water Corporation.

3. 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 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.

Reason: To satisfy the requirements of State Commission Assessment Panel.

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.

Reason: To satisfy the requirements of State Commission Assessment Panel.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/263/2018 by Xiujiao Huang and Yonggui Guo to undertake a Land division - Community Title; SCAP No. 211/C030/18; Create one (1) additional allotment and common property at 31 Anstey Crescent, Marleston (CT 5116/961) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Zaina Stacey Development Consultants relating to Development Application No. 211/263/2018 (SCAP 211/C030/18).

Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.

Land Division Consent Conditions:

Council Requirements:

Nil

State Commission Assessment Panel Conditions:

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

For SA Water to proceed with assessment of this application, the developer will need to advise SA Water their 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 please contact SA Water Land Developments on 7424 1119. An investigation will be carried out to determine if the connection/s to the 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.

Reason: To satisfy the requirements of the SA Water Corporation.

3. 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 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.

Reason: To satisfy the requirements of the State Commission Assessment Panel.

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 (SCAP) for Land Division Certificate purposes.

Reason: To satisfy the requirements of State Commission Assessment Panel.

RECOMMENDATION 3

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/173/2018 by D'Andrea & Associates to undertake the construction of a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings and retaining wall and fencing to a maximum height of 2.2 metres at 31 Anstey Crescent, Marlestone (CT 5116/961) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the following plans:
 - Site Ground / Floor plan prepared by D'Andrea and Associates, Sheet 1 of 2, Revision B dated 10-10-2018
 - Elevations prepared by D'Andrea and Associates, Sheet 2 of 2, Revision B dated 10-10-2018
 - Site and Drainage Plan prepared by Lelio Bibbo Consulting Engineer Pty Ltd, Revision B, Reference No 180260
 - Shadow Diagrams Winter solstice June 21st at 9.00am, 12 noon and 3.00pm prepared by D'Andrea and Associates.

Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.

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 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.

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

3. 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.

Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.

4. 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.

Reason: To enhance the amenity of the site and locality and reduce heat loading.

5. Prior to the occupation or use of the development, the upper level windows for dwellings 1, 2 and 3 nominated with 'FOG' on the elevation plan prepared by D'Andrea and Associates, Sheet 2 of 2, Revision B dated 10-10-2018 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 good condition at all times to the satisfaction of Council.

Reason: To maintain the level of privacy to residents of adjoining dwellings.

6. No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.

Reason: To avoid conflict between services and vehicle manoeuvring areas.

7. Prior to occupancy of all dwellings, a 3000 litre stormwater collection and reuse tank and associated plumbing to service all toilets and laundry within each dwelling is to be installed and operational.

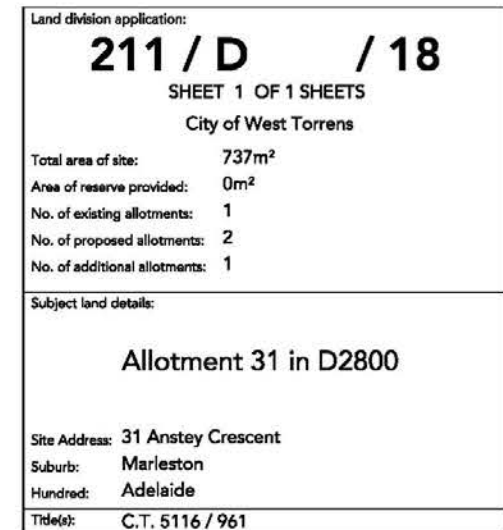
Reason: To ensure that adequate provision is made for the collection and reuse of stormwater.

Note:

The stobie pole on the verge that conflicts with the proposed driveway for Dwelling 1 shall be relocated at the applicant's cost.

Attachments

1. **Proposal plans**
2. **Representation and response to representation**
3. **Internal and external referrals**



Annotations:

All measurements in metres unless shown otherwise. Do not scale drawing. Original sheet size is A3. All measurements are subject to survey and final plan of division. Always check the current certificate(s) of title for any easement(s) and annotations(s) that affect the within land.

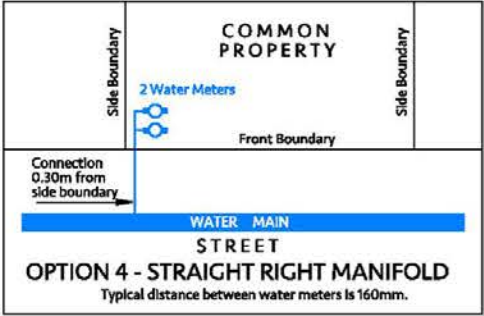
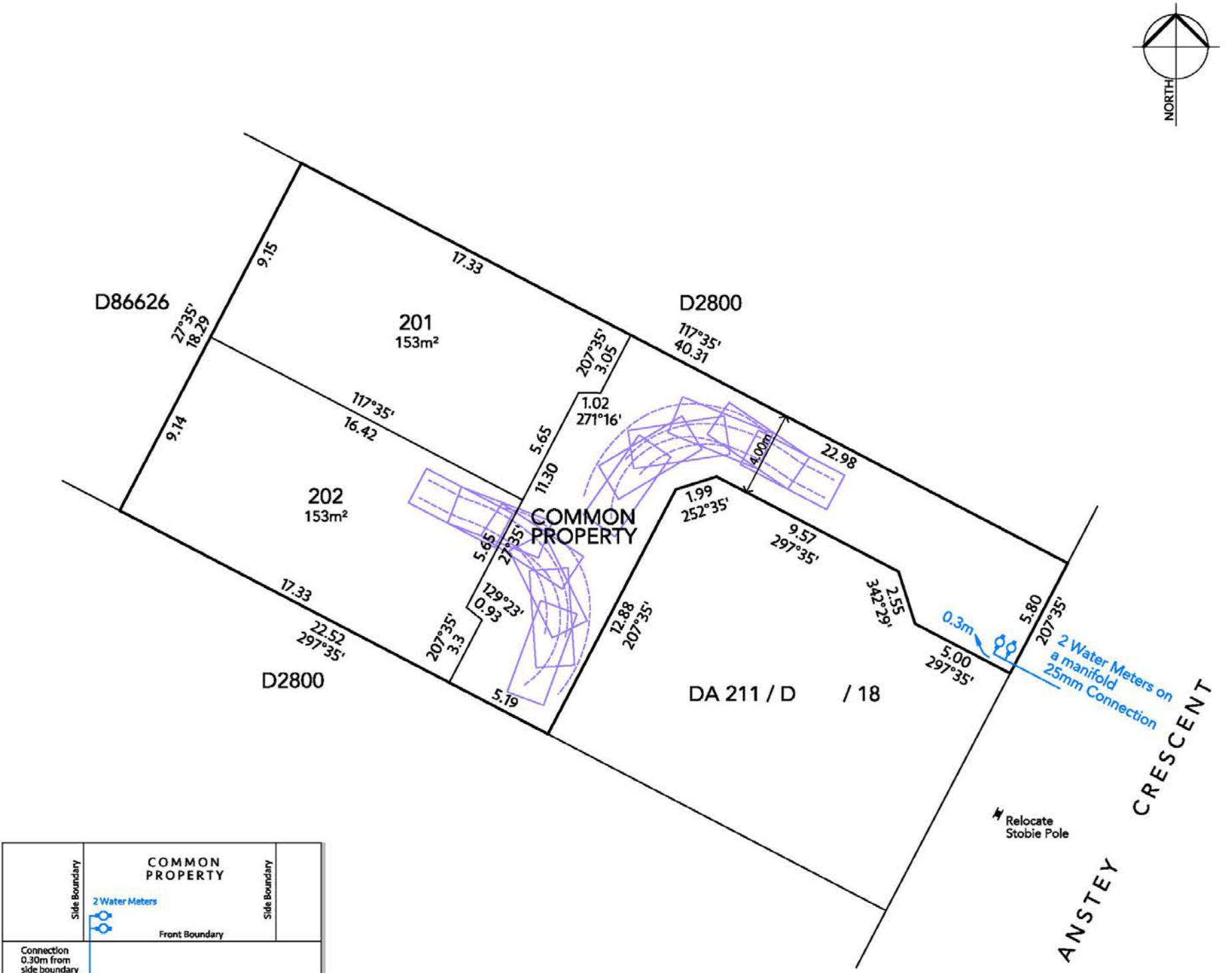
Refer to the building plans for the proposed dwelling(s). Owner/developer or building designer to advise if the configuration of the dwellings change in any form.

All existing structures are to be demolished. Owner or developer to apply to Council for demolition approval.

SA Water Contact Details
Michael Zaina
Zaina Stacey Pty Ltd
Phone 8379 7979



	05/03/2018	Original issue
Rev.	Date	Description
<p>ZAINA STACEY DEVELOPMENT CONSULTANTS</p> <p>Office: 13 Avenue Road, Frewville SA Post: PO Box 1000, Torrens Park SA 5062</p> <p>Phone: 08 8379 7979 Email: planning@zainastacey.com</p> <p>Reference: 18070</p>		



Land division application:

211 / C / 18

SHEET 1 OF 1 SHEETS

City of West Torrens

Total area of site: 495m²

Area of reserve provided: 0m²

No. of existing allotments: 1

No. of proposed allotments: 2

No. of additional allotments: 1

Subject land details:

Allotment 102 in 211/D /18

being portion of

Allotment 31 in D2800

Site Address: 31 Anstey Crescent

Suburb: Marleston

Hundred: Adelaide

Title(s): Portion of C.T. 5116 / 961

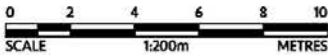
All measurements in metres unless shown otherwise. Do not scale drawing. Original sheet size is A3. All measurements are subject to survey and final plan of division. Always check the current certificate(s) of title for any easement(s) and annotations(s) that affect the within land.

Refer to the building plans for the proposed dwelling(s). Owner/developer or building designer to advise if the configuration of the dwellings change in any form.

All existing structures are to be demolished. Owner or developer to apply to Council for demolition approval.

The purpose of the common property is for access and provision of services.

SA Water Contact Details
Michael Zaina
Zaina Stacey Pty Ltd
Phone 8379 7979



05/03/2018	Original issue	
Rev.	Date	Description
ZAINA STACEY DEVELOPMENT CONSULTANTS		
Office: 13 Avenue Road, Frewville SA		
Post: PO Box 1000, Torrens Park SA 5062		
Phone: 08 8379 7979		
Email: planning@zainastacey.com		
Reference: 18073		



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product Register Search (CT 5116/961)
Date/Time 01/03/2018 11:02AM
Customer Reference
Order ID 20180301003695
Cost \$28.25

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5116 Folio 961

Parent Title(s) CT 1288/96

Creating Dealing(s) CONVERTED TITLE

Title Issued 14/04/1993 Edition 8 Edition Issued 20/01/2010

Estate Type

FEE SIMPLE

Registered Proprietor

YONG GUI GUO
XIU JIAO HUANG
OF 31 ANSTEY CRESCENT MARLESTON SA 5033
AS JOINT TENANTS

Description of Land

ALLOTMENT 31 DEPOSITED PLAN 2800
IN THE AREA NAMED MARLESTON
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11320564	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

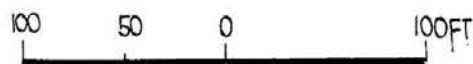
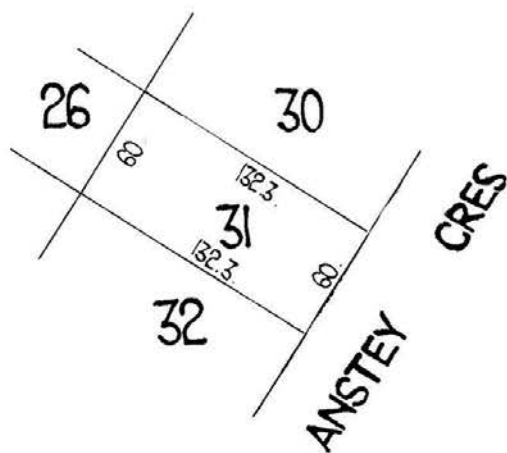
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5116/961)
01/03/2018 11:02AM
20180301003695
\$28.25



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres

SHEET 01 OF 02

AREAS:	
DWELLING 1 (9m ² STORAGE)	
MAIN LIVING:	86.00
UPPER FLOOR:	76.00
GARAGE:	38.00
ALFRESCO:	15.50
PORCH:	2.00
TOTAL:	215.50
DWELLING 2 & 3 (8m ² STORAGE)	
MAIN LIVING:	63.00
UPPER FLOOR:	72.50
GARAGE:	35.50
ALFRESCO:	14.50
PORCH:	2.00
TOTAL:	187.50

LANDSCAPING SCHEDULE

1. DIETES GRANDIFLORA (mature height: 8 ft).....

2. MAGNOLIA GRANDIFLORA (mature height: 1.5 ft).....

3. LITTLE RSV (mature height: 4 ft).....

4. MANCHURIAN PEAR (mature height: 3-4 ft).....

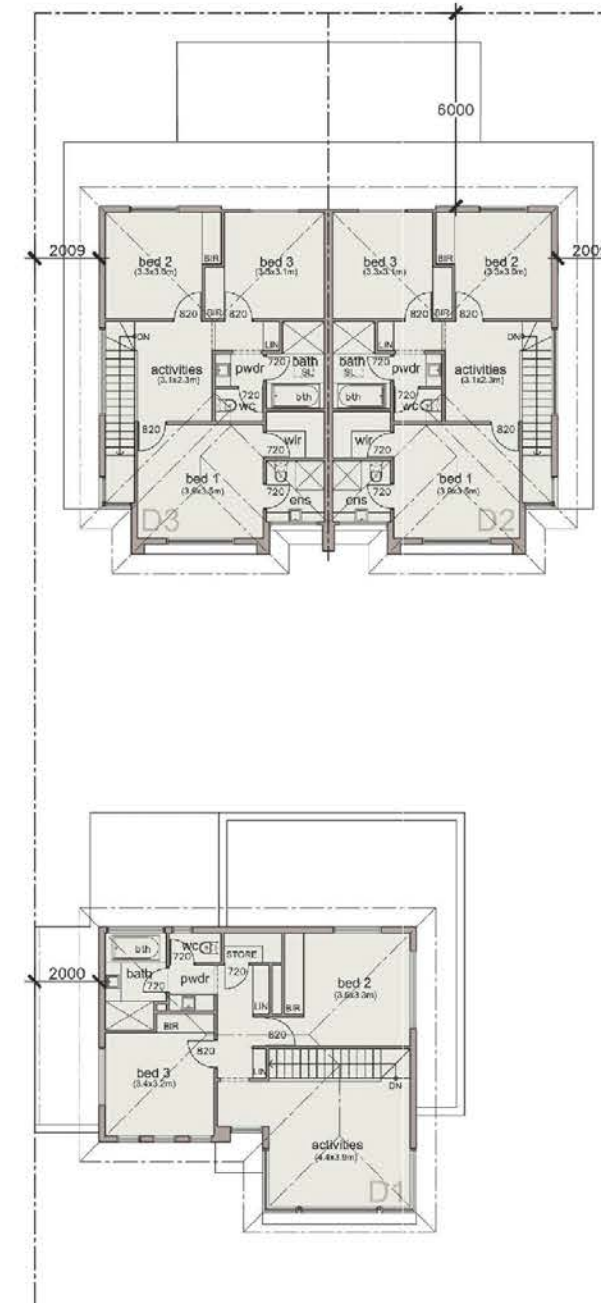
TOTAL LANDSCAPED AREA 97m² (13% OF SITE)

REFER TO ENGINEER'S SITE WORKS AND DRAINAGE
PLAN FOR ALL SITE WORKS AND DRAINAGE

SHED STRATCO HANDIMATE SHED
1000Vx850Qx1900H 3m²

D'ANDREA AND ASSOCIATES
2001 RIVER ST.
BUILDING DESIGNERS

© 2009 Blackwell Publishing Ltd, *Journal of Internal Medicine* 265: 105–112



SITE GROUND/FLOOR PLAN SCALE 1:100

PROPOSED 3 TWO STOREY DWELLINGS AT: NO.31 ANSTEY CRESC. MARLESTON
FOR MR. T. GUO

SHEET 02 OF 02

Architectural drawings of a two-story residential building, showing elevations 1 through 6. The drawings include detailed annotations for materials, dimensions, and structural elements. Elevation 1 is the front facade, Elevation 2 is the side elevation, Elevation 3 is the rear elevation, Elevation 4 is the side elevation, Elevation 5 is the front facade, and Elevation 6 is the side elevation. The drawings are labeled with 'dwelling 1' and 'dwelling 2 & 3'.

Elevation 1 (Front Facade): Annotations include 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '600 WIDE SAIL DOWN EAVES U.N.O.', 'SELECTED FACE BRICK WORK WHERE SHOWN', 'FEATURE RENDERED SPANDREL', 'PROVIDE OFF-WHITE RENDERED EXTERNAL WALLS WHERE SHOWN', 'POWDER COATED ALUM WINDOW AND DOOR JOINERY', 'PAINTED SCYON MATRIX CLADDING WHERE SHOWN', 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', 'SELECTED AUTO-OPERATIONAL PANEL LIFT GARAGE DOOR', 'ADJACENT DWEL. LINES', 'PFL 100.40', '2700', '2700', 'scale 1:100', 'ansteys cresc. elevation', 'dwelling 1'.

Elevation 2 (Side Elevation): Annotations include 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '600 WIDE SAIL DOWN EAVES U.N.O.', 'PAINTED SCYON MATRIX CLADDING WHERE SHOWN', 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '1800H 'SHALE GREY' GOOD NEIGHBOUR COLORBOND FINISHING OVER RIVALL', 'NATURAL GROUND LINE', 'PROVIDE OFF-WHITE RENDERED EXTERNAL WALLS WHERE SHOWN', 'POWDER COATED ALUM WINDOW AND DOOR JOINERY', '400H MAX CONC. SLEEPER RETAINING WALL', '120P PAINTED TIMBER POSTS', 'RAKING ALFRESCO ROOF AT 10°', 'PFL 100.40', '2700', '2700', 'scale 1:100', 'dwelling 1 & 3'.

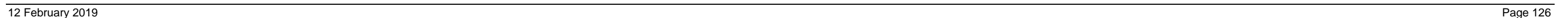
Elevation 3 (Rear Elevation): Annotations include 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '600 WIDE SAIL DOWN EAVES U.N.O.', 'PAINTED SCYON MATRIX CLADDING WHERE SHOWN', 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '1800H 'SHALE GREY' GOOD NEIGHBOUR COLORBOND FINISHING OVER RIVALL', 'NATURAL GROUND LINE', 'POWDER COATED ALUM WINDOW AND DOOR JOINERY', '400H MAX CONC. SLEEPER RETAINING WALL', 'FOG DENOTES 1200H FIXED OBSCURE GLAZING FROM PFL', 'PFL 100.40', '2700', '2700', 'scale 1:100', 'dwelling 1'.

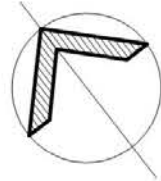
Elevation 4 (Side Elevation): Annotations include 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', 'PAINTED SCYON MATRIX CLADDING WHERE SHOWN', '1800H 'SHALE GREY' GOOD NEIGHBOUR COLORBOND FINISHING OVER RIVALL', 'SELECTED FACE BRICK WORK WHERE SHOWN', 'PFL 100.40', '2700', '2700', 'scale 1:100', 'dwelling 1 & 4'.

Elevation 5 (Front Facade): Annotations include 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '600 WIDE SAIL DOWN EAVES U.N.O.', 'PAINTED SCYON MATRIX CLADDING WHERE SHOWN', 'POWDER COATED ALUM WINDOW AND DOOR JOINERY', 'PROVIDE OFF-WHITE RENDERED EXTERNAL WALLS WHERE SHOWN', 'PROVIDE FEATURE RENDERED SPANDREL', 'SELECTED AUTO-OPERATIONAL PANEL LIFT GARAGE DOOR', 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', 'PFL 100.40', '2700', '2700', 'scale 1:100', 'dwelling 2 & 3', 'elevation 5'.

Elevation 6 (Side Elevation): Annotations include 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '600 WIDE SAIL DOWN EAVES U.N.O.', 'PAINTED SCYON MATRIX CLADDING WHERE SHOWN', 'BASALT COLORBOND CUSTOM ORB ROOF DECKING AT 20°', '1800H 'SHALE GREY' GOOD NEIGHBOUR COLORBOND FINISHING OVER RIVALL', 'NATURAL GROUND LINE', 'POWDER COATED ALUM WINDOW AND DOOR JOINERY', '400H MAX CONC. SLEEPER RETAINING WALL', 'FOG DENOTES 1200H FIXED OBSCURE GLAZING FROM PFL', 'PFL 100.40', '2700', '2700', 'scale 1:100', 'dwelling 1'.

T. 000077 0000
 C. 000077 0000
 T. 000077 0000
 Room 11 007, Faculty of Health Sciences
 SA 0000





shadow diagrams scale 1:200
winter solstice june 21st at 9:00am,
12:00 noon, & 3:00pm



PROPOSED: 3 TWO STOREY DWELLINGS
AT: No. 31 ANSTEY CRESCENT,
MARLESTON
FOR: MR. T. GUO

T 08 8272 6632
F 08 8272 4465
E info@dandrea.com.au
Suite 11 467 Fullarton Road Highgate
SA 5063

© COPYRIGHT DANDREA AND ASSOCIATES (SA) PTY LTD

ARCHITECTURAL DRAWINGS TO BE
READ IN CONJUNCTION WITH
ENGINEERS SOIL REPORT & MBA
SPECIFICATION.
ALL DIMENSIONS AND LEVELS TO BE
CONFIRMED PRIOR TO THE
COMMENCEMENT OF ANY WORK. ANY
DISCREPANCY TO BE REPORTED TO
THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION	<input type="checkbox"/>
PLANNING APPLICATION	<input type="checkbox"/>
BUILDING APPLICATION	<input type="checkbox"/>
DRAWN: SV	SHEET:
DATE: 19-07-18	SCALE: 1:200

To City of West Torrens

We, Xiaojiao Huang and Yonggui Guo, the applicant for the proposed development of three double storey dwellings (DA 211/173/2018), hereby acknowledge and agree to relocate the existing stobie pole for the purpose of creating a new driveway to the proposed dwelling at the front and we shall pay to SAPN all the costs associated with such relocation.

Yours faithfully

The block contains two handwritten signatures in blue ink. The first signature is on the left and the second is on the right, both appearing to be cursive and stylized.

Xiujiao Huang and Yonggui Guo

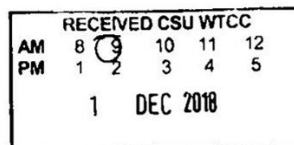
20 November 2018

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

RECEIVED - CWT LM

- 3 DEC 2018

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



DEVELOPMENT No. 211/173/2018
 PROPERTY ADDRESS: 31 Anstey Crescent, MARLESTON SA 5033

YOUR FULL NAME	Tammy Ann Miles
YOUR ADDRESS	33 Ritchie Tce, Marleston 5033
YOUR PHONE No	[REDACTED]
YOUR EMAIL	[REDACTED]
NATURE OF INTEREST	owner & resident of adjoining land. <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION	2nd storey windows overlooking my backyard - dwellings 2 & 3. I have young children & want to maintain my sense of privacy in our backyard. I understand that obscure glazing will be up to 1700H however I would prefer if all 2nd storey windows had obscure glazing
MY REPRESENTATIONS WOULD BE OVERCOME BY <small>(state action sought)</small>	Obscure glazing for whole of windows on 2nd storey of dwellings 2 & 3 that overlook my yard (seen in elevation 3)

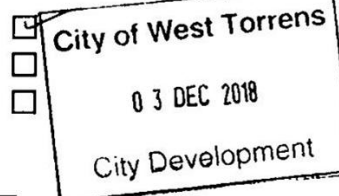
Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD

I DESIRE TO BE HEARD PERSONALLY

I DESIRE TO BE REPRESENTED BY _____

(PLEASE SPECIFY)



SIGNED

DATE 3/12/18

TAMMY ANN MILES

Responsible Officer: Sonia Gallarello
 Ends: Wednesday 5 December 2018

If space insufficient, please attach sheets



25th January 2019

City of Western Torrens
165 Sir Donald Bradman Drive,
Hilton
SA 5074

**RE: DEV. APP. NO. 211 /173/2018 /
31 Anstey Crescent Marleston**

Att: Sonia Gallarello

Dear Sonia,

Thank you for forwarding me the representation received for the above site as part of council's notification process.

The representor located at no. 33 Ritchie Tce, Marleston have raised concerns regarding privacy from adjacent windows facing their property.

Whilst the representor understands that we have already provided 1700 high fixed obscure glazing from the upper floor finished floor level. They are requesting that all the windows facing her property be fully obscured.

It is important to note that the windows are compliant and meet the development plans requirements to address the potential of overlooking and completely obscuring the windows is not necessary.

I trust this response clarifies the representors concerns and we look forward to your favourable assessment and support of the development.

Yours sincerely

Daniel Cwil



City of **West Torrens**

Between the City and the Sea

Memo

To Sonia Gallarello
From Sean Vial
Date 03/10/2018
Subject 211/173/2018, 31 Anstey Crescent, MARLESTON SA 5033

Sonia Gallarello,

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

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

- 1.1 In accordance with the provided 'Site & Drainage Plan' (LELIO BIBBO Consulting Engineers – Ref No: 180260 – Dated 2.03.18), **a minimum FFL of 100.40 would be required. This includes the garages of Dwelling 2 and Dwelling 3 which are currently indicated to have FFL of 100.35.**

It is recommended that revised plans indicating the required minimum FFL be provided to Council.

2.0 Verge Interaction

- 2.1 New driveways and stormwater connections are required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

The proposed crossover for Dwelling 1 is required to have a 1m offset to the existing crossover of the adjacent property to the left.

The applicant has indicated for the proposal to relocate the existing stobie pole fronting the site to accommodate the driveway access to the new dwelling fronting Anstey Cr. A written financial commitment from SAPN to the applicant should be requested and sighted by Council prior for the granting of the planning approvals for the site. A condition and the annotation on the resubmission of plans be included that the existing stobie pole be relocated at the expense of the applicant.



City of **West Torrens**

Between the City and the Sea

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

3.0 Driveway Access

- 3.1 It is important to ensure that the functionality of this driveway entrance and passing area is not compromised by the ultimate installation of letterboxes, above ground service metres or similar. Provided plans should indicate location for letterboxes and meters which would satisfy this requirement.

It is recommended that any approval associated with this development included a condition of similar wording to the following:

"No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area."

4.0 Traffic Comments

- 4.1 Elements of the vehicle manoeuvrability within this development appears to be satisfactory in consideration of the requirements of the relevant Australian Standard (AS/NZS 2890.1:2004).

5.0 Garage Dimensions

- 5.1 The internal garage lengths for Dwelling 2 and Dwelling 3 are currently proposed as 5.50m. The minimum internal length of an enclosed garage or enclosed carport space should be a minimum of 5.8m.

It is recommended that revised plans be submitted, showing a garage internal length of 5.8m.

6.0 Stormwater Comments

- 6.1 I note that the applicant has adopted Council's detention requirement. The following condition should be included in any approvals;
- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Regards,
Sean Vial

From: Jarrad Allen [mailto:jarrad@calypsotreeco.com.au]
Sent: Wednesday, 30 May 2018 6:32 PM
To: Sonia Gallarello <sgallarello@wtcc.sa.gov.au>
Subject: Re: 211/173/2018 31 Anstey Cr, Marleston

Hi Sonia,

I reassessed the site today and have provided some photos. I missed the location of the pool the first time as its diagonally across from the site and has a 7 foot fence surrounding it. I bought my ladder along this time to get a better look. Its hard to get an exact measurement as 3 properties need to be entered but based on a visual assessment, the pool looks less than 10m from the subject tree. Therefore, it is exempt from development regulations.

Kind regards,

Jarrad Allen
Director/ Arborist
CALYPSO TREE CO.

M | 0488 934 459
W | www.calypsotreeco.com.au
E | jarrad@calypsotreeco.com.au

Contact Planning Services
Telephone 7109 7018
Email ddpdpdclearanceletters@sa.gov.au



04 April 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/D029/18 (ID 61051)
for Land Division by Xiujiiao Huang and Yonggui Guo**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 13 March 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Biljana B.', is located below the 'Yours faithfully' text.

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL



04 April 2018

Our Ref: H0070270

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D029/18 AT MARLESTON

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

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

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

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

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

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Wendy Hebbard
Telephone 7424 1119

Contact Planning Services
 Telephone 7109 7016
 Email cdp@pdclearanceletters@sa.gov.au



04 April 2018

The Chief Executive Officer
 City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C030/18 (ID 61053)
 for Land Division
 (Community Title Plan) by Xiujiiao Huang and Yonggui Guo**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 13 March 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(d) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
 For SA Water to proceed with assessment of this application, the developer will need to advise SA Water their 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 please contact SA Water Land Developments on 7424 1119. An investigation will be carried out to determine if the connection/s to the development will be at full cost to the owner/applicant.
 The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/allotment).
 Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel (SCAP) for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PURSUANT TO REGULATION 60(4)(b)(ii), SHOULD THIS APPLICATION BE APPROVED, COUNCIL MUST PROVIDE THE STATE COMMISSION ASSESSMENT PANEL WITH:

- (a) the date on which any existing building(s) on the site were erected (if known),
- (b) the postal address of the site

It is recommended that this information be incorporated into the Decision Notification Form.

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

Yours faithfully

Yours faithfully

A handwritten signature in blue ink, appearing to read "Biljana B.", is positioned above the printed name and title.

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL



04 April 2018

Our Ref: H0070270

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D029/18 AT MARLESTON

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

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

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

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

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

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Wendy Hebbard
Telephone 7424 1119

6.4 7 Murdoch Avenue, NORTH PLYMPTON

Application No 211/483/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Demolition of all existing structures and construction of a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings and a combined retaining wall and fence to a maximum height of 2.2m
APPLICANT	Zybek Consulting and Management
LODGEMENT DATE	16 May 2018
ZONE	Residential Zone
POLICY AREA	Medium Density Policy Area 19
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> City Assets Arboriculture Officer External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	6 February 2018
RECOMMENDATION	Support with conditions
AUTHOR	Amelia De Ruvo

BACKGROUND

This application was presented to the Council Assessment Panel (CAP) at its meeting of 22 January 2019.

The CAP resolved to defer the application to enable the applicant to address the following matters:

- Provision of adequate storage space;
- Confirmation of the Landscaping Plan; and
- Reduction of paving and hard surfaces.

The applicant has submitted amended plans, in response to the CAP's decision. A copy of the amended plans and supporting information is contained within **Attachment 1**.

The original assessment report and associated plans and information are included within **Attachment 2**.

AMENDED PROPOSAL

The amended plans incorporate a number of changes to the original proposal. These changes are as follows:

Provision of adequate storage space

Each dwelling is now provided with the minimum of 8 cubic metres (m³) of storage in accordance with PDC 31 of the Residential Development module. Each dwelling has been provided with 2.5m³ of above-car storage within the garage.

Dwelling 1 has an additional 3m³ of storage under the stair case and 3.1m³ in the linen closet located within the upper level hall way.

Dwellings 2 and 3 have been provided with 2m³ of storage under the stair case, 2.3m³ in a linen closet within the upper level hall way and an additional 2.3m³ in the laundry closet.

Confirmation of landscaping Plan

The 'Landscaping Layout Plan' by LCS Landscapes has been confirmed as the correct plan to be used for the application. The Verrocchi Building Design plan has now been removed from the plan set.

Reduction of paving and hard surfaces

The common driveway has now been provided with Boral Hydrapave, a permeable paving system. The 1 metre (m) perimeter surrounding the dwellings will remain impervious in order to keep moisture from the footings to prevent distortion, crackling and / or general damage.

REFERRAL FOR AMENDED PLANS

Nil

QUANTITATIVE STANDARDS

The amended proposal is assessed for consistency with the quantitative requirements of the Development Plan. The following table includes only those provisions relevant to the reasons for the deferral as follows:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
LANDSCAPING <i>Landscaping, Fences & Walls</i> PDC 4	10% (minimum)	23.5% (Overall) Satisfies
STORAGE <i>Residential Development</i> PDC 31	8m ³ (minimum)	Dwelling 1: 8.6m ³ Dwelling 2: 9.1m ³ Dwelling 3: 9.1m ³ Satisfies

ASSESSMENT

This section focusses on the assessment of the amended components of the application and the reasons for deferral outlined by the CAP.

Provision of adequate storage space

The applicant has provided an additional 5m³ of storage within each dwelling. Each dwelling now exceeds the requirement of PDC 31 of the Residential Development module. The additional storage will be located within the garage, upper level hallway, under the stairs and within the laundry of each dwelling. These storage areas are easily accessible to residents, and are an improvement from the previously provided plans.

Reduction of paving and hard surfaces

It should be noted that the application exceeded the 10% landscaped requirement of PDC 4 of the Landscaping, Fences and Walls module prior to the submission of amended plans. The applicant has not reduced the extent of paved surfaces within the subject sites, however the common driveway now incorporates a Boral Hydrapave permeable paving system which allows stormwater to infiltrate through small channels in the paver. It has been advised that due to vehicle manoeuvrability issues, no additional landscaping could have been provided on the site or within the common driveway.

Furthermore the applicant had previously provided a development proposal in which 13% of the overall site area was landscaped, satisfying the minimum requirement of PDC 4 of the Landscaping, Fences and Walls module. Through the amendments 23% of the site is now to be landscaped, well exceeding the requirement of the Development Plan.

SUMMARY

The amendments to the proposal are considered to be minor, however now satisfy the minimum requirements of the Development Plan. The applicant has provided an additional 5m³ of storage with easily accessible areas in each of the proposal dwellings. Additionally, the driveway handle now incorporates permeable paving, which does not reduce the overall extent of paving within the development but does allow for stormwater infiltration.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan consolidated 6 February 2018 and warrants Development Plan Consent.

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. 211/483/2018 by Zybek Consulting and Management to undertake the demolition of all existing structures and construction of a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings at 7 Murdoch Avenue, North Plympton (CT 5699/680) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.

Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.

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 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.

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

- 3. 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, to the satisfaction of Council.

Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.

- 4. 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.

Reason: To enhance the amenity of the site and locality and reduce heat loading.

- 5. Prior to the occupation or use of the development, the upper level windows on the north, east and west elevations to dwelling 1 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 good condition at all times to the satisfaction of Council.

Reason: To maintain the level of privacy to residents of adjoining dwellings.

- 6. Prior to the occupation or use of the development, all upper level windows to dwellings 2 and 3 will be provided with fixed obscure glass to 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 good condition at all times to the satisfaction of Council.

Reason: To maintain the level of privacy to residents of adjoining dwellings.

Attachments

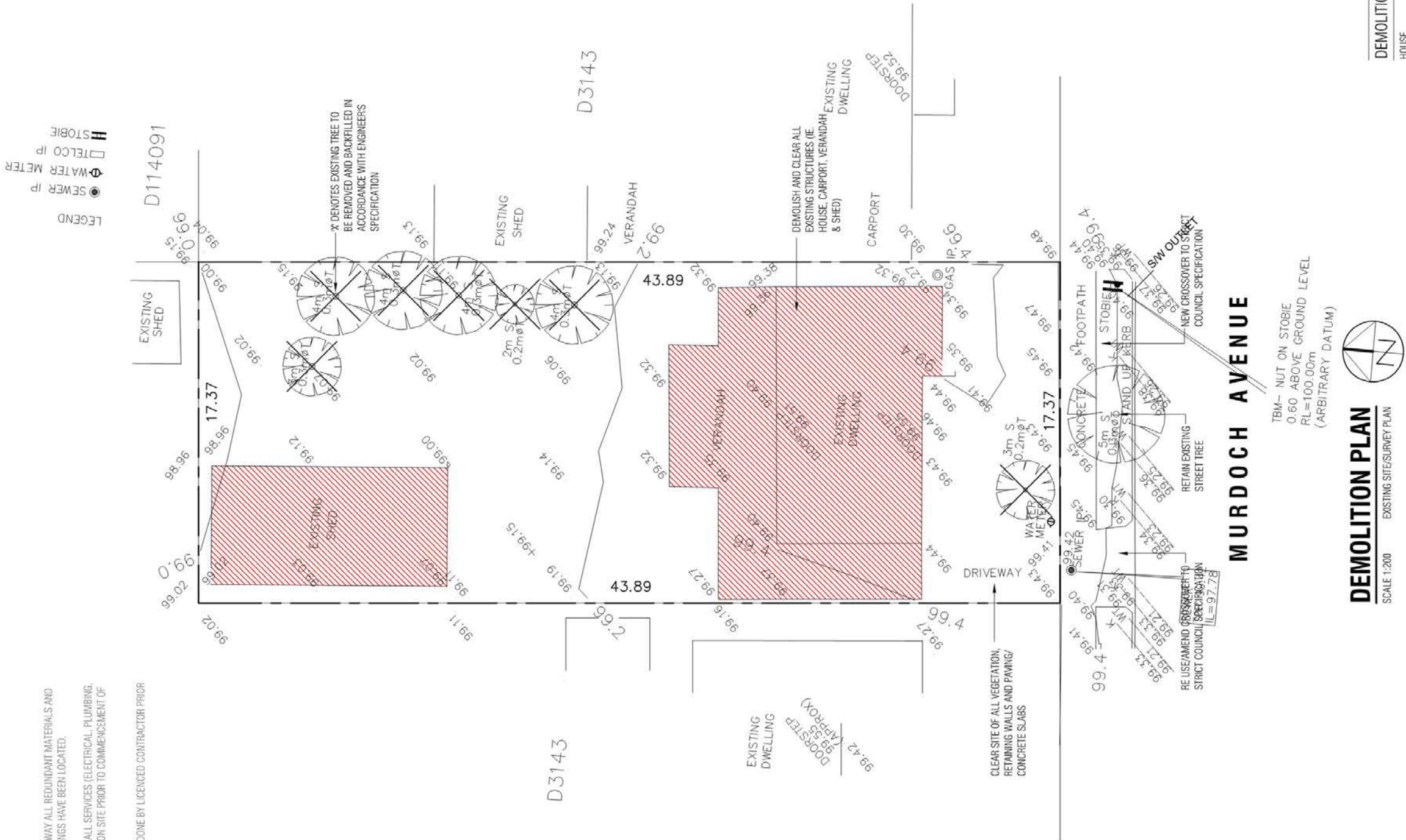
- 1. Amended Plan Set
- 2. Previous CAP report

DEMOLITION NOTE:

DEMOLITION CONTRACTOR TO CLEAR AWAY ALL REDUNDANT MATERIALS AND LEVEL GROUND WHERE SLABS & FOOTINGS HAVE BEEN LOCATED.

CONTRACTOR TO CHECK LOCATION OF ALL SERVICES (ELECTRICAL, PLUMBING, STORMWATER, TELEPHONE & SEWER) ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL TERMINATION OF SERVICES TO BE DONE BY LICENCED CONTRACTOR PRIOR TO DEMOLITION WORKS.



DEMOLITION PLAN
SCALE 1:200
EXISTING SITE/SURVEY PLAN

DEMOLITION AREAS		sq.m
HOUSE		101.70
CARPORT/VERANDAH		86.00
SHED		72.61
TOTAL		260.31

PLANNING DRAWINGS		Project		Project	
rev	date	description	date	drawn by	LD
D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT	DEC 2017		
E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL			
F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS			
G	24/1	CHANGE CONCRETE TO PERMEABLE PAVING & ADDED STORAGE			
		Copyright ©			
		Client	ZYB.078	sheet size	A3
		at:	7 MURDOCH AVENUE NORTH PLYMPTON SA 5037	drawing no:	01
		client:	ZYB.078 DEVELOPMENTS	project no:	
		PO Box 129 Enfield Plaza 5085 m: 0407 820 946 e: dino.verrocchi@gmail.com			
		verrocchi building design			
		MURDOCH AVE DEVELOPMENT			

RWT NOTE:

1000 LITS (MIN) RWT COLLECTING 50M² ROOF CATCHMENT AREA. PLUMBED TO EITHER TOILET, HOT WATER SYSTEM OR ALL LAUNDRY COLD WATER OUTLETS. RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET & OVERFLOW MUST BE FITTED WITH MOSQUITO-PROOF SCREENS. MUST COMPLY WITH BCA REQUIREMENTS.

BOUNDARY/SURVEY NOTE:

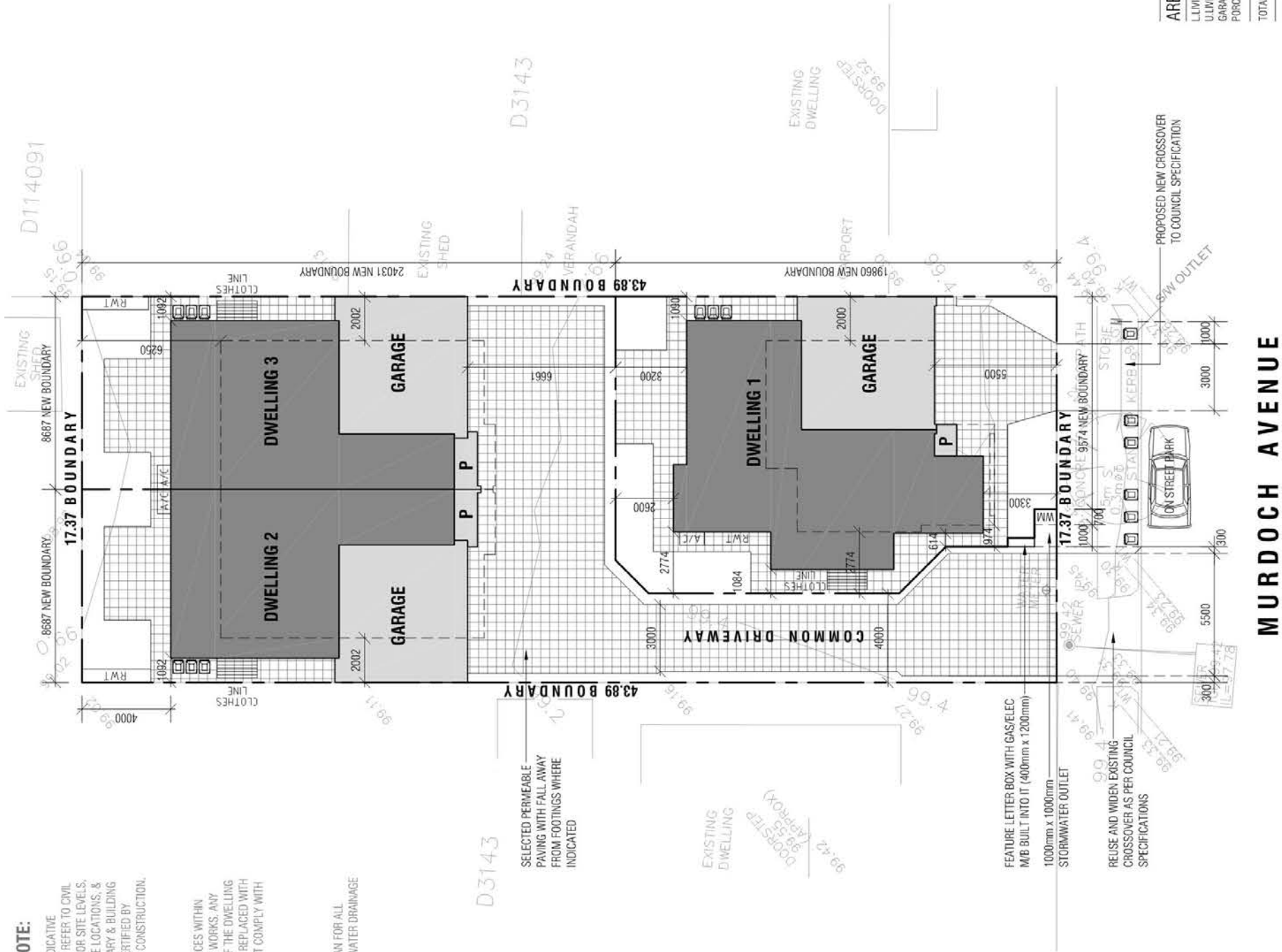
THIS DRAWING IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY. REFER TO CIVIL ENGINEER / SURVEYOR DRAWINGS FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, & EARTHWORK DESIGN. FINAL BOUNDARY & BUILDING SETOUT SHALL BE CONFIRMED & CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.

BRUSH FENCE NOTE:

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3MTRS OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES WITHIN 3 METRES OF THE DWELLING ARE TO BE REMOVED (BY OWNER) & REPLACED WITH NON-COMBUSTIBLE MATERIAL. MUST COMPLY WITH BCA REQUIREMENTS.

STORMWATER NOTE:

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVEL, RETAINING WALLS & STORMWATER DRAINAGE DESIGN.



MURDOCH AVENUE

SITE PLAN
SCALE 1:200

AREAS (D1)	
LIVING	95.74
ULIVING	72.58
GARAGE	36.15
PORCH	1.38
TOTAL	205.85
SITE	250.00
P.O.S.	24.22
SITE COVERAGE	53.14%

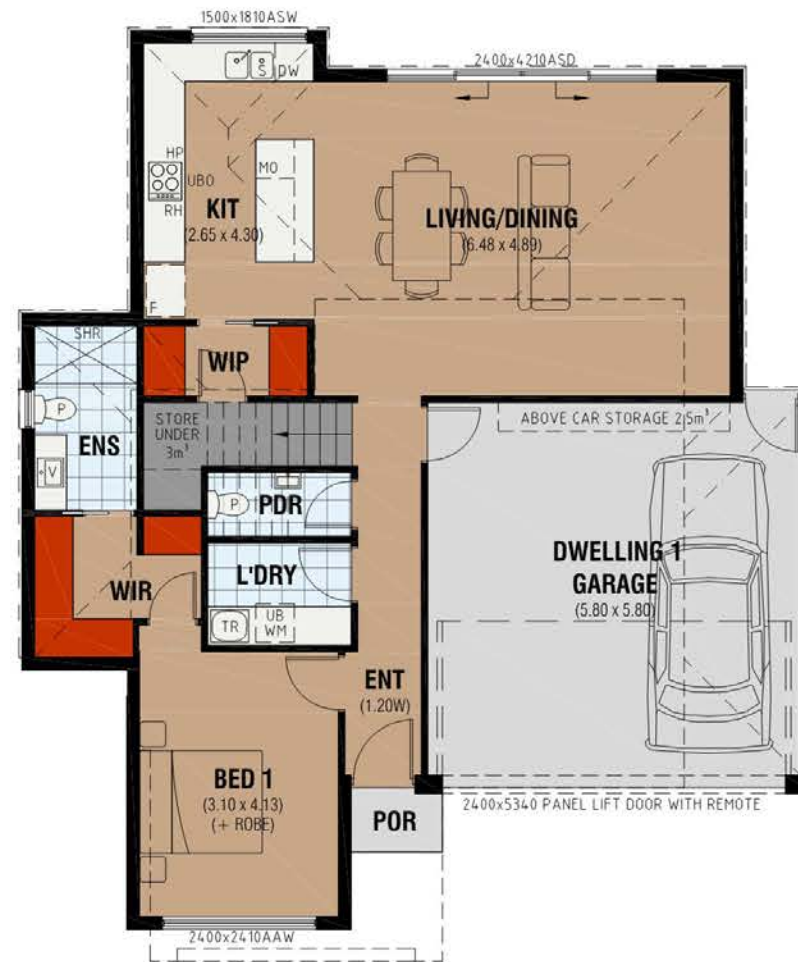
AREAS (D2&D3)	
LIVING	70.52
ULIVING	80.73
GARAGE	36.22
PORCH	2.52
TOTAL	189.99
SITE	256.00
P.O.S.	34.75
SITE COVERAGE	42.70%

PLANNING DRAWINGS		verrocchi <i>building</i> design		project	
rev	date	description		MURDOCH AVE DEVELOPMENT	date: DEC 2017
D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT			drawn by: LD
E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL			scale: 1:200
F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS		7 MURDOCH AVENUE NORTH PLYMPTON SA 5037	drawing no: 02
G	24/1	CHANGE CONCRETE TO PERMEABLE PAVING & ADDED STORAGE		ZYB.078	project no:
		Copyright ©			sheet size:
					A3

PO Box 129 Enfield Plaza 5085
m: 0407 820 946 e: dino.verocchi@gmail.com

LEGEND:

- | | |
|------|--|
| S | STAINLESS STEEL SINK |
| HP | HOT PLATE |
| UBO | UNDER BENCH OVEN |
| WO | WALL OVEN |
| RH | RANGE HOOD |
| DW | DISHWASHER |
| F | REFRIGERATOR |
| R | FREEZER |
| PTRY | PANTRY |
| SHR | SHOWER |
| B | BATH |
| FSB | FREESTANDING BATH |
| L | LINEN |
| WM | WASHING MACHINE |
| UBWM | UNDER BENCH
WASHING MACHINE |
| UBD | UNDER BENCH DRYER |
| TR | TROUGH |
| LC | LAUNDRY CHUTE |
| P | TOILET PAN |
| V | VANITY |
| BCH | BENCH |
| BR | BROOM CUPBOARD |
| ST | STORAGE |
| RA | ROOF ACCESS 600x600 |
| SL | SKY-LIGHT |
| SB | SWITCH BOARD |
| DP | DOWNPIPE |
| DPS | DOWNPIPE WITH SPREADER |
| RH | RAIN HEAD |
| RWT | RAIN WATER TANK |
| (S) | SMOKE ALARM HARD WIRED IN
ACCORDANCE WITH AS3786 AND TO
BE INTERCONNECTED WHEN TWO OR
MORE SMOKE ALARMS ARE REQUIRED. |
| (F) | EXHAUST FAN - CEILING MOUNTED
DUCTED TO OUTSIDE AIR, CONNECTED
TO LIGHT SWITCH OPERATION. |
| (J) | CONTROL JOINTS AS PER ENGINEERS
REPORT |



GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



AREAS (D1)		sq.m
LIVING		95.74
U.LIVING		72.58
GARAGE		36.15
PORCH		1.38
TOTAL		205.85
SITE		250.00
P.O.S.		24.22
SITE COVERAGE		53.14%

<p>Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©</p> <p>PLANNING DRAWINGS</p>	rev	date	description	notes	 <p>PO Box 129 Enfield Plaza 5085 m: 0407 820 946 e: dino.verrocchi@gmail.com</p>	<p>project: MURDOCH AVE DEVELOPMENT</p> <p>at: 7 MURDOCH AVENUE NORTH PLYMPTON SA 5037</p> <p>client: ZYBEK DEVELOPMENTS</p>	<p>date: DEC 2017</p> <p>scale: 1:100</p> <p>project no:</p> <p>ZYB.078</p>	<p>drawn by: LD</p> <p>drawing no: 04</p> <p>sheet size:</p> <p>A3</p>
	D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT					
	E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL					
	F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS					
	G	24/1	CHANGE CONCRETE TO PERMEABLE PAVING & ADDED STORAGE					

DWELLINGS 2 & 3

- LEGEND:
- S

STAINLESS STEEL SINK
- HP

HOT PLATE
- UBO

UNDER BENCH OVEN
- WO

WALL OVEN
- RH

RANGE HOOD
- DW

DISHWASHER
- F

REFRIGERATOR
- FR

FREEZER
- PTRY

PANTRY
- SHR

SHOWER
- B

BATH
- FSB

FREESTANDING BATH
- L

LINEN
- WM

WASHING MACHINE
- UBWM

UNDER BENCH WASHING MACHINE
- UBD

UNDER BENCH DRYER
- TR

TROUGH
- LC

LAUNDRY CHUTE
- P

TOILET PAN
- V

VANITY
- BCH

BENCH
- BR

BROOM CUPBOARD
- ST

STORAGE
- RA

ROOF ACCESS 600x600
- SL

SKY-LIGHT
- SB

SWITCH BOARD
- DP

DOWNPIPE
- DPS

DOWNPIPE WITH SPREADER
- RH

RAIN HEAD
- RWT

RAIN WATER TANK
- S

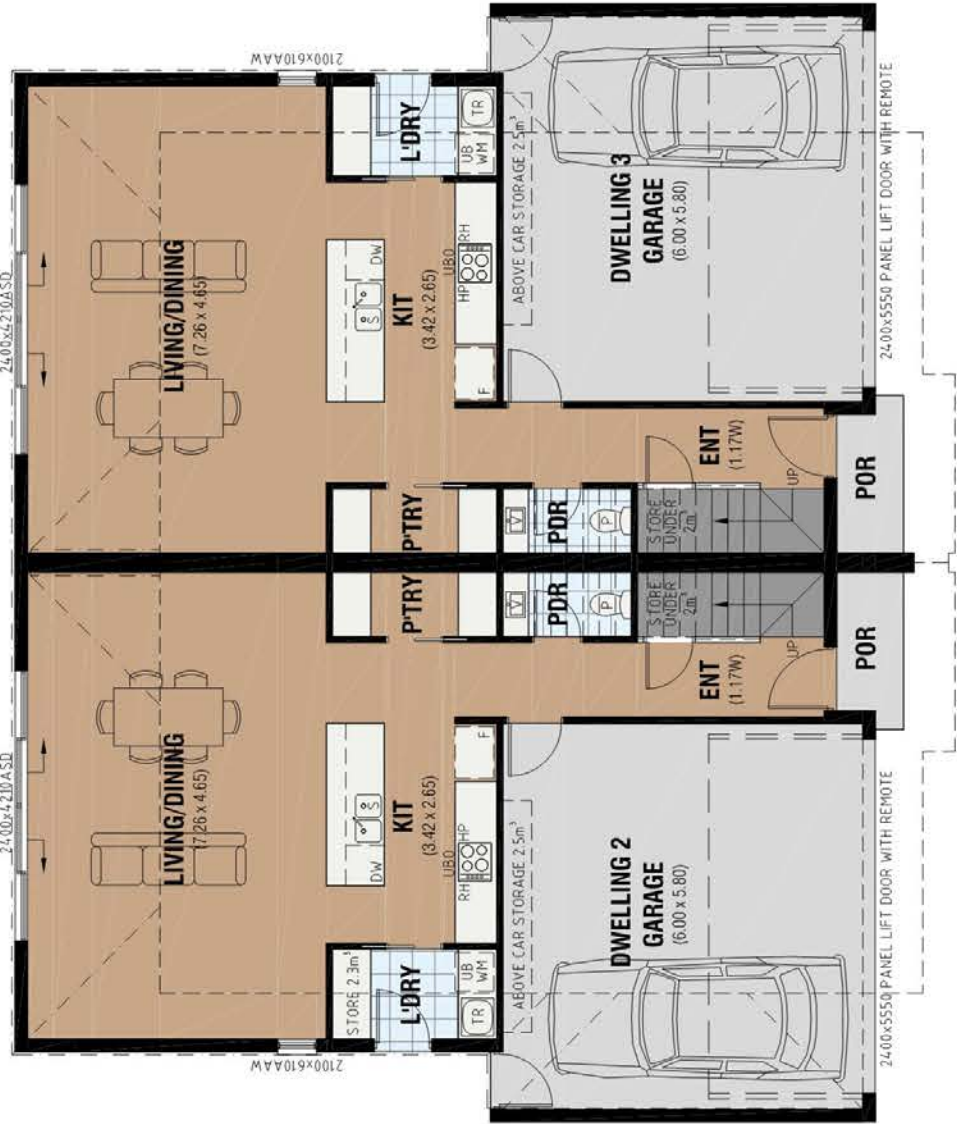
SMOKE ALARM HARD WIRED IN ACCORDANCE WITH AS3786 AND TO BE INTERCONNECTED WHEN TWO OR MORE SMOKE ALARMS ARE REQUIRED.
- S

EXHAUST FAN - CEILING MOUNTED DUCTED TO OUTSIDE AIR, CONNECTED TO LIGHT SWITCH OPERATION.
- C

CONTROL JOINTS AS PER ENGINEERS REPORT



FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

AREAS (D2&D3)		sq.m
LIVING		70.52
U.LIVING		80.73
GARAGE		36.22
PORCH		2.52
TOTAL		189.99
SITE		256.00
P.O.S.		34.75
SITE COVERAGE		42.70%

PLANNING DRAWINGS		rev	date	description	
Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are for the purpose of planning and building design only. No liability is accepted without written authority is prohibited. Copyright ©		D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT	
		E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL	
		F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS	
		G	24/1	CHANGE CONCRETE TO PERMEABLE PAVING & ADDED STORAGE	
Project: MURDOCH AVE DEVELOPMENT at: 7 MURDOCH AVENUE NORTH PLYMPTON SA 5037 client: ZYBEK DEVELOPMENTS m: 0407 820 946 e: dino.verrocchi@gmail.com		date: DEC 2017		drawn by: LD	
		scale: 1:100		drawing no: 05	
		project no: ZYB.078		sheet size: A3	

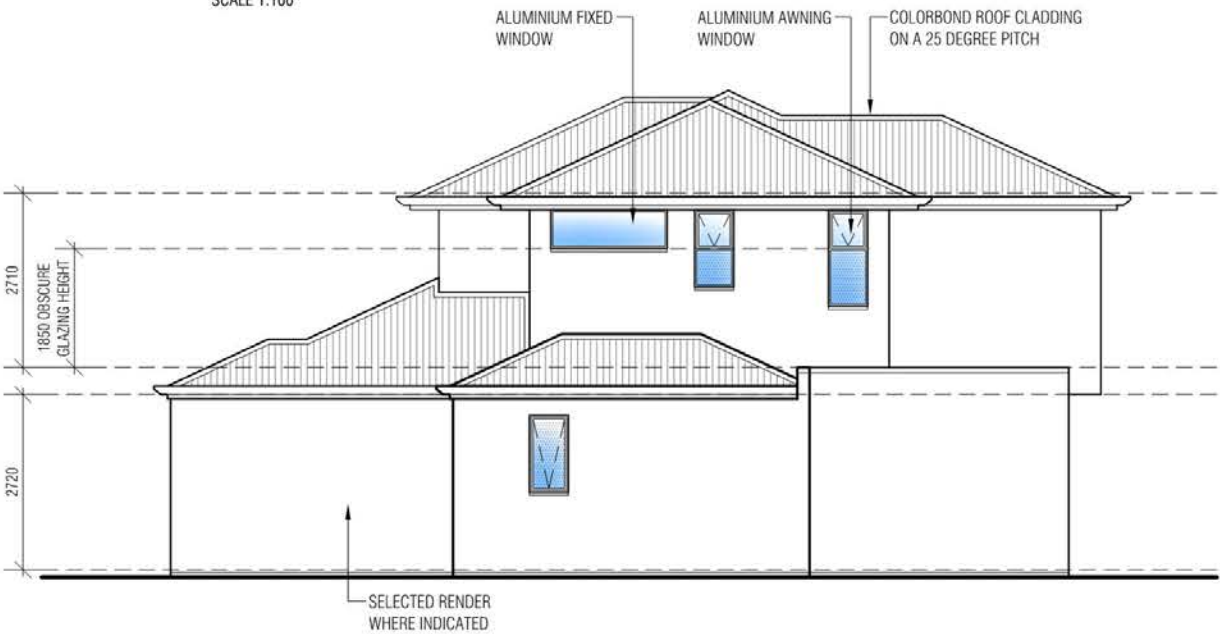
INDICATIVE EXTERNAL MATERIAL SCHEDULE:

	MATERIAL:	COLOUR:
ROOF	COLORBOND	WOODLAND GREY
GUTTERS	COLORBOND	MONUMENT
FACIAS	COLORBOND	MONUMENT
EXTERNAL WALLS	RENDERED HEBEL PANEL	DULUX 'VIVID WHITE' (WHITE)
	LINEAR CLADDING (SCYON STRIA)	DULUX 'FLOODED GUM' (DARK)
FRONT DOOR	TIMBER	DULUX 'CUDDLEPOT' ANODISED
WINDOWS	ALUMINIUM	DULUX 'VIVID WHITE'
PANEL LIFT DOOR	COLORBOND	



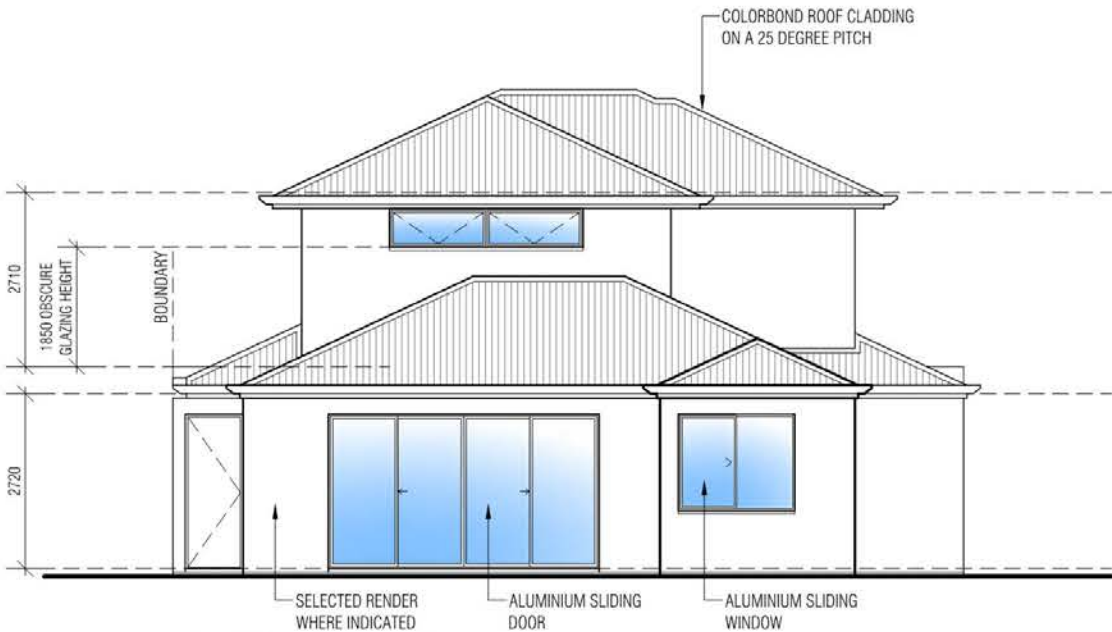
SOUTH ELEVATION

SCALE 1:100



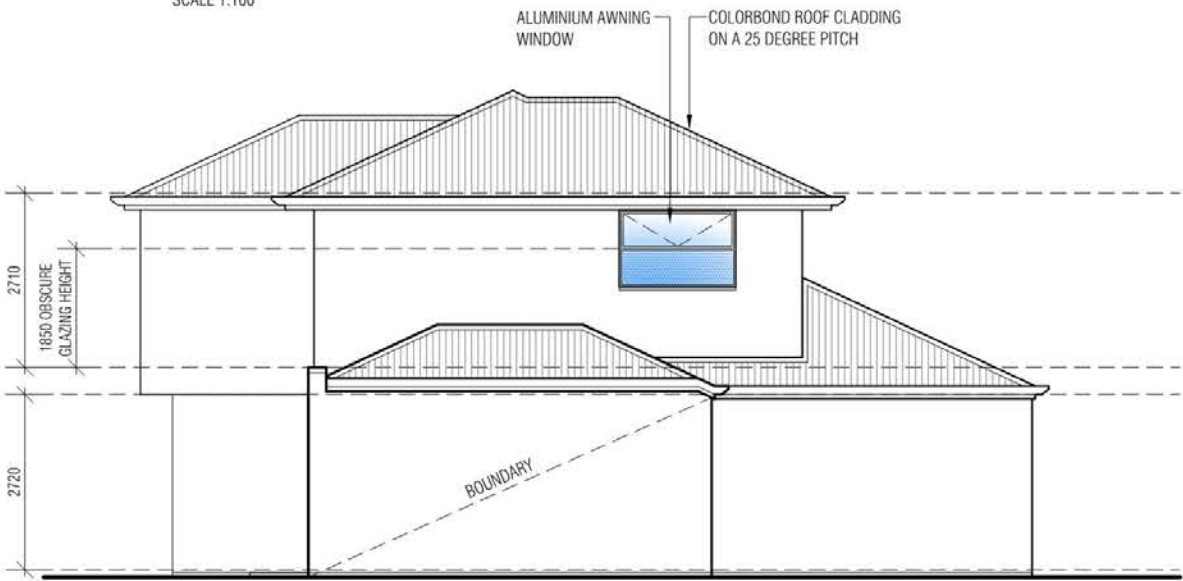
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

<div>Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©</div> <div>PLANNING DRAWINGS</div>	rev	date	description	notes
	A	23/3	CONCEPT DRAWINGS	
	B	18/4	AMENDED AS PER CLIENT'S AND CIRQA'S REQUEST	
	C	8/5	PLANNING DRAWINGS	
	D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT	
	E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL	
	F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS	

verrocchibuildingdesign

PO Box 129 Enfield Plaza 5085
m: 0407 820 946 e: dino.verocchi@gmail.com

project: MURDOCH AVE DEVELOPMENT

at: 7 MURDOCH AVENUE
NORTH PLYMPTON SA 5037

client: ZYBEK DEVELOPMENTS

date: DEC 2017

drawn by: LD

scale: 1:100

project no: ZYB.078

drawing no: 06

sheet size: A3

DWELLING 1

INDICATIVE EXTERNAL MATERIAL SCHEDULE:

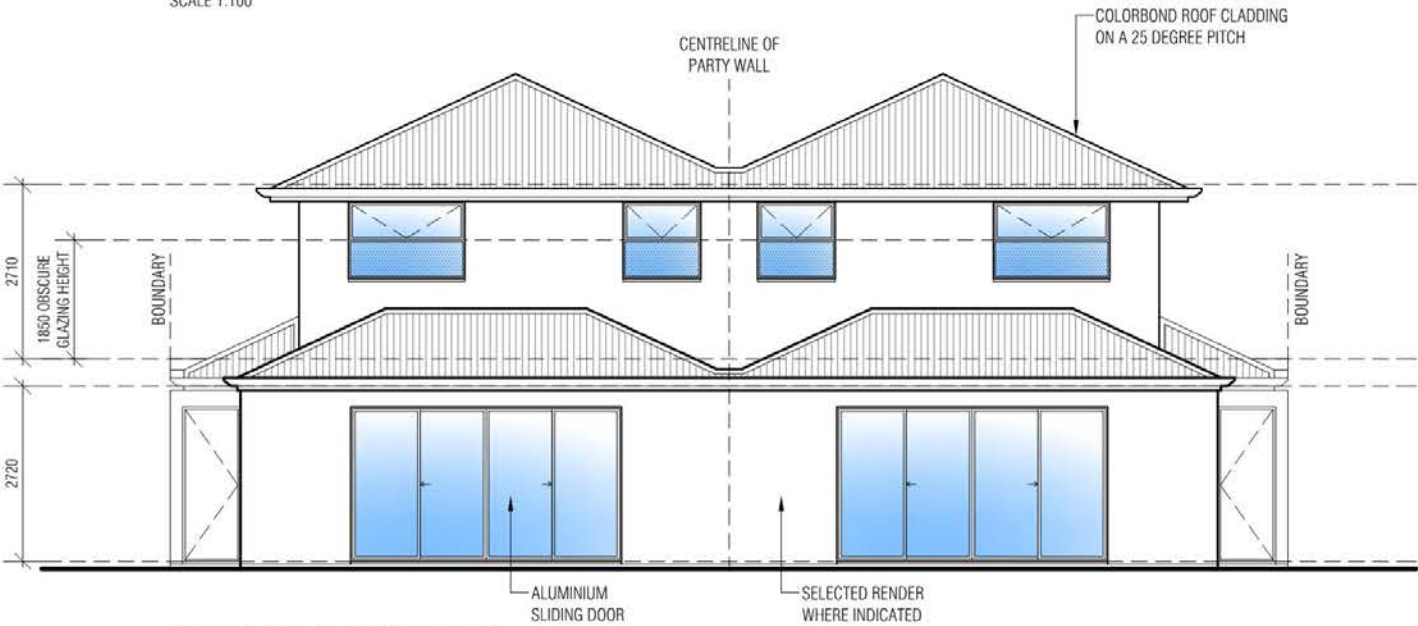
	MATERIAL:	COLOUR:
ROOF	COLORBOND	WOODLAND GREY
GUTTERS	COLORBOND	MONUMENT
FACIAS	COLORBOND	MONUMENT
EXTERNAL WALLS	RENDERED HEBEL PANEL	DULUX 'VIVID WHITE' (WHITE)
	LINEAR CLADDING (SCYON STRIA)	DULUX 'FLOODED GUM' (DARK)
	MATRIX PANEL	DULUX 'CUDDLEPOT'
FRONT DOOR	TIMBER	DULUX 'CUDDLEPOT'
WINDOWS	ALUMINIUM	ANODISED
PANEL LIFT DOOR	COLORBOND	DULUX 'VIVID WHITE'

DWELLINGS 2 & 3



SOUTH ELEVATION

SCALE 1:100

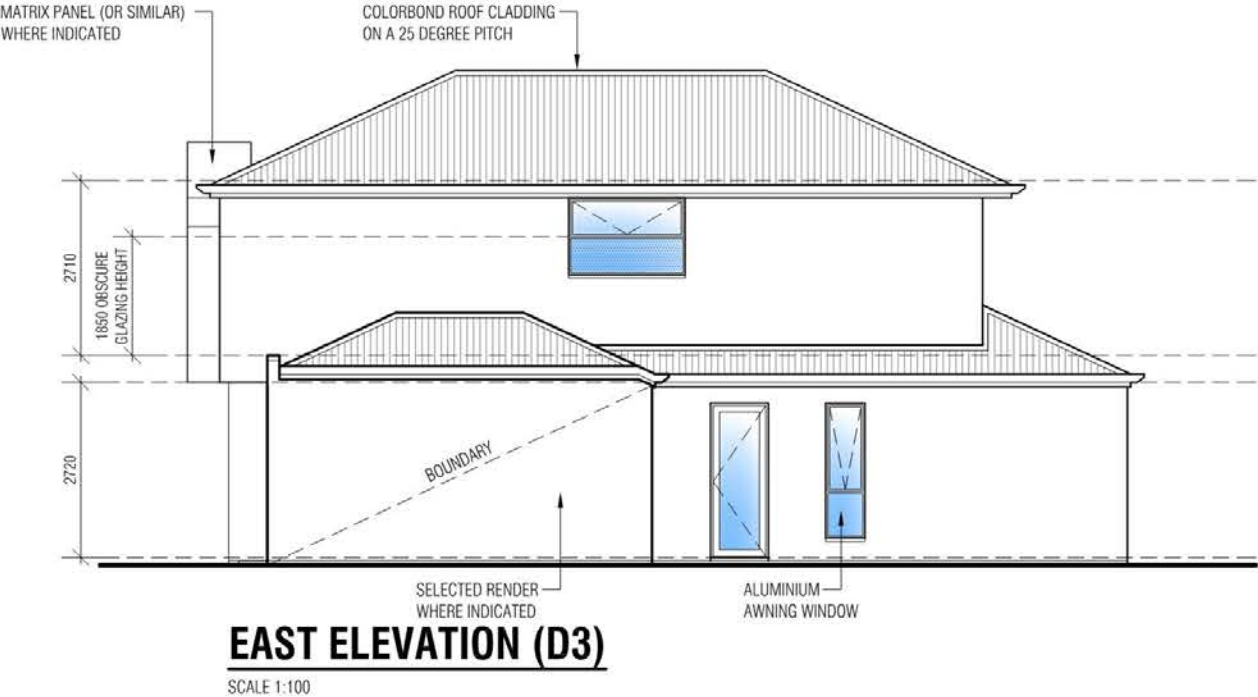
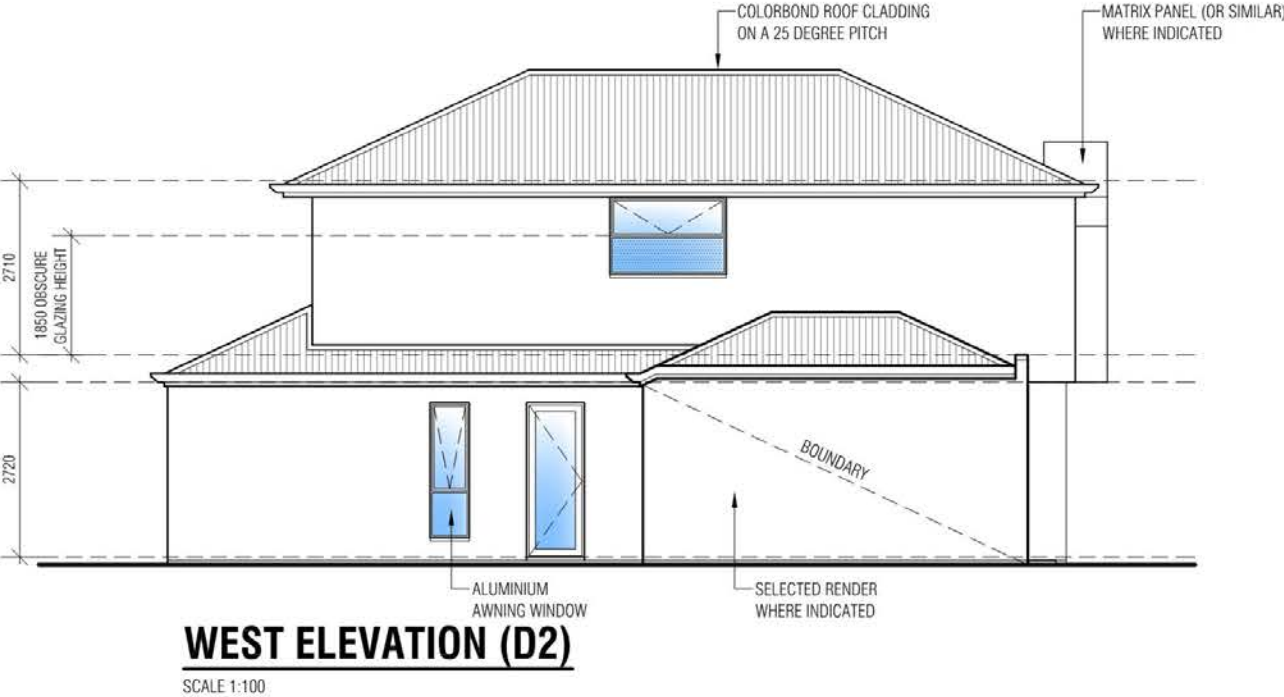


NORTH ELEVATION

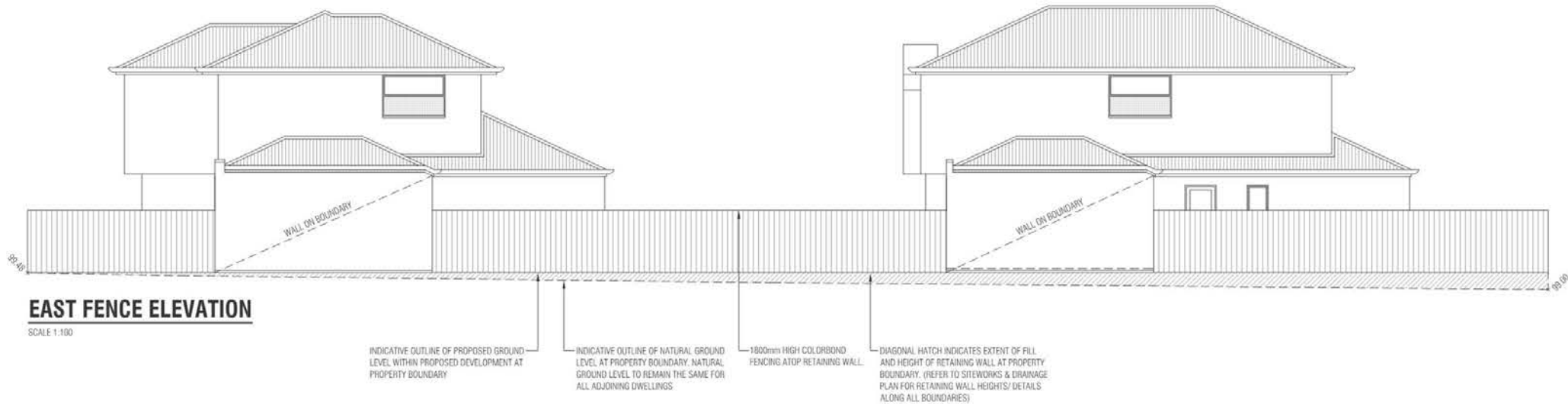
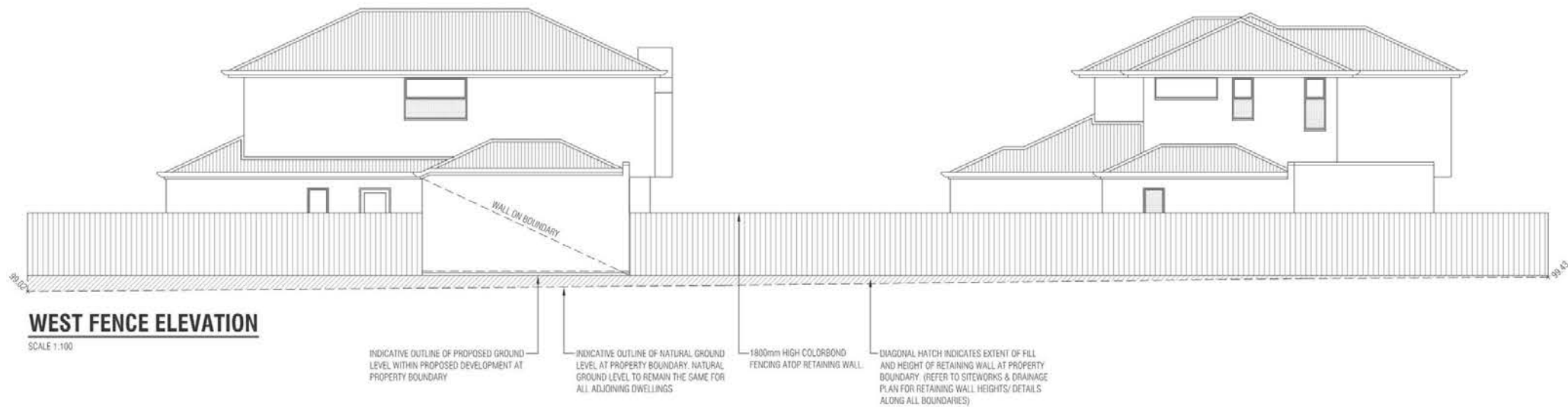
SCALE 1:100

<p>Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©</p> <p>PLANNING DRAWINGS</p>	rev	date	description	notes	<p>verrocchibuildingdesign</p> <p>PO Box 129 Enfield Plaza 5085 m: 0407 820 946 e: dino.verrocchi@gmail.com</p>	<p>project: MURDOCH AVE DEVELOPMENT</p> <p>at: 7 MURDOCH AVENUE NORTH PLYMPTON SA 5037</p> <p>client: ZYBEK DEVELOPMENTS</p>	<p>date: DEC 2017</p> <p>scale: 1:100</p> <p>project no: ZYB.078</p> <p>drawn by: LD</p> <p>drawing no: 07</p> <p>sheet size: A3</p>
	A	23/3	CONCEPT DRAWINGS				
	B	18/4	AMENDED AS PER CLIENT'S AND CIRQA'S REQUEST				
	C	8/5	PLANNING DRAWINGS				
	D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT				
	E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL				
	F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS				

DWELLINGS 2 & 3



<div>Contractors to verify all dimensions prior to commencement of any building work. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately. These drawings are the exclusive property of Verrocchi Building Design. Any reproduction without written authority is prohibited. Copyright ©</div> <div>PLANNING DRAWINGS</div>	rev	date	description	notes	<div>verrocchibuildingdesign</div> <div>PO Box 129 Enfield Plaza 5085 m: 0407 820 946 e: dino.verocchi@gmail.com</div>	project: MURDOCH AVE DEVELOPMENT		
	A	23/3	CONCEPT DRAWINGS			date: DEC 2017 drawn by: LD		
	B	18/4	AMENDED AS PER CLIENT'S AND CIRQA'S REQUEST			at: 7 MURDOCH AVENUE NORTH PLYMPTON SA 5037		
	C	8/5	PLANNING DRAWINGS			scale: 1:100 drawing no: 08		
	D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT			project no: sheet size:		
	E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL			client: ZYBEK DEVELOPMENTS ZYB.078 A3		
	F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS					

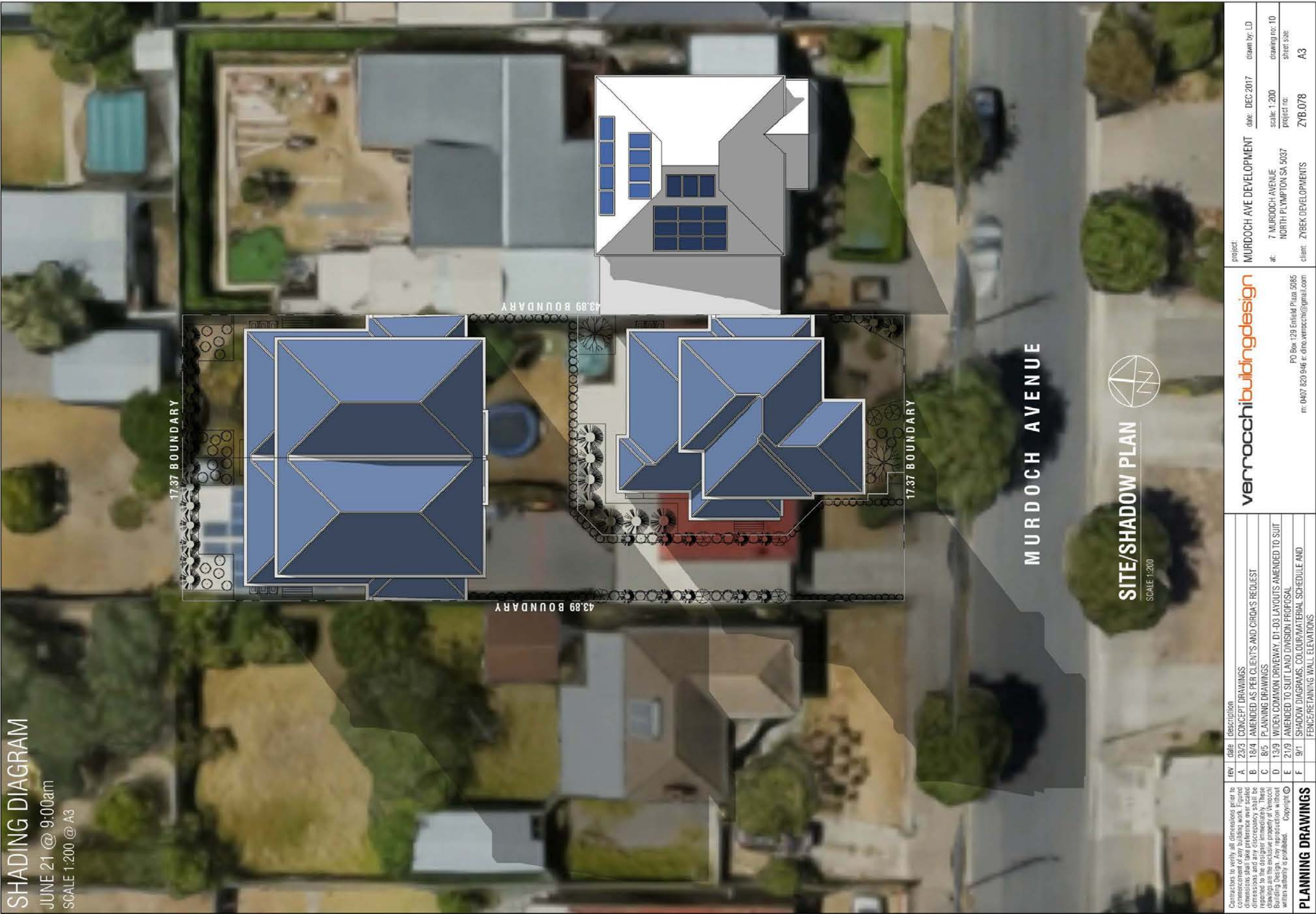


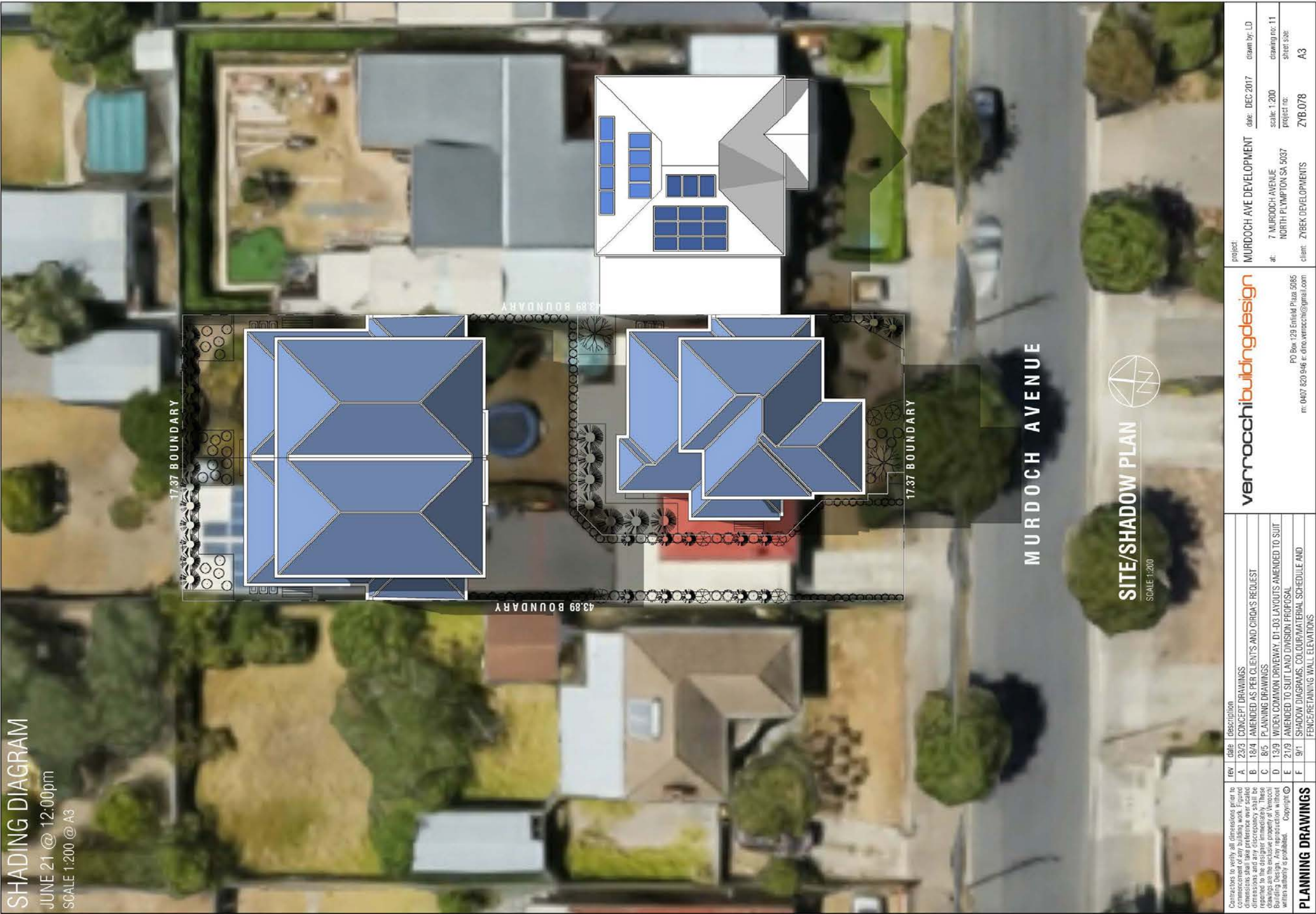
REV	DATE	DESCRIPTION	NOTES
A	23/3	CONCEPT DRAWINGS	
B	18/4	AMENDED AS PER CLIENT'S AND CIRDA'S REQUEST	
C	8/5	PLANNING DRAWINGS	
D	13/9	WIDEN COMMON DRIVEWAY, D1-D3 LAYOUTS AMENDED TO SUIT	
E	21/9	AMENDED TO SUIT LAND DIVISION PROPOSAL	
F	9/1	SHADOW DIAGRAMS, COLOUR/MATERIAL SCHEDULE AND FENCE/RETAINING WALL ELEVATIONS	

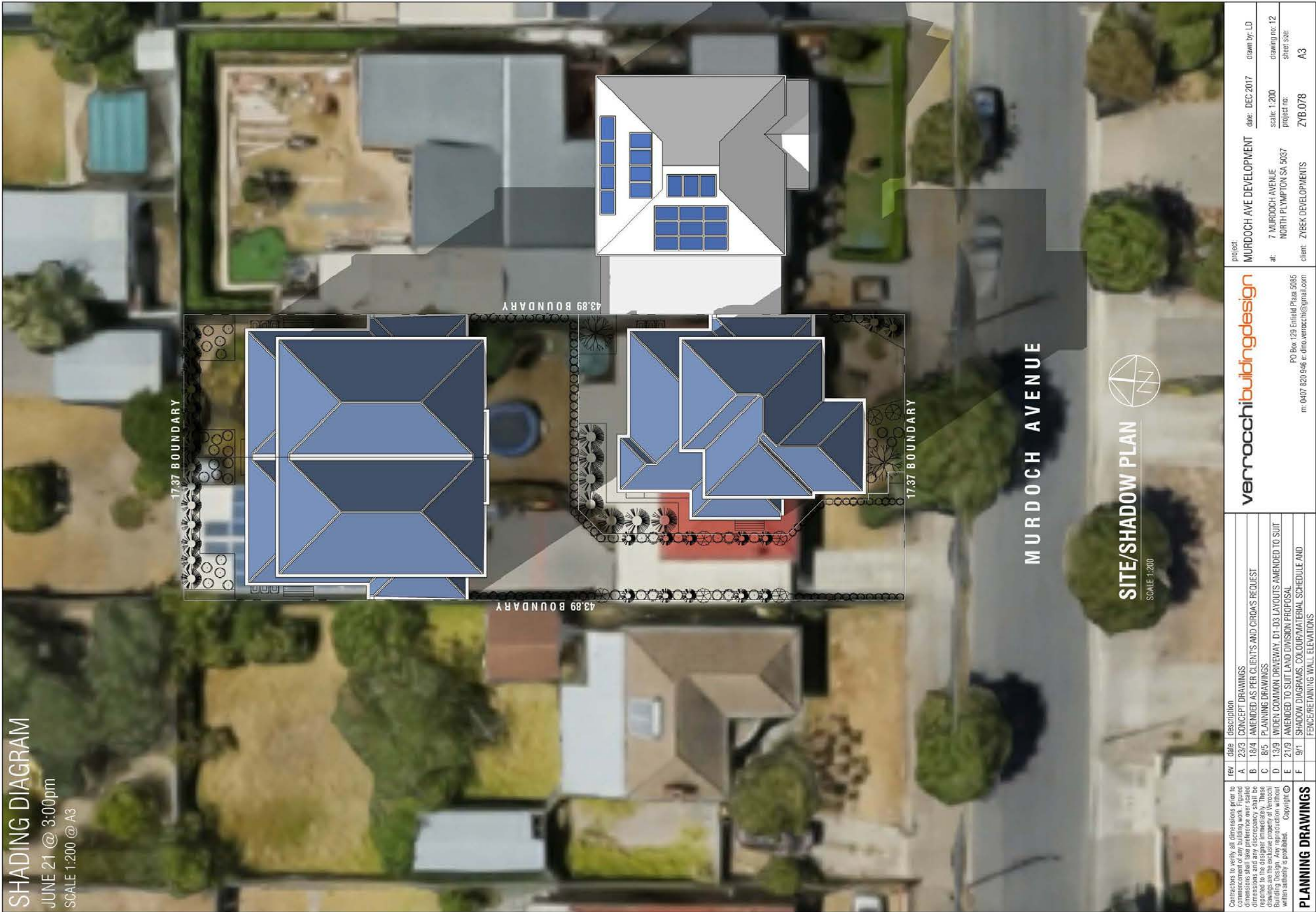
verrocchi**buildingdesign**

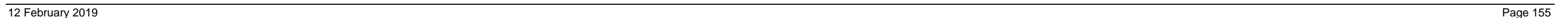
PO BOX 129 Enfield Place 5085
m: 0407 820 916 e: dino.verocchi@gmail.com

project	MURDOCH AVE DEVELOPMENT	date	DEC 2017	drawn by	LD
at	7 MURDOCH AVENUE NORTH PLYMPTON SA 5037	scale	1:100	drawing no	09
client	ZYBER DEVELOPMENTS	project no	ZYB.078	sheet size	A2









6.2 7 Murdoch Avenue, NORTH PLYMPTON

Application No 211/1037/2018, 211/1038/2018 & 211/483/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D125/18; Create one (1) additional allotment	Land division - Community Title; SCAP No. 211/C126/18; Create one (1) additional allotment and common property	Demolition of all existing structures and construction of a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings and a combined retaining wall and fence to a maximum height of 2.2m
APPLICANT	J S R Walker	J S R Walker	Zybek Consulting and Management
LODGEMENT DATE	3 October 2018	3 October 2018	16 May 2018
ZONE	Residential Zone		
POLICY AREA	Medium Density Policy Area 19		
APPLICATION TYPE	Merit		
PUBLIC NOTIFICATION	Category 1	Category 1	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> Nil External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> Nil External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> City Assets Arboriculture Officer External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	12 July 2018	12 July 2018	6 February 2018
RECOMMENDATION	Support with conditions		
AUTHOR	Amelia De Ruvo		

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. 211/1037/2018 by J S R Walker to undertake a land division - Torrens Title; SCAP No. 211/D125/18; Create one (1) additional allotment at 7 Murdoch Avenue (CT 5699/680) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Cavallo Forest: Licensed Surveyors relating to Development Application No. 211/1037/2018 (SCAP 211/D125/18).

Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.

Land Division Consent Conditions:**Council Requirements:**

Nil

State Commission Assessment Panel Conditions:

2. 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, it is the developer's/owner's responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developer's/owner's cost to ensure that the pipework relating to each allotment is contained within its boundaries.
Reason: To satisfy the requirements of SA Water Corporation.
3. Payment of \$7253 into the Planning and Development Fund (1 allotment @ \$7253/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.
Reason: To satisfy the requirements of State Commission Assessment Panel.
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.
Reason: To satisfy the requirements of State Commission Assessment Panel.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1038/2018 by J S R Walker to undertake a land division - Community Title; SCAP No. 211/C126/18; Create one (1) additional allotment and common property at 7 Murdoch Avenue (CT 5699/680) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Cavallo Forest: Licensed Surveyors relating to Development Application No. 211/1038/2018 (SCAP 211/D126/18).
Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.

Land Division Consent Conditions:**Council Requirements:**

Nil

State Commission Assessment Panel Conditions:

2. 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.
Reason: To satisfy the requirements of SA Water Corporation.

3. Payment of \$7253 into the Planning and Development Fund (1 allotment @ \$7253/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.

Reason: To satisfy the requirements of State Commission Assessment Panel.

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 (SCAP) for Land Division Certificate purposes.

Reason: To satisfy the requirements of State Commission Assessment Panel.

RECOMMENDATION 3

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/483/2018 by Zybek Consulting and Management to undertake a demolition of all existing structures and construction of a two storey detached dwelling and a two storey residential flat building containing two (2) dwellings at 7 Murdoch Avenue (CT 5699/680) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.
Reason: To ensure the proposal is established in accordance with plans and documents lodged with Council.
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 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.

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

3. 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.

Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.

4. 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.

Reason: To enhance the amenity of the site and locality and reduce heat loading.

5. Prior to the occupation or use of the development, the upper level windows on the north, east and west elevations to dwelling 1 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 good condition at all times to the satisfaction of Council.

Reason: To maintain the level of privacy to residents of adjoining dwellings.

6. Prior to the occupation or use of the development, all upper level windows to dwellings 2 and 3 will be provided with fixed obscure glass to 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 good condition at all times to the satisfaction of Council.

Reason: To maintain the level of privacy to residents of adjoining dwellings.

BACKGROUND

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

- The relevant application proposes a merit form of development which does not meet the minimum site area requirement in the relevant Zone or Policy Area by 7.5% or more.

SITE AND LOCALITY

The subject site is formally described in Certificate of Title Volume 5699 Folio 680, comprising allotment 59 in Deposited Plan 3143, in the area named North Plympton Hundred of Adelaide, more commonly known as 7 Murdoch Avenue, North Plympton. There are no easements, encumbrances or Land Management Agreements affecting the subject site.

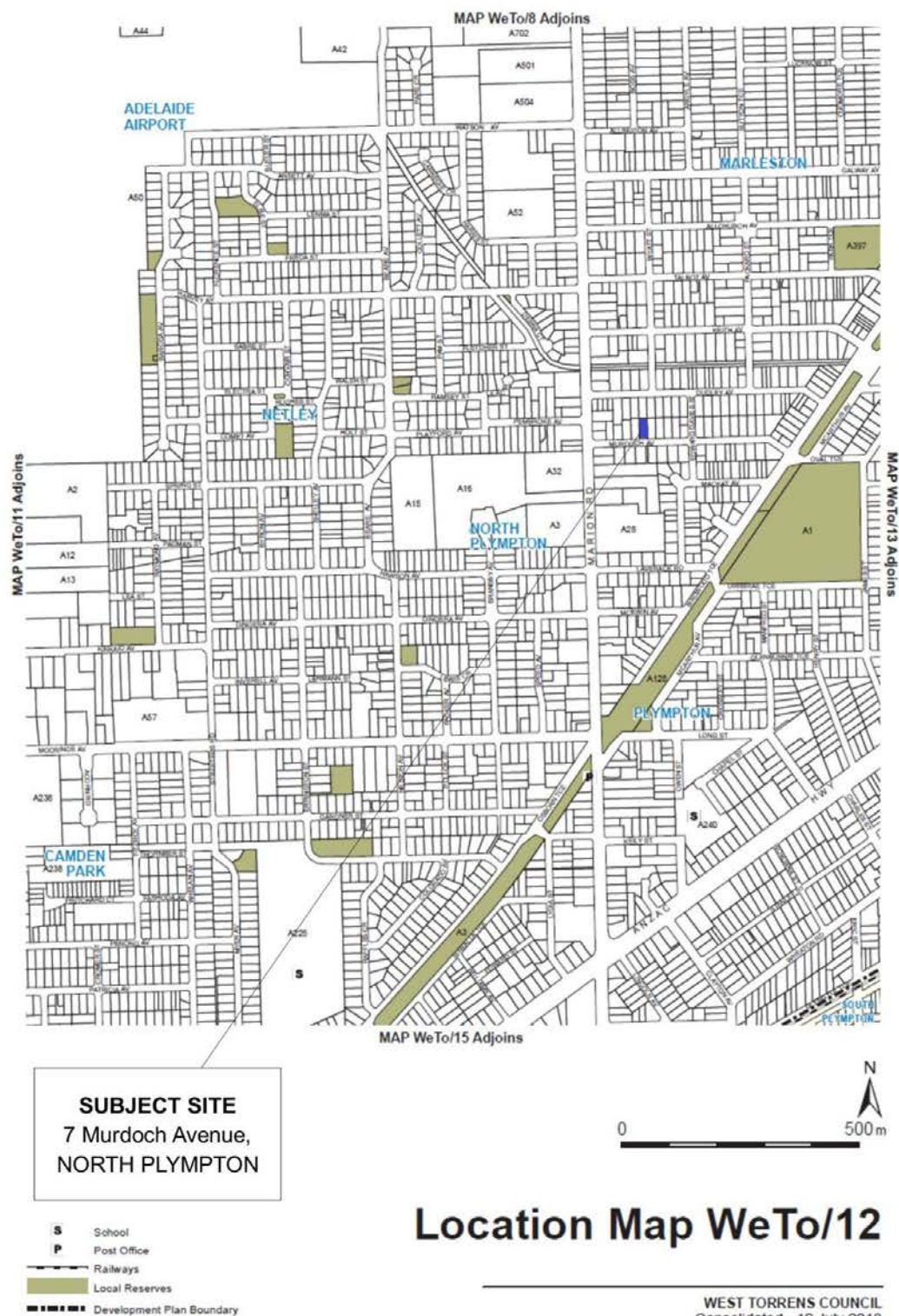
The subject site is an existing residential property located on the northern side of Murdoch Avenue, approximately 100 metres (m) east of Marion Road. The subject site is rectangular in shape with a 17.4m wide frontage to Murdoch Avenue, a depth of 43.9m and an overall site area of 763.9 square metres (m²). The land currently contains a single storey detached dwelling, an attached carport and detached outbuilding. The subject site is generally flat although it slopes down towards the north-eastern corner of the allotment.

The locality is residential in nature containing a variety of dwellings which include single and double storey detached dwellings, residential flat buildings and group dwellings. The locality is currently under transition with a number of allotments previously subdivided to take advantage of the reduced minimum allotment size allowable in the policy area. Approximately 60m west of the subject site, fronting Marion Road, is one the first intrusions of higher density living within the locality.

The allotment pattern varies between dwelling types. Detached dwellings are located on predominantly rectangular allotments with site areas that vary between 360m² to 830m². Residential flat buildings and group dwellings are also located on rectangular sites which vary in area between 100m² and 270m².

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





PROPOSAL

The proposal involves three separate development applications for the subject site.

Application 211/1037/2018 is for a Torrens Title land division to create one additional allotment. Allotment 1 is slightly irregular in shape with a 9.57m wide frontage to Murdoch Avenue and an overall site area of 250m². Allotment 100 (super lot) is in the form of a battle-axe with a 7.8m wide frontage to Murdoch Avenue and an overall site area of 512m². This allotment is to be further divided.

Application 211/1038/2018 is for a Community Title division which seeks to divide the proposed super lot into two (2) residential allotments and associated common property. The community title division will create two rectangular shaped allotments, proposed allotments 2 and 3, both with a site area of 162m². The common property is 188m² in area and is comprised of the allotment handle to allow for vehicle access to allotments 2 and 3. As these resultant allotments will accommodate a residential flat building, the common area is included in the average site area calculation which is 256m².

Application 211/483/2018 seeks to demolish all structures currently on the site, including the dwelling and outbuilding, and construct a two storey detached dwelling on allotment 1 and a residential flat building containing two dwellings on allotments 2 and 3. The proposed dwellings will be constructed utilising a variety of external materials including a rendered finish, Matrix Panels and timber cladding. The dwellings will each contain three bedrooms, three bathrooms and a double garage under the main roof.

Vehicular access to dwelling 1 will be gained via a 3m wide crossover directly to Murdoch Avenue, whereas access to dwellings 2 and 3 will be obtained via the common property, a 5.5m wide crossover to Murdoch Avenue. The driveway and walkways to the common property and dwelling surrounds will be paved.

A mix of landscaping has been proposed across the development, specifically forward of dwelling 1 and within the common property. The variety of plantings include ground covers, shrubs and Nigra, Manchurian Pear or Weeping Mulberry trees.

A copy of the relevant plans is contained in **Attachment 1**.

PUBLIC NOTIFICATION

Applications 211/1037/2018 and 211/1038/2018 are Category 1 forms of development while Application 211/483/2018 is a Category 2 form of development pursuant to Section 38 of the Development Act, Schedule 9 of the *Development Regulations 2008* and Residential Zone - Procedural Matters section of the Development Plan.

The proposed development involves a fence and retaining wall with a combined height exceeding 2.1m, which is a Category 3 form of development pursuant to Schedule 9 of the Development Regulations, unless it is considered to be 'minor'. In this instance, the proposed retaining wall and fence is considered to be minor in nature and a Category 1 form of development pursuant to Schedule 9, Part 1 (2)(g) of the *Development Regulations 2008* as the combined fence and retaining wall is unlikely to unreasonably impact the owners or occupiers of land in the locality for the following reason:

- The natural ground level of the subject land is at its lowest in the south-eastern corner where a 400mm high retaining wall will be required. When combined with a 1.8m fence, the maximum height of 2.2m is only marginally higher than the 2.1m trigger for a fence to be considered development. Given that the additional 100mm will not be readily perceptible to the naked eye, it was determined during the assessment process that it is unlikely to negatively impact the owners/occupiers of adjacent properties.

Council Assessment Panel Agenda

22 January 2019

Properties notified:	34 properties were notified during the public notification process.
Representations:	4 representations were received.
Persons wishing to be heard:	No representors identified that they wish to address the Panel.
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> • Side setbacks and visual privacy provisions should be adhered to; • Volume of traffic & traffic congestion along Murdoch Avenue; and • Minimal on street parking available currently
Applicants response to representation	<ul style="list-style-type: none"> • The applicant did not provide a response to representations

A copy of the representations is contained in **Attachment 2**.

REFERRALS

Internal

City Assets

City Assets raised a number of concerns in regards to finished floor levels, verge interaction, stormwater management and space available for adequate waste collection. The applicant subsequently addressed these matters to the satisfaction of City Assets.

Arboriculture Officer

Council's Arboriculture Officer has reviewed the proposal and will support a reduced offset of 1.8m to the existing street tree.

External

State Commission Assessment Panel (SCAP)

SCAP has raised no concerns with the proposals. Standard conditions of consent have been recommended should the application be supported.

SA Water

SA Water has raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been recommended should the CAP support the application.

A full copy of the relevant reports is contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

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

<u>General Section</u>		
Crime Prevention	Objective	1
	Principles of Development Control	1, 2, 3, 6, 7 & 8
Design and Appearance	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 9, 10, 11, 12, 13, 14, 15 & 16
Energy Efficiency	Objective	1
	Principles of Development Control	1 & 2
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14 & 16
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4 & 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 6
	Principle of Development Control	1
Residential Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 27, 28, 29, 30 & 31
Transportation and Access	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 8, 10, 11, 12, 16, 17, 23, 24, 26, 30, 34, 35, 36, 37, 40, 41, 43, 44 & 45

Zone: Residential Zone**Desired Character Statement:**

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

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

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

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 7, 10, 11, 12, 13 & 14

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

QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT		
		Lot 1	Lot 2	Lot 3
SITE AREA <i>Medium Density Policy Area 19</i> PDC 4	Detached Dwelling 270m ² (minimum) Residential Flat Building 270m ² (average.)	250m ² Does Not Satisfy	256m ² (avg.) Does Not Satisfy	256m ² (avg.) Does Not Satisfy
SITE FRONTAGE <i>Medium Density Policy Area 19</i> PDC 4	Detached Dwelling 9m (minimum) Residential Flat Building 15m (complete building)	9.57m Satisfies	N/A	N/A
SITE COVERAGE <i>Medium Density Policy Area 19</i> PDC 3	60% (maximum)	52.5% Satisfies	45.5% Satisfies	45.5% Satisfies
PRIMARY STREET SETBACK <i>Medium Density Policy Area 19</i> PDC 3	3m (minimum)	3m Satisfies	N/A	N/A

Council Assessment Panel Agenda

22 January 2019

SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	<u>Lower Level</u> 1m (minimum)	0 / 0.61m	0 / 1m	0 / 1m
	<u>Upper Level</u> 2m (minimum)	1m / 2m Does Not Satisfy	2m Satisfies	2m Satisfies
REAR SETBACK <i>Medium Density Policy</i> <i>Area 19</i> <i>PDC 3</i>	6m (minimum)	2.6m Does Not Satisfy	4m Does Not Satisfy	4m Does Not Satisfy
BUILDING HEIGHT <i>Medium Density Policy</i> <i>Area 19</i> <i>PDC 3</i>	2 storeys or 8.5m (maximum)	2 storeys / 7.6m Satisfies	2 storeys / 7.6m Satisfies	2 storeys / 7.6m Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i>	3+ Bedroom 100m ² (minimum)	150m ² Satisfies	135m ² Satisfies	135m ² Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	Sites <300m ² 24m ² (minimum), 3m (minimum dimension) 16m ² (minimum directly accessible from a habitable room).	24m ² 3m	32m ² 4m	32m ² 4m
		24m ² Satisfies	32m ² Satisfies	32m ² Satisfies
LANDSCAPING <i>Landscaping, Fences & Walls</i> <i>PDC 4</i>	10% (minimum)	15% Satisfies	11.5% Satisfies	11.5% Satisfies
STORAGE <i>Residential Development</i> <i>PDC 31</i>	8m ³ (minimum)	3m ³ Does Not Satisfy	3m ³ Does Not Satisfy	3m ³ Does Not Satisfy
CAR PARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	2 spaces (1 covered)	2 covered Satisfies	2 covered Satisfies	2 covered Satisfies

ASSESSMENT

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

Land Division

The proposed Torrens Title land division will create one additional allotment in a form of a battle-axe. Proposed allotment 1, the front allotment, falls 7.5% short of the 270m² minimum site area prescribed in Principle of Development Control (PDC) 4 of Medium Density Policy Area 19 for a detached dwelling.

The Community Title land division seeks to divide the proposed battle-axe allotment to create one (1) additional allotment with associated common property. As per PDC 4 of Medium Density Policy Area 19, a residential flat building should have an average site area of 270m². By including the common property the proposed residential flat building will provide dwellings with an average site area of 256m², a shortfall of 5.2%.

PDC 5 of the policy area allows for reduced site areas and frontage widths for different dwelling types when located within 400m of a Centre Zone. However this can only be applied when a combined land use and land division application is lodged. Had the built form been incorporated into the proposal, a minimum site area of 250m² for the detached dwelling and 150m² (average) for the dwellings within the residential flat building could have been applied. Had this been the case, the proposal would have met the policy area site area requirements.

It should be acknowledged that the Torrens Title land division (application 211/1037/2018) is the only application required to be provided to the CAP for a decision. However, in this instance it was considered appropriate to present all three applications to the CAP given the inter relationship between each application.

It is considered that the proposed allotments are of a suitable size and configuration to comfortably accommodate dwellings in a manner that, on balance, meets the requirements of the Development Plan.

Land Use

The proposal is for the division of the subject site to create two additional allotments along with the construction of a detached dwelling and residential flat building containing two dwellings. PDC 1 of Medium Density Policy Area 19 envisages detached dwellings and residential flat buildings within the policy area. The proposed land use is therefore considered appropriate and is an orderly form of development.

Setbacks

Side setbacks

Proposed allotment 1 is irregular in shape, due to the access requirements for the rear allotments and the need to accommodate services. As a result of this irregularity, proposed dwelling 1 has a lower level setback of 0.61m and an upper level setback of 1m from the western boundary. While these setbacks do not satisfy PDC 11 of the Residential Zone, the deficiencies are not considered to negatively impact adjoining residents as the reduced offsets abut the common property of the rear allotments.

Proposed dwellings 2 and 3 are mirror image dwellings, both with garages located on side boundaries for a length of 6m. PDC 16 of the Residential Development module allows for an outbuilding, garage or carport to be located on the boundary for a maximum length of 8m which is satisfied by the proposal. However, PDC 13(b)(iii) of the Residential Zone states that side boundary walls should be constructed along one side of the allotment only and no further than 14m from the front boundary. The proposed development fails to satisfy this requirement given that dwellings 2 and 3 have garages abutting both side boundaries.

The garage of dwelling 2 will be the only boundary development along the western boundary. This garage will reduce the overall length of boundary development by approximately half as there is an existing outbuilding extending 11m along the boundary with a wall height of 3m. As the proposed garage has a similar wall height, the impact of the western boundary development will be lessened. The garage of dwelling 3 will abut an existing carport located on the boundary between 7 and 9 Murdoch Avenue. PDC 13(a) of the Residential Zone allows for boundary walls to be located immediately abutting the wall of an existing building on an adjoining site. This component is therefore considered acceptable.

Rear setbacks

Dwelling 1 has a 2.6m offset from the rear boundary which is a 3.4m shortfall from the minimum 6m rear setback prescribed in PDC 3 of Medium Density Policy Area 19. It should be noted that the majority of the rear façade is located 3m from the rear boundary, with a relatively small portion of the rear façade setback 2.6m, a minor intrusion. Given that the proposed dwelling is single storey, the deficiency in rear setback is unlikely to negatively affect occupants of the residential flat building to be located at the rear. In addition, the proposed residential flat building is offset 6m from the rear boundary of dwelling 1, providing a 9m separation of the proposed detached dwelling from the proposed residential flat building. This separation effectively minimises the potential amenity impacts for occupants of these dwellings. Furthermore the upper level of the residential flat building is setback 6.7m from the rear boundary of dwelling 1, exceeding the 6m minimum setback sought by PDC 3 of Medium Density Policy Area 19.

The rear setbacks for dwellings 2 and 3 do not satisfy the requirements of PDC 3 of Medium Density Policy Area 19 as they are 2m less than the 6m requirement at the lower level. It should be acknowledged that the upper level is setback in excess of 6m from the rear boundary satisfying PDC 3. The shortfall in rear setback for dwellings 2 and 3 is considered acceptable as the adjoining properties to the north have a rear yard with a southern aspect, therefore no shadows will be cast over the properties. Furthermore, the main bulk of the building maintains the minimum 6m setback, so visually adequate separation is achieved.

In consideration of the above, the proposed side and rear setbacks are considered appropriate notwithstanding some degree of departure from the relevant Development Plan provisions.

Built Form

The subject site is located within an area that exhibits a variety of dwelling types, sizes and styles. The form and design of the proposed development is considered to be contemporary. The front facades provide articulation from the protruding upper level decorative element and well-balanced fenestration and pitched hip roof. The dwelling is designed to a high standard and enhanced by the variety of materials and textures used, satisfying Objective 1 and PDC 1 of the Design and Appearance module and PDC 4 of the Residential Development module.

The internal layout of the dwellings are of a size and shape to be functional for occupants. The private open space is directly accessible from a habitable room, specifically the living and dining area of each dwelling.

Overall, the design and appearance of the proposed development is considered to reflect the positive aspects of built form within the locality and the internal layout provides residents with functional living spaces that meet the requirements of the Development Plan, in particular Objectives 1, 2 and 3 and PDCs 3, 4 and 9 of the Residential Development module.

Storage

The Development Plan seeks a minimum of 8 cubic metres (m³) of storage area, not including a bedroom wardrobe or kitchen pantry, for each dwelling. The proposal provides an area of 3m³ for each dwelling. While this is a sizeable shortfall, the subject site has ample space within the rear yard to provide a further 5m³ of storage space in a small outbuilding or shed (as recognised in PDC 31 of the Residential Development module). There is also ample space within each dwelling for additional storage to be provided via cabinets, wardrobes etc.

PDC 19 of the Residential Development module details a minimum dimension of 3m for private open space (POS) when a subject site has a site area less than 300m². In this instance, part of the rear yard of dwelling 1 does not satisfy the minimum dimension for POS and was therefore not included in the POS calculation. A garden shed of 3m x 2m could be located within this area in order to provide the additional 5m³ of storage required. Furthermore, dwellings 2 and 3 are provided with an additional 6m² of POS in which a garden shed could be located which would satisfy PDC 19 of the Residential Development module. It should be acknowledged that garden sheds of this size are not classified as development as per Schedule 3 of the *Development Regulations 2008*.

Notwithstanding the shortfall in storage space within each dwelling, it is considered that the proposal has provided sufficient space to accommodate the required amount of storage, thereby meeting the intent of PDC 31 of the Residential Development module.

Landscaping

The proposal exceeds the minimum landscaping requirement of 10% of the site area with a variety of plantings that vary in scale and height. The applicant has provided fairly substantial landscaping to the front of dwelling 1 as well as a 400 - 500mm landscaping strip to the boundaries of the common property. Plantings within the landscaped gardens and strips will include shrubs, ground covers and trees. The plantings forward of dwelling 1 will complement the built form by reducing the overall bulk of the development as well as enhancing its appearance from the public realm. The landscaping within the common property will help to mitigate the extent of hard paved surfaces as well as reduce heat loads on the site. It is therefore considered that PDC 1 of the Landscaping, Fences and Walls module has been satisfied.

Retaining walls

The combined retaining wall and fence along the northern, eastern and western side boundaries will be constructed to a maximum height of 2.2m. The natural ground level is at its lowest at the centre of the northern boundary where the retaining wall will have a maximum height of 400mm. Given that a fence can be constructed to a maximum height of 2.1m without requiring approval (as per Schedule 3 of *The Development Regulations 2008*) the additional 100mm is considered to be relatively minor and will not have an unreasonable impact on adjoining owners / occupiers, satisfying PDC 6 of the Landscaping, Fences and Walls module.

SUMMARY

It is acknowledged that there are aspects of the proposed development that do not meet the Development Plan requirements in relation to site areas, side and rear setbacks and storage. However, on an 'on-balance' basis, it is considered that the proposal generally accords with the relevant provisions of the Development Plan. The proposal provides sufficient internal living space, POS and an external design which enhances its appearance from the public realm.

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

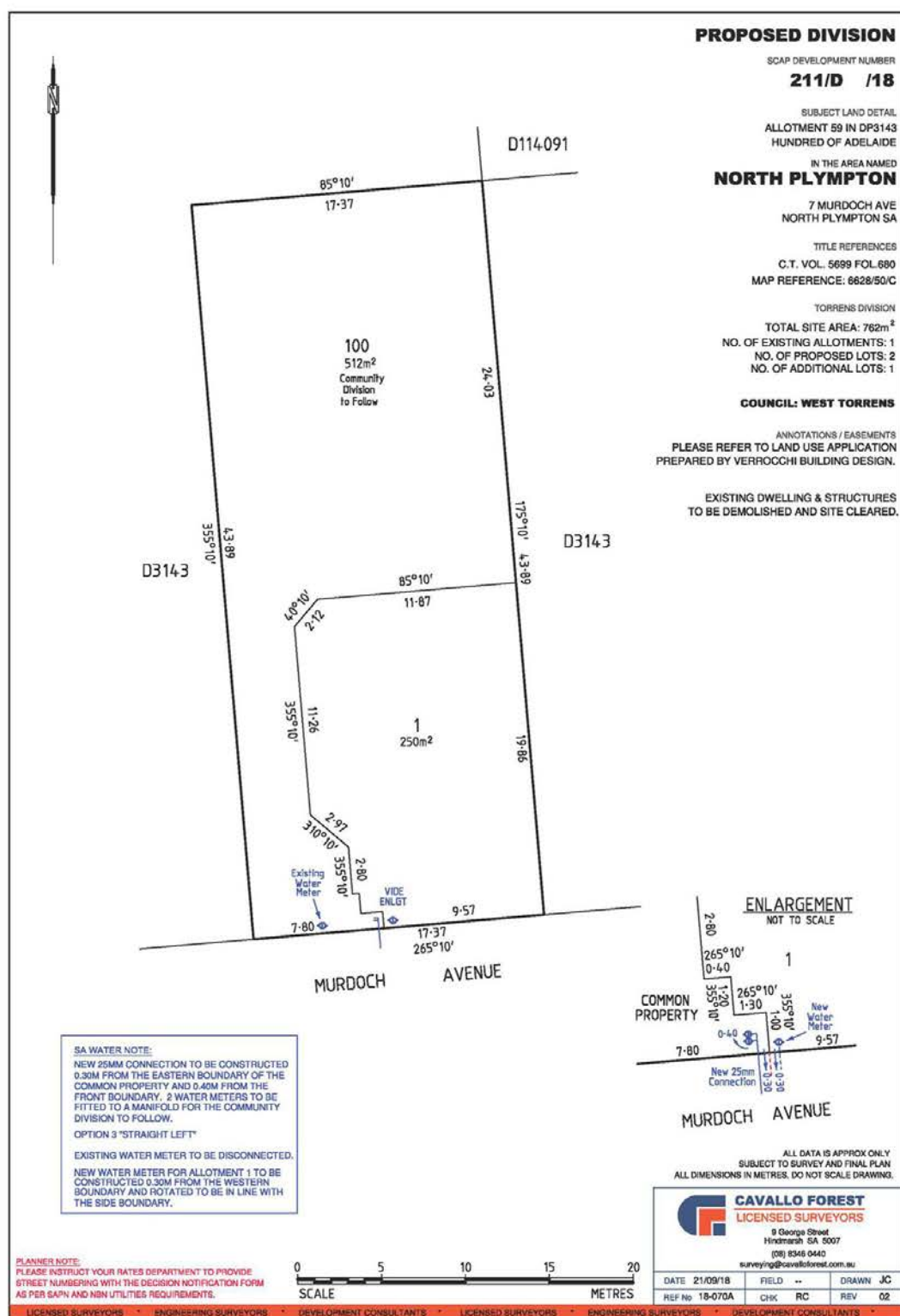
On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plans, consolidated 6 February 2018 and 12 July 2018, and warrants Development Plan Consent, Land Division Consent and Development Approval for applications 211/1037/2018 and 211/1038/2018 and Development Plan Consent for application 211/483/2018.

Attachments

1. **Land Division and Built Form plan set**
2. **Public Notification Responses**
3. **Referral Reports**

Council Assessment Panel

Item 6.2 - Attachment 1

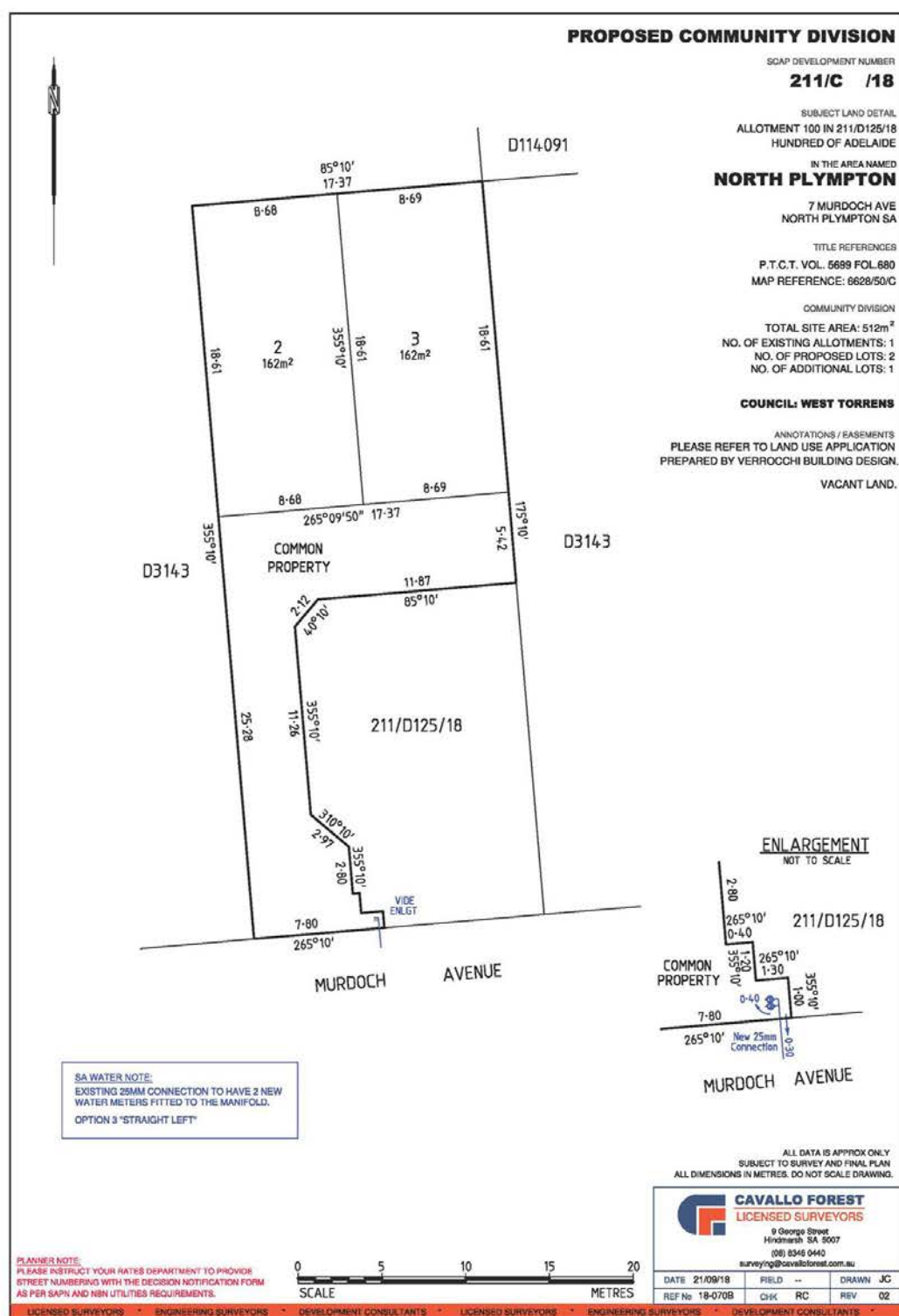


22 January 2019

Page 134

Council Assessment Panel

Item 6.2 - Attachment 1



22 January 2019

Page 135

Ref: 2017-0484

10 October 2018

Ms Amelia DeRuvo
Development Officer – Planning
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5074



Dear Amelia

**Response to Further Information Request – 7 Murdoch Avenue, North Plympton –
Development Number 211/483/2018**

Thank you for your emails dated 05 June 2018 (Planning Comments) and 26 June 2018 (City Assets Comments). I have addressed each matter in corresponding order below.

In addition, the following is attached to support the comments further below:

- Amended plans prepared by Verrocchi Building Design - Revision E (**Attachment 1**).
- A detailed Landscaping Layout Plan prepared by LCS Landscapes (**Attachment 2**).
- A Torrens Title plan of division prepared by Cavallo Forest Surveyors (land division application recently lodged via EDALA) (**Attachment 3**).
- A Community Title plan of division prepared by Cavallo Forest Surveyors (land division application recently lodged via EDALA) (**Attachment 4**).
- Civil and drainage plan prepared by KP Squared Engineering - Issue A (**Attachment 5**).

1. Location of bins and letter boxes

You have stated:

“Show the location for bins and post boxes for the proposed dwellings”.

The amended site plan (**Attachment 1**) now shows:

- The location of bins when stored within respective allotments.
 - > Bins will be situated behind respective dwellings and away from public view.
 - > Occupants will be able to manoeuvre their bins through their garages for on-street collection.
- The potential location of bins when placed on street for collection.
 - > Upright kerb of sufficient length will be available directly in front of the subject land for placement and collection of bins (2 bins per dwelling, per collection).
- The location of the future letter box.

shaping great communities

- > The location of the future communal letter box does not obstruct vehicle movements or motorist and pedestrian sight lines.
- > Dwelling 1 will have its own letter box placed in a location determined by its future occupants.

2. Driveway Handle

You have stated:

"The 'handle' requires a 5.5m x 5m driveway passing bay".

The proposal now includes a driveway passing bay that is 5.5 metres x 5 metres. This is despite the earlier advice provided by CIRQA dated 5 July and council's acknowledgment that the wider driveway adds little benefit in this circumstance, but would rather:

- Reduce front garden landscaping.
- Require reconfiguration of dwelling 1.
- Possibly mean the loss of the visitor space.

3. 1m x 1m Stormwater Outlet

You have stated:

"Depending on the type of division (whether community or torrens) a 1m x 1m stormwater outlet, as City assets will request for the stormwater outlet to be located 1m from the driveway access".

The proposal now includes a 1 metre x 1 metre area designated for a stormwater outlet. This is shown on the amended plans (**Attachment 1**) as well as both land division plans (**Attachments 3 and 4**).

4. Landscaping

You have stated:

"Extent of hard paved surfaces, request for additional landscaping to the common area on the northern side of D1 rear boundary and in front of the porch for D2 and D3".

A detailed Landscaping Layout Plan has been prepared by LCS Landscapes (**Attachment 2**). This plan provides additional landscaping in the common area, on the northern side of the 'Dwelling 1' rear boundary. The extent of landscaping provided does not impact upon vehicle movements.

Landscaping cannot be provided in front of the porches for 'Dwellings 2' and '3'. Landscaping in this location will mean that vehicle movements do not satisfy Australian Standards.

5. Driveway Details

You have stated:

"Details of the driveway, will it be concreted, paved? From previous experience, CAP are looking for greener options to reduce heat load. This might be something you wish to look into".

The driveway and walkways surrounding each dwelling will be paved. Any joints will be filled with sand to enable stormwater permeability. All driveways will have a 1 percent fall or greater to the street ensuring water can sufficiently run-off to Murdoch Avenue.

6. Landscaping Species within Driveway Handle

You have stated:

"Landscaping within the handle, can it please be amended so that the plant species vary in height, as the plan is currently proposed the landscaping along the handle are ground covers, we wish to see plants / trees within the landscaping barrier that vary in height to reduce the bulk of the fencing".

The Landscaping Layout Plan (**Attachment 2**) specifies the location of each plant species proposed. Understorey plants are situated either side of the driveway given the width of the garden beds. LCS Landscape Architects advise that the selected plants are the best option given the size of the garden beds.

More substantial plants will be planted throughout the development in larger garden beds, in addition to retaining the established street-tree in front of the subject land.

Boundary fencing will be typical Colorbond fencing. The colour will be negotiated with respective neighbours. In any case, the proposed fencing will not be "bulky" to the point that it needs to be screened with landscaping.

7. Fixed Obscure Windows

You have stated:

"Fixed obscured windows to all upper level windows of D2 and D3, including those on the southern elevation".

General Section, Residential Development Principle 27 states:

Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.

Other than the street facing elevation of 'Dwelling 1' all upper level windows will comprise obscured glass that is fixed shut to, or have a sill height that is a minimum, 1.7 metres above the internal floor level.

The proposal satisfies Principle 27. The applicant is also happy for this to be a condition of consent.

8. Vehicle Manoeuvrability

You have stated:

"I have concerns with vehicle manoeuvrability specifically for D1 and D3, however I require City Assets comments to be provided to determine whether the access from all dwellings meets Australian Standards".

CIRQA Traffic Engineers have reviewed vehicle movements throughout the development and have confirmed that the proposal satisfies the relevant Australian Standards.

Areas not needed for vehicle manoeuvring have been converted to landscaping.

9. Finished Floor Level

City Assets have stated:

"Based on the survey information provided on 'Proposed Site Plan', (Verrocchi building design – Project no. ZYB.078, Dec 2017 Rev C), a minimum FFL of 100.00 would be required. It is recommended that revised plans indicating the required minimum FFL be provided to Council".

As per the civil and drainage plan prepared by KP Squared Engineering (**Attachment 5**), each dwelling will have a finished floor level of 100.00 in accordance with this requirement.

10. Stormwater Detention

City Assets have provided options regarding stormwater detention.

The civil and drainage plan prepared by KP Squared Engineering (**Attachment 5**) has been designed to satisfy the stormwater options presented by Council.

Conclusion

I trust I have addressed your queries in sufficient detail and look forward to your support acknowledging that this application has sufficient planning merit to warrant Development Plan Consent.

Please feel free to call me on 8333 7999 if you have any queries.

Yours sincerely

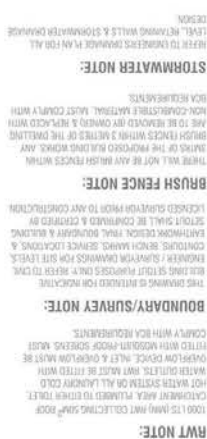


Philip Harnett

Associate



AREAS (D1)		AREAS (D2&D3)	
LIWAS	75.74	LIWAS	70.52
ULWAS	72.88	ULWAS	80.73
CHANCE	36.15	CHANCE	36.22
POHCH	1.38	POHCH	2.52
TOTAL	205.85	TOTAL	188.95
SITE	250.00	SITE	250.00
SITE COVERAGE	34.22	SITE COVERAGE	34.79



[illegible]

GROUND COVERS		TREES		PLANTS	
 <p>GROUND COVERS</p> <p>Small plants that grow close to the ground and cover the soil. They are often used for erosion control and as ground cover in gardens.</p>	 <p>TREES</p> <p>Large plants with a woody stem and a canopy of leaves. They provide shade and are important for the environment.</p>	 <p>PLANTS</p> <p>Small plants that grow in the ground. They can be used for many purposes, including as ground cover and for erosion control.</p>	 <p>GROUND COVERS</p> <p>Small plants that grow close to the ground and cover the soil. They are often used for erosion control and as ground cover in gardens.</p>	 <p>TREES</p> <p>Large plants with a woody stem and a canopy of leaves. They provide shade and are important for the environment.</p>	 <p>PLANTS</p> <p>Small plants that grow in the ground. They can be used for many purposes, including as ground cover and for erosion control.</p>
<p>Small plants that grow close to the ground and cover the soil. They are often used for erosion control and as ground cover in gardens.</p>	<p>Large plants with a woody stem and a canopy of leaves. They provide shade and are important for the environment.</p>	<p>Small plants that grow in the ground. They can be used for many purposes, including as ground cover and for erosion control.</p>	<p>Small plants that grow close to the ground and cover the soil. They are often used for erosion control and as ground cover in gardens.</p>	<p>Large plants with a woody stem and a canopy of leaves. They provide shade and are important for the environment.</p>	<p>Small plants that grow in the ground. They can be used for many purposes, including as ground cover and for erosion control.</p>
<p>Small plants that grow close to the ground and cover the soil. They are often used for erosion control and as ground cover in gardens.</p>	<p>Large plants with a woody stem and a canopy of leaves. They provide shade and are important for the environment.</p>	<p>Small plants that grow in the ground. They can be used for many purposes, including as ground cover and for erosion control.</p>	<p>Small plants that grow close to the ground and cover the soil. They are often used for erosion control and as ground cover in gardens.</p>	<p>Large plants with a woody stem and a canopy of leaves. They provide shade and are important for the environment.</p>	<p>Small plants that grow in the ground. They can be used for many purposes, including as ground cover and for erosion control.</p>

MURDOCH AVENUE
LANDSCAPE PLAN
SCALE 1:200


[illegible]

PHOTO COURTESY OF - MARCHAND/DAVIS PEAR
 It's well known: tomatoes need lots of sunlight very early in the spring and less direct sunlight and cooler soil that a hot wet spring and the plants will be stunted. The plants will be stunted and have drooping leaves and some gardeners



STRENGTHENING



Native plant: *Asclepias tuberosa*. This plant is native to the region and is a good choice for landscaping. It is a member of the Asclepiadaceae family and is known for its bright orange flowers.



MAYRA PANICELLI MANAGES HERE. These joints are glued as tight. The boards are pre-cut, divided into several lengths, and thoroughly smoothed on the borders. The boards are gluing, painting, and finishing by hand.

Silene spaldingii Nutt. var. *spaldingii*. A perennial herb with stems up to 1 m tall, leaves opposite or whorled, flowers white.




SHRUBS



This is a low-maintenance shrub, with one growth habit: water and chlorine in bright green flowers. (Copyright: Michael Smith/Smithsonian Institution)

help it to survive longer, these skins are covered by translucent clear wrappings and white foam.



LYONIA MEXICANA
 This species is very drought and heat tolerant, and has been used in a wide variety of soils. It is a single tree with small, round fruits. It is not easily transplanted.

[illegible]

and produce yellow-green, slender tips
and foliage to produce, woody branches. Many plants
flowering in purple.




FIGURE 1. *Phrynosoma macleayi* larva.

When the giant tortoise is taken to another large, healthy forest of low trees, which allows plenty of its support, the tortoise can move freely and its health improves. A vigorous, healthy tortoise is usually by means of a vigorous, healthy forest.



Figure 1. *Phytolacca americana* (American pokeweed) growing in a field.

GROUND COVERS

DWELLING 1



FIRST FLOOR PLAN

GROUND FLOOR PLAN

AREAS (D1)		sq. ft.
LLWING		95.74
ULWING		72.58
GARAGE		36.15
POUCH		1.38
TOTAL		205.85
SITE		250.00
P.O.S		24.22
SITE COVERAGE		53.34%

verroochibutingdesign	project	MURDOCH AVE DEVELOPMENT		date: DEC 2017	drawn by: LO
	at:	7 MURDOCH AVENUE NORTH WYMPON SA 5017	scale: 1:300	drawing no: H4	
			project no:	drawn date:	
		client: TYPED DEVELOPMENTS		278.078	A3

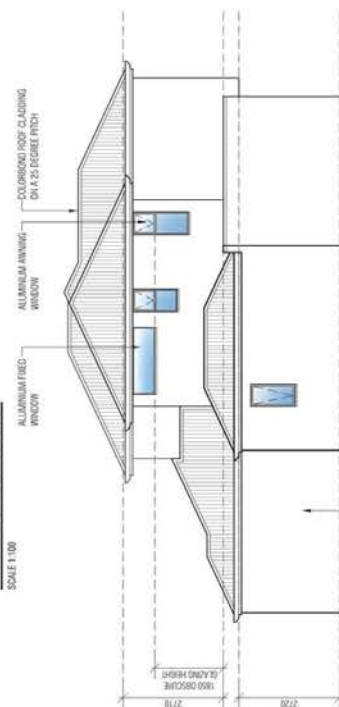
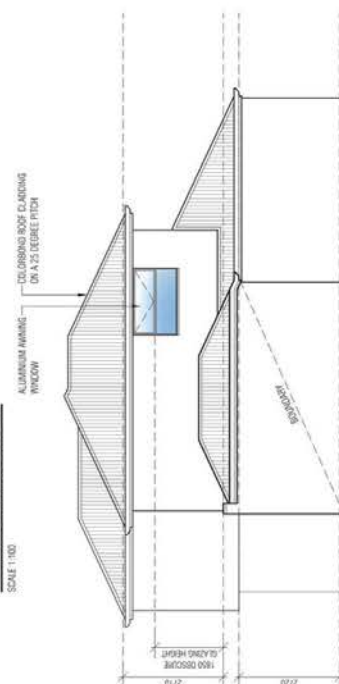
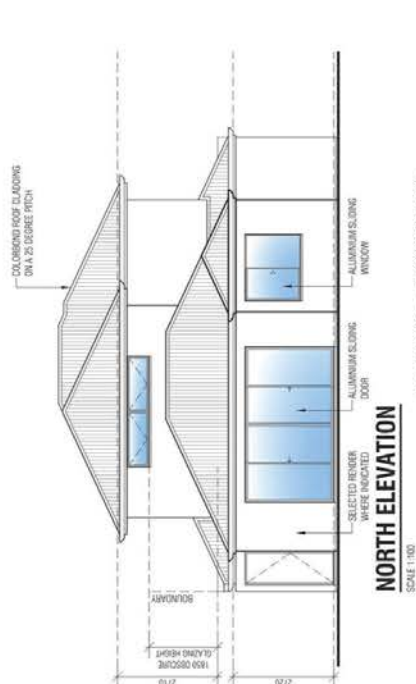
key	date	description
A	2/23	CONCEPT DRAWINGS
B	3/14	ASPECTED ASFTER CLIENTS AND ORDERS REQUEST
B	3/14	ASPECTED ASFTER CLIENTS AND ORDERS REQUEST
C	8/5	PLANNING DRAWINGS
D	1/30	GENERAL CONSTRUCTION DRAWING
E	2/19	ASPECTED TO SUIT AND CUSTOM PROPOSAL
F	3/17	SHADOW DRAWINGS, COLLOR MATERIAL, SCHEDULE



DWELLING 1

INDICATIVE EXTERNAL MATERIAL SCHEDULE:

	MATERIAL	COLOR
ROOF	COLORADO	WOOD AND GRAY
GUTTERS	COLORADO	MONUMENT
ACACUS	COLORADO	MONUMENT
EXTERNAL WALLS	RENDERED REBEL PANEL	DULUX VIVID WHITE (WHITE)
		DULUX FLOODED GUN (DARK)
		DULUX CLOUDPOST
		DULUX CLOUDPOST
		ANODISED
		DULUX VIVID WHITE



EAST ELEVATION

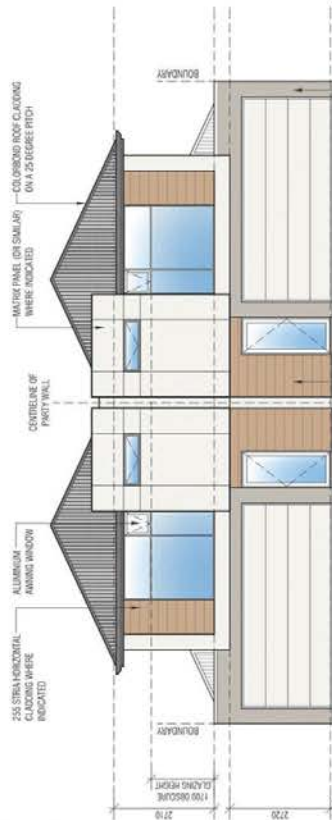


SCALE 1/100		NOTES
1	TRIP	65552-92058
2	PLANNING DRAWINGS	
3	1	1874
4	2	1874
5	3	1874
6	4	1874
7	5	1874
8	6	1874
9	7	1874
10	8	1874
11	9	1874
12	10	1874
13	11	1874
14	12	1874
15	13	1874
16	14	1874
17	15	1874
18	16	1874
19	17	1874
20	18	1874
21	19	1874
22	20	1874
23	21	1874
24	22	1874
25	23	1874
26	24	1874
27	25	1874
28	26	1874
29	27	1874
30	28	1874
31	29	1874
32	30	1874
33	31	1874
34	32	1874
35	33	1874
36	34	1874
37	35	1874
38	36	1874
39	37	1874
40	38	1874
41	39	1874
42	40	1874
43	41	1874
44	42	1874
45	43	1874
46	44	1874
47	45	1874
48	46	1874
49	47	1874
50	48	1874
51	49	1874
52	50	1874
53	51	1874
54	52	1874
55	53	1874
56	54	1874
57	55	1874
58	56	1874
59	57	1874
60	58	1874
61	59	1874
62	60	1874
63	61	1874
64	62	1874
65	63	1874
66	64	1874
67	65	1874
68	66	1874
69	67	1874
70	68	1874
71	69	1874
72	70	1874
73	71	1874
74	72	1874
75	73	1874
76	74	1874
77	75	1874
78	76	1874
79	77	1874
80	78	1874
81	79	1874
82	80	1874
83	81	1874
84	82	1874
85	83	1874
86	84	1874
87	85	1874
88	86	1874
89	87	1874
90	88	1874
91	89	1874
92	90	1874
93	91	1874
94	92	1874
95	93	1874
96	94	1874
97	95	1874
98	96	1874
99	97	1874
100	98	1874
101	99	1874
102	100	1874
103	101	1874
104	102	1874
105	103	1874
106	104	1874
107	105	1874
108	106	1874
109	107	1874
110	108	1874
111	109	1874
112	110	1874
113	111	1874
114	112	1874
115	113	1874
116	114	1874
117	115	1874
118	116	1874
119	117	1874
120	118	1874
121	119	1874
122	120	1874

INDICATIVE EXTERNAL MATERIAL SCHEDULE:

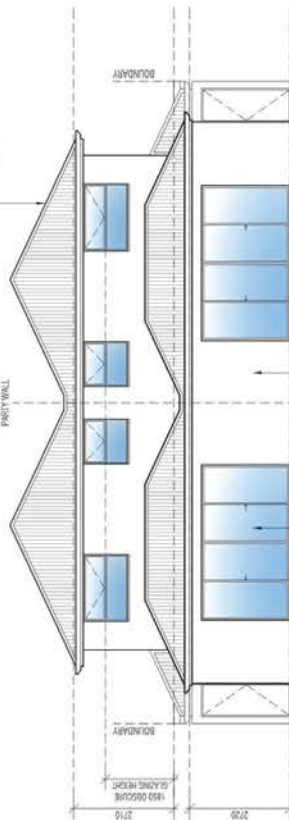
MATERIAL	COLOR
ROOF	COLORED
GUTTERS	COLORED
FACIAS	COLORED
EXTERNAL WALLS	RENDERED KEBEL PANEL
FRONT DOOR	WOOD
WINDOWS	ALUMINUM
PANEL LEFT DOOR	COLORED

DWELLINGS 2 & 3



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

Contributors to work in development prior to this stage are responsible for the accuracy of the information provided. The information is provided as a guide only and is not intended to be used for any other purpose. The information is provided as a guide only and is not intended to be used for any other purpose. The information is provided as a guide only and is not intended to be used for any other purpose.

PLANNING DRAWINGS

REV	DATE	DESCRIPTION
A	12/01/2019	ISSUED FOR PERMITTING
B	12/01/2019	ISSUED AS PER PERMITS AND CHANGES REQUEST
C	05/01/2019	PLANNING DRAWINGS
D	12/01/2019	WEEKLY COMMON DEVELOPMENT D-03 LAYOUTS AMENDED TO SUIT
E	21/01/2019	AMENDED TO SUIT LAND DEVELOPMENT PROPOSAL
F	01/02/2019	SHOWN DIAGRAMS, COLOR MATERIAL, SCHEDULE AND FINISHES DURING PERMIT ELABORATIONS

vermochibuildingdesign

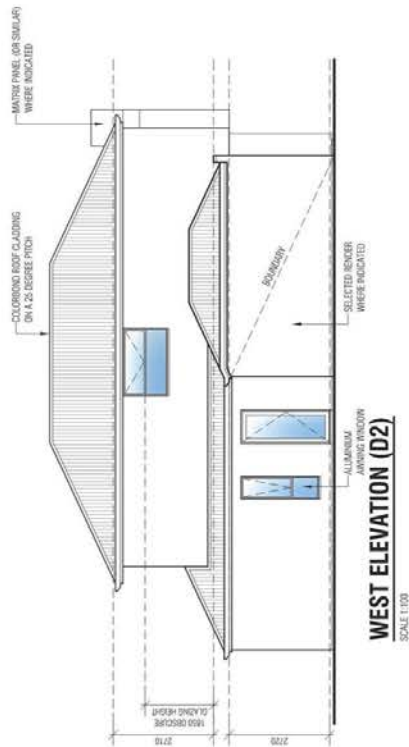
171 New 100 Street, Suite 100
PO Box 100, Adelaide SA 5000
Tel: 08 8344 4444
Email: info@vermochibuildingdesign.com.au

Project: MURDOCH AVE DEVELOPMENT Date: DEC 2017 Drawn by: LD

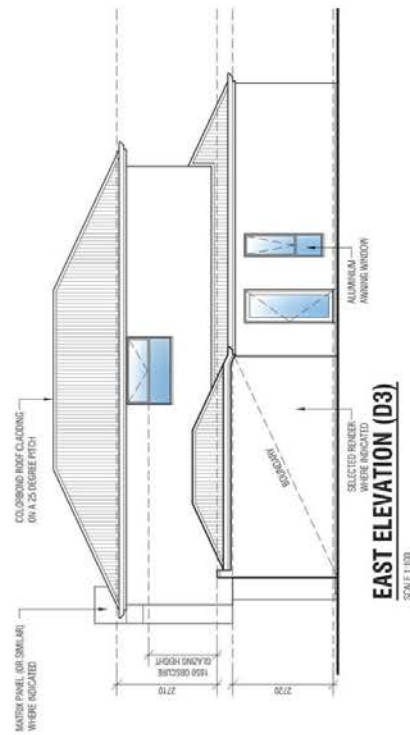
7 MURDOCH AVE NORTH PARCELS SA 5007 Scale: 1:100 Drawing no: 07

Client: ZYREL DEVELOPMENTS ZYB 078 A3 Plot size:

DWELLINGS 2 & 3



WEST ELEVATION (D2)
SCALE 1:100



EAST ELEVATION (D3)
SCALE 1:100

PLANNING DRAWINGS		NOTES		PROJECT	
REV	DATE	DESCRIPTION		MURDOCH AVE DEVELOPMENT	DATE: DEC 2017
A	12/01/2019	ISSUED FOR PERMITTING		#:	7 MURDOCH AVENUE
B	12/01/2019	AMENDED AS PER COMMENTS AND CHECKS REQUEST		PROJECT:	7 MURDOCH AVENUE
C	05/01/2019	PLANNING DRAWINGS		SCALE:	1:100
D	12/01/2019	WEEKLY COMMON DRIVEWAY D1-03 LAYOUTS AMENDED TO SUIT		PROJECT:	7 MURDOCH AVENUE
E	21/01/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
F	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
G	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
H	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
I	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
J	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
K	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
L	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
M	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
N	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
O	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
P	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
Q	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
R	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
S	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
T	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
U	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
V	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
W	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
X	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
Y	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE
Z	01/02/2019	AMENDED TO SUIT LAND DIVISION PROPOSAL		PROJECT:	7 MURDOCH AVENUE

vernocchi

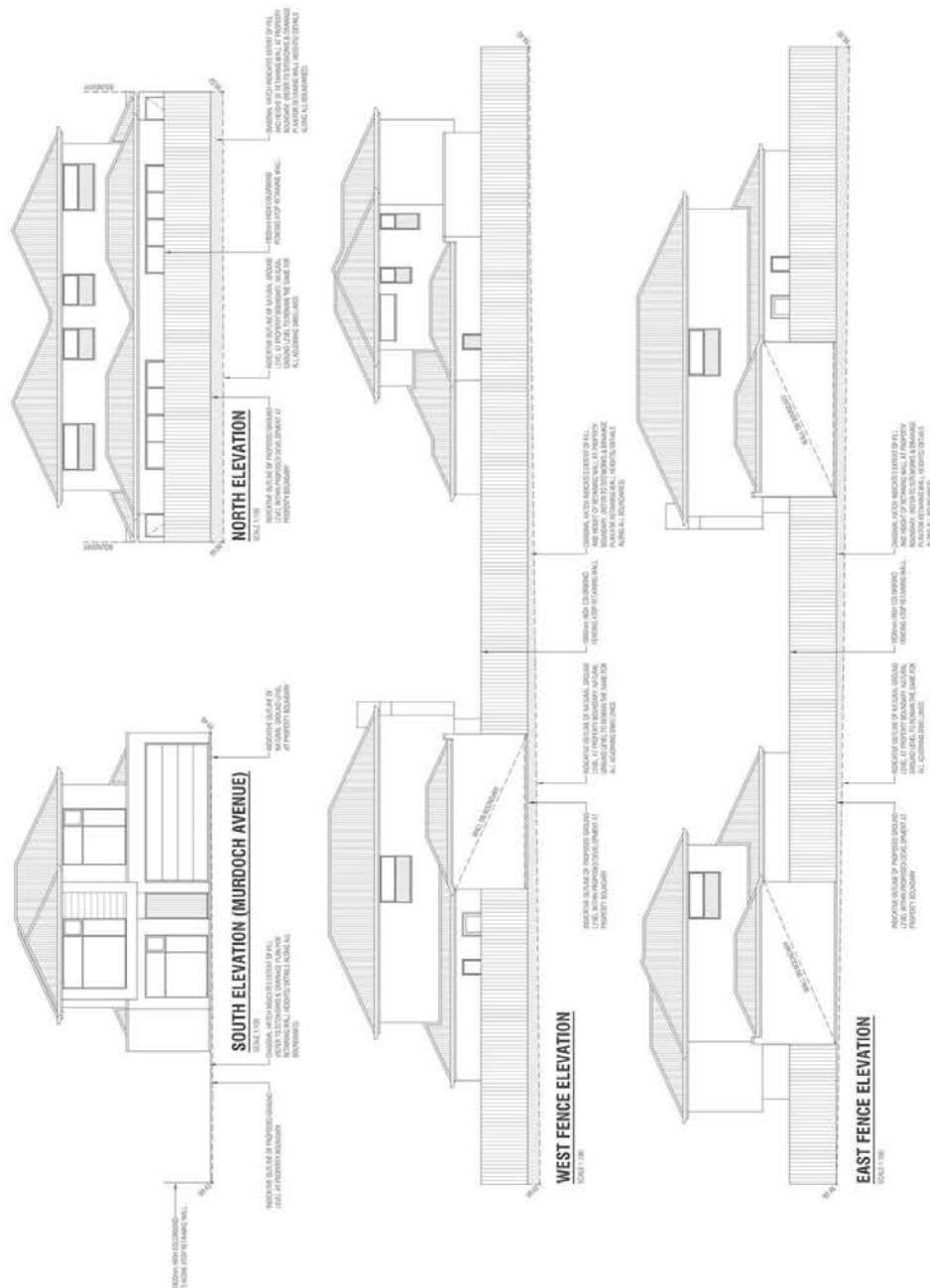
building design

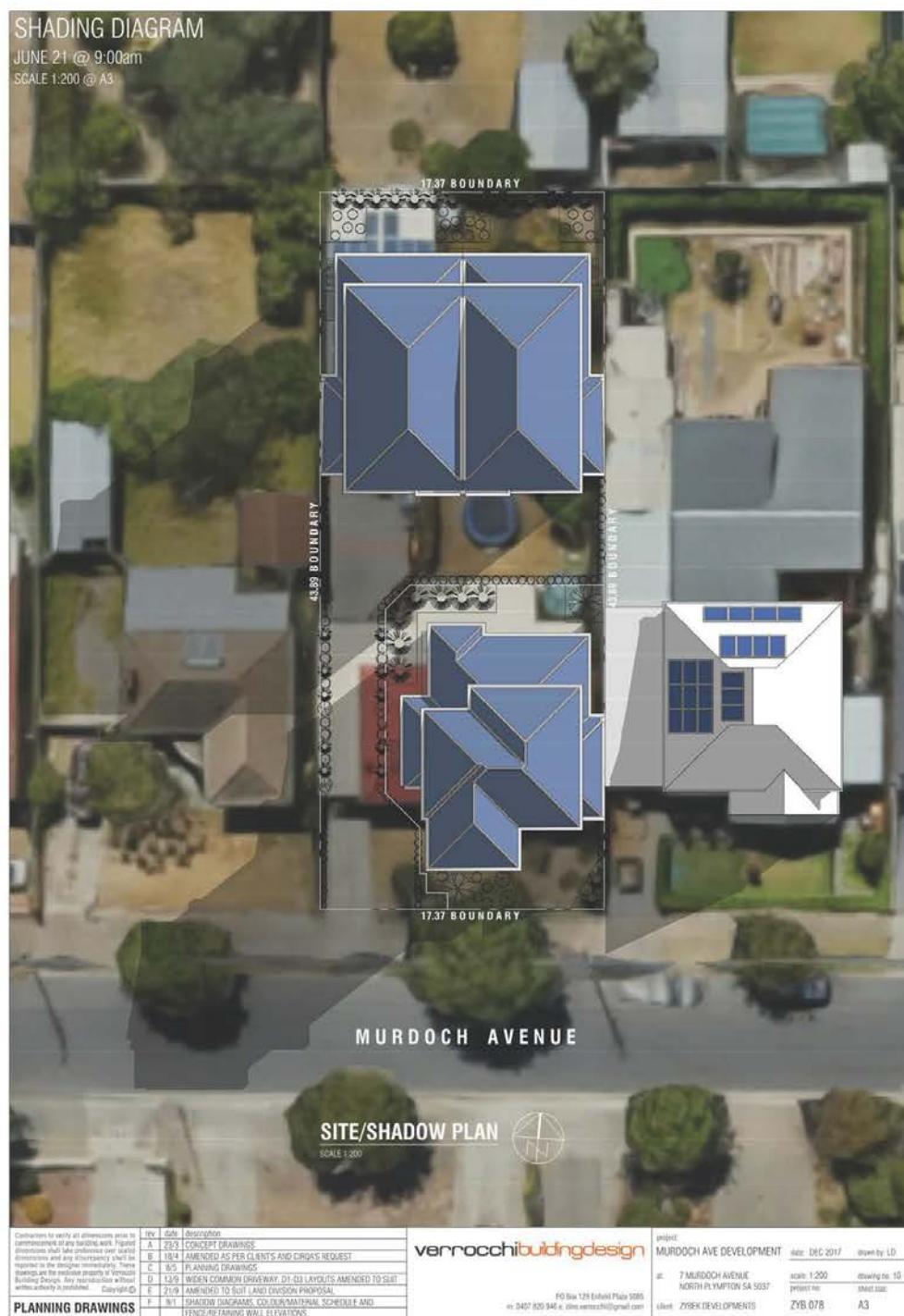
171 New 100 Street, Suite 100

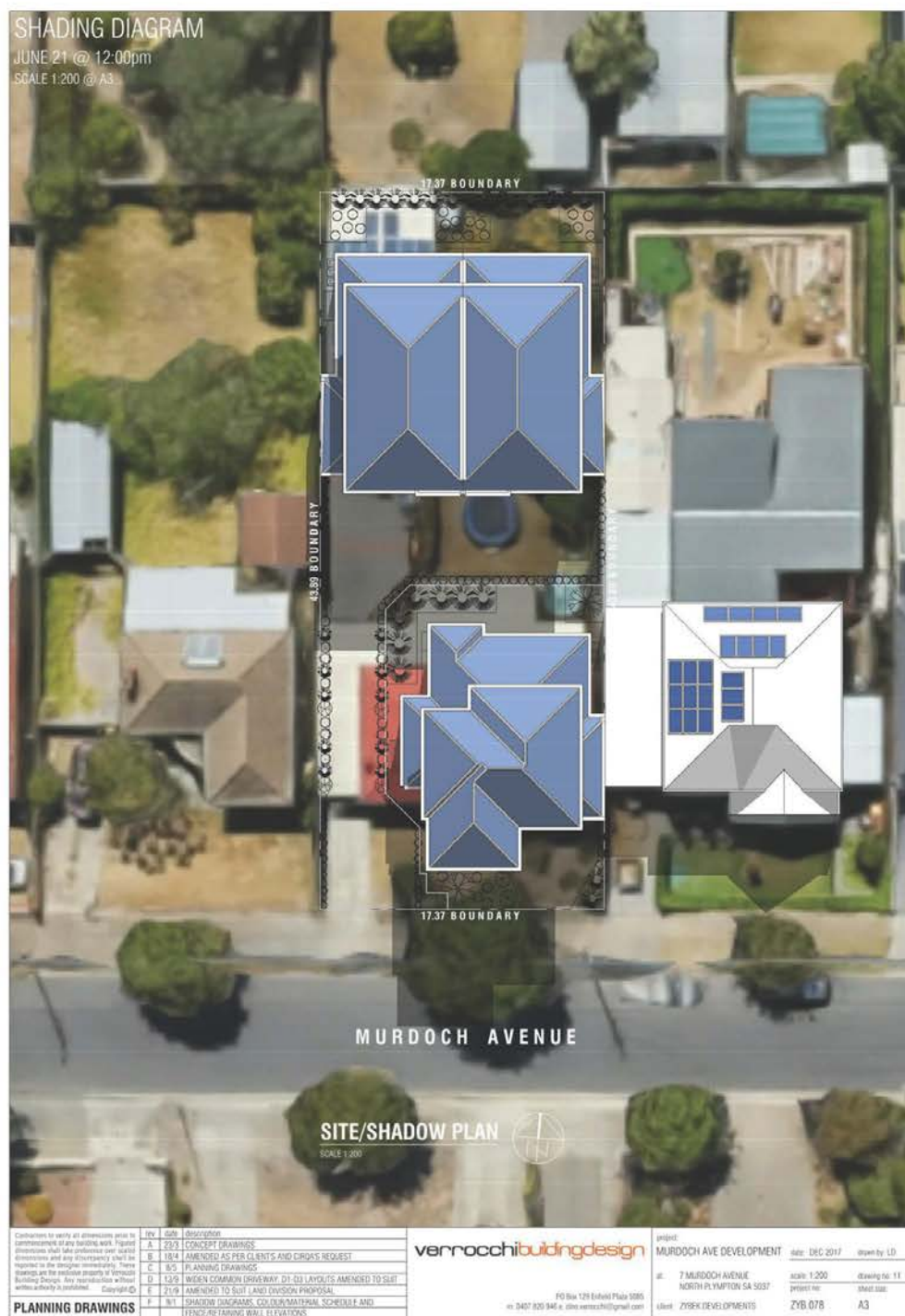
PO Box 100, Adelaide SA 5000

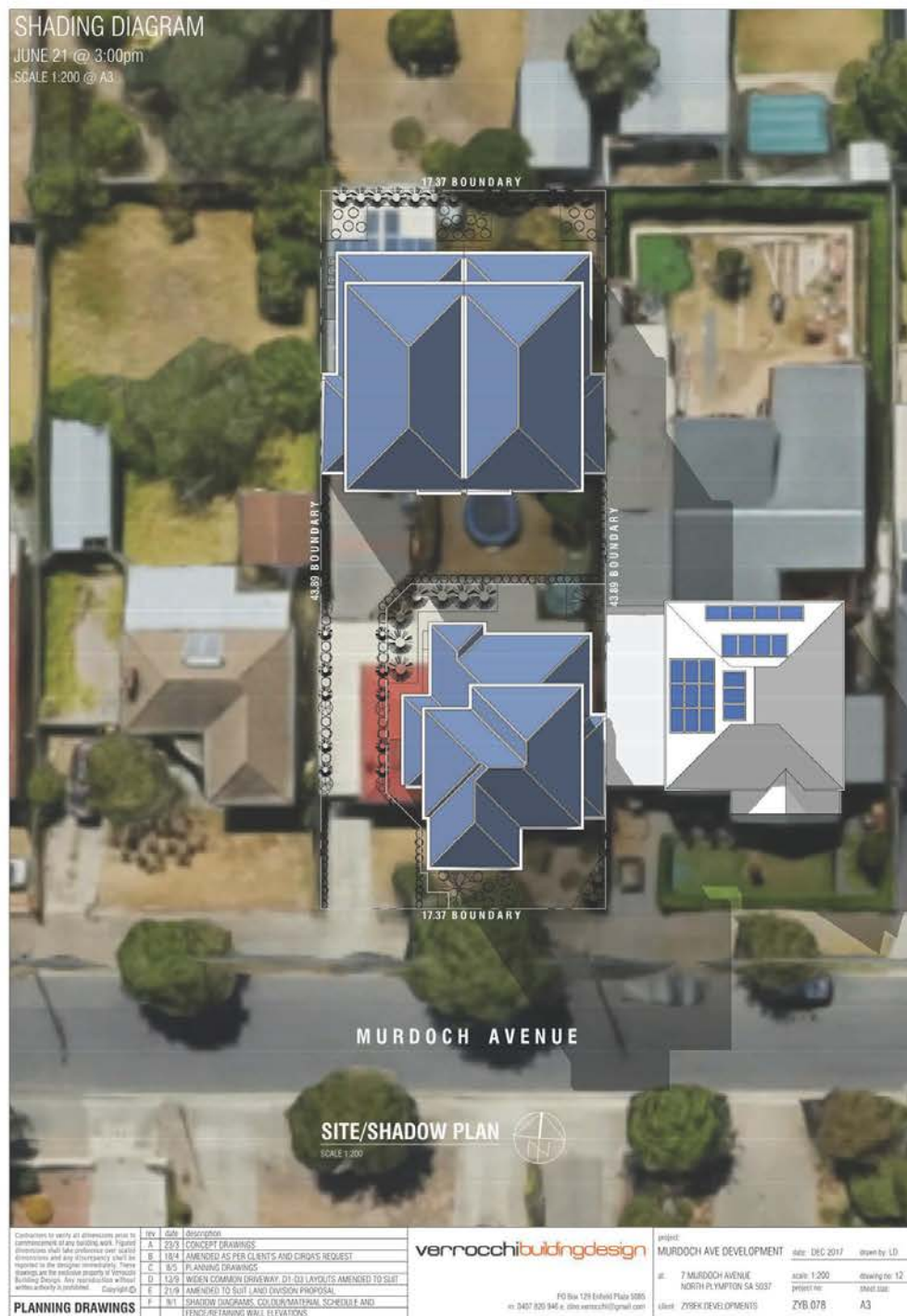
PH: 08 8344 4444

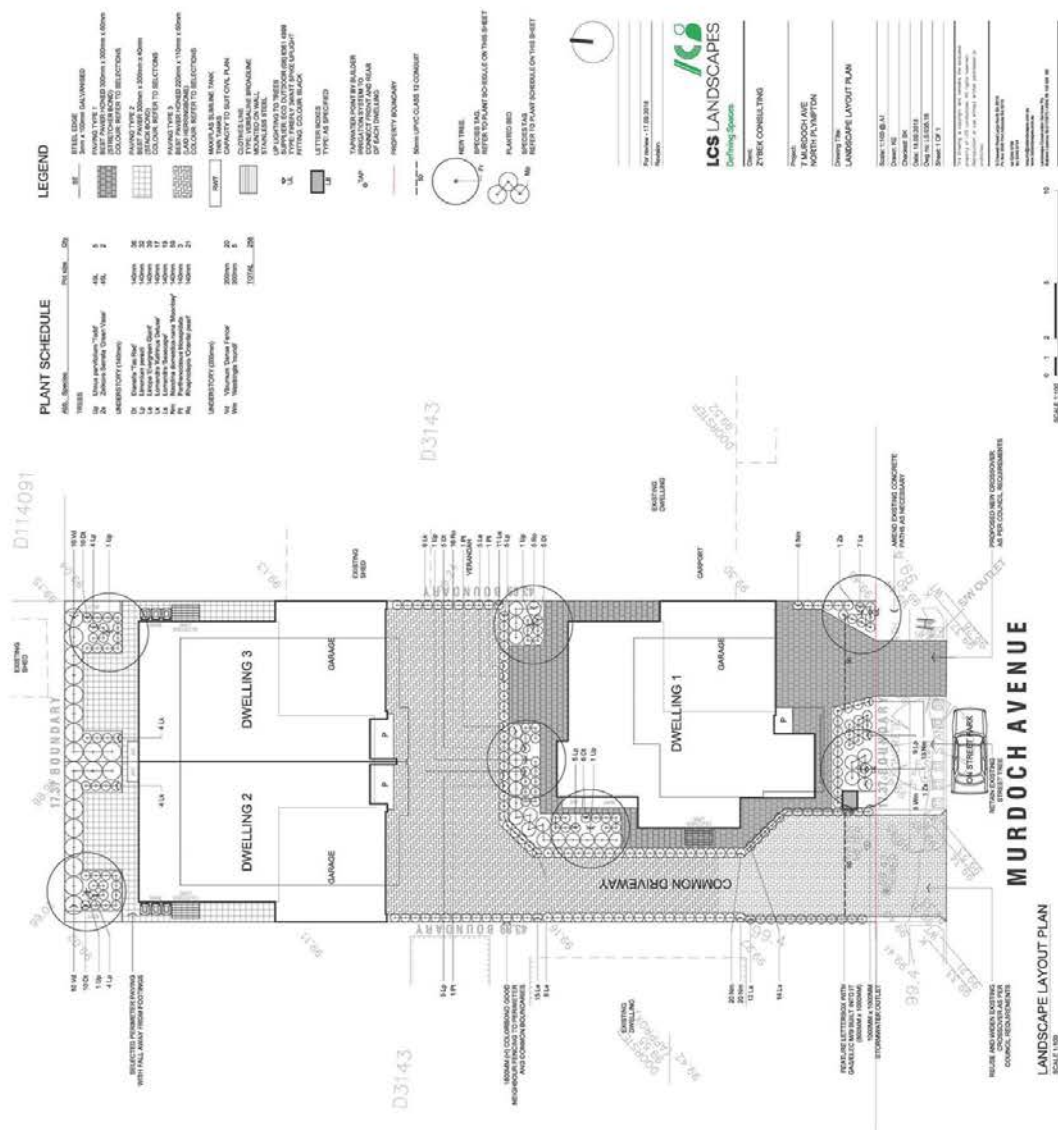
EMAIL: vernocchi@vernocchi.com.au

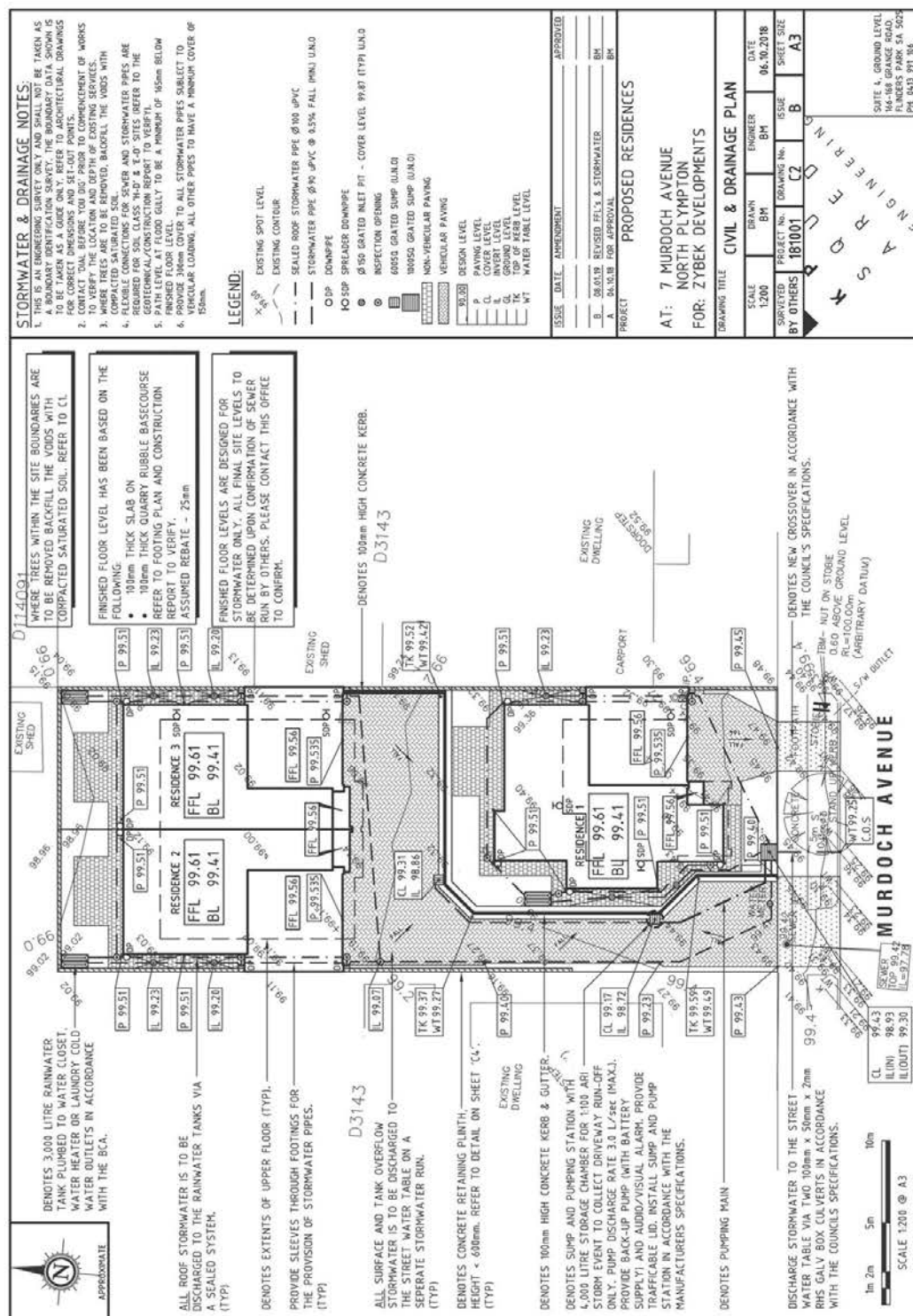
[illegible]











Council Assessment Panel

Item 6.2 - Attachment 2

From: [Rushforth, John \(Housing\)](#)
To: [Development](#)
Subject: DA 211/483/2018 attn. Amelia DeRuvo
Date: Friday, 26 October 2018 1:53:29 PM
Attachments: [image001.png](#)

To whom it may concern:

re DA 211/483/2018 Demolition and construction of a 2 storey dwelling and a 2 storey residential flat dwelling (2 dwellings) : 7 Murdoch Ave., North Plympton.

Thank you for the opportunity to comment on the above Category 2 application. The South Australian Housing Authority has the following comments related to amenity on behalf of the South Australian Housing Trust which owns the abutting property, 5 Murdoch Ave.

1. Visual Amenity: Please ensure that PDC 27 (General) is adhered to.
2. PDC 11 (Residential Zone) Side Setbacks: Ensure that the development plan's side setbacks are adhered to.



John Rushforth
Senior Urban Planner
Transaction and Property Services
SA Housing Authority

Phone: 08 8207 0212
Email: john.rushforth@sa.gov.au

Visit Housing SA at: www.sa.gov.au/housing
Level 5 West
Riverside Centre, North Terrace, Adelaide SA 5000

Act for a sustainable future; only print if needed.

DISCLAIMER: This e-mail may contain confidential information, which also may be legally privileged. Only the intended recipient(s) may access, use, distribute or copy this e-mail. If this e-mail is received in error, please inform the sender by return e-mail and delete the original. If there are doubts about the validity of this message, please contact the sender by telephone. It is the recipient's responsibility to check the e-mail and any attached files for viruses.

22 January 2019

Page 154

Council Assessment Panel

Item 6.2 - Attachment 2

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

TO

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

City of West Torrens

08 NOV 2018

City Development

RECEIVED - CWT IM

8 NOV 2018

DEVELOPMENT No.
 PROPERTY ADDRESS:

211/483/2018
 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

YOUR FULL NAME	ELIZABETH ANNE REUBENICHT
YOUR ADDRESS	[REDACTED]
YOUR PHONE No	[REDACTED]
YOUR EMAIL	[REDACTED]
NATURE OF INTEREST	2 - TWO STORY RESIDENCE OPPOSITE 3 MURDOCH AVE - MY ENTRANCE TO MY <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small> UNIT
REASON/S FOR REPRESENTATION	Murdoch Ave is a very busy through-way that from Marion Rd, with traffic heading to Keenoalta Shopping centre. With 3 residences opposite, with even more cars is of concern to me & my immediate neighbours
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

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

I DO NOT WISH TO BE HEARD

I DESIRE TO BE HEARD PERSONALLY

I DESIRE TO BE REPRESENTED BY _____

(PLEASE SPECIFY)



SIGNED

DATE

E.A. Reubenicht.
4/11/18

Responsible Officer: Amelia DeRuvo
 Ends: Friday 9 November 2018

If space insufficient, please attach sheets

Council Assessment Panel

Item 6.2 - Attachment 2

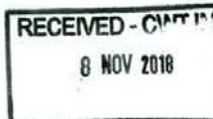
STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

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

City of West Torrens

08 NOV 2018

City Development



DEVELOPMENT No. 211/483/2018
 PROPERTY ADDRESS: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

YOUR FULL NAME	SHIRLEY GRIFFITHS
YOUR ADDRESS	[REDACTED]
YOUR PHONE No	[REDACTED]
YOUR EMAIL	[REDACTED]
NATURE OF INTEREST	THE TWO STORY BUILDINGS OP OUR ENTRANCE TO E.C.H UNITS (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	We are an elderly retirement Village concerned about traffic congestion in Murdoch Ave. which is already very busy on both sides of the road.
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

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

I DO NOT WISH TO BE HEARD

I DESIRE TO BE HEARD PERSONALLY

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

SIGNED

DATE 4.10.18

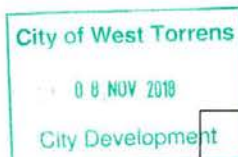
S.D. Griffiths

Responsible Officer: Amelia DeRuvo
 Ends: Friday 9 November 2018

If space insufficient, please attach sheets

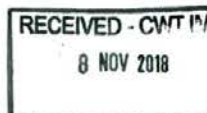
Council Assessment Panel

Item 6.2 - Attachment 2



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

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



DEVELOPMENT No. 211/483/2018
 PROPERTY ADDRESS: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

YOUR FULL NAME	MARGARET DIANE BOND
YOUR ADDRESS	[REDACTED]
YOUR PHONE No	[REDACTED]
YOUR EMAIL	[REDACTED]
NATURE OF INTEREST	TWO STOREY BUILDINGS OPPOSITE OUR ENTRANCE TO OUR UNITS. <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION	We are an elderly retirement village Concerned about congestion in an already congested road - both ends are not good - maybe more no parking yellow lines are needed.
MY REPRESENTATIONS WOULD BE OVERCOME BY <small>(state action sought)</small>	

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

I DO NOT WISH TO BE HEARD



I DESIRE TO BE HEARD PERSONALLY



I DESIRE TO BE REPRESENTED BY _____
(PLEASE SPECIFY)



SIGNED

DATE 1/11/18

M Bond.

Responsible Officer: Amelia DeRuvo
 Ends: Friday 9 November 2018

If space insufficient, please attach sheets

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1037/2018

Assessing Officer: Amelia DeRuvo
Site Address: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037
Certificate of Title: CT-5699/680
Description of Development: Land division - Torrens Title; SCAP No. 211/D125/18; Create one (1) additional allotment

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Amelia DeRuvo

DATE 31 December, 2018

City of **West Torrens**

Between the City and the Sea

Memo

To Amelia DeRuvo
From Richard Tan
Date 31/12/2018
Subject 211/1037/2018, 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

Amelia DeRuvo,

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

1.0 General Finished Floor Level (FFL) Consideration

1.1 Land division application. FFLs requirements for information

Council seeks to ensure that the FFL of all new development is protected from inundation when considering a 350mm stormwater flow depth in the adjacent street water table.

This is typically achieved through establishing the FFL of new development a minimum of 350mm above the highest adjacent street water table.

In association with the above proposed development, no site or road verge level information has been provided and as such it is impossible to determine if the proposal will satisfy the above consideration.

Simply conditioning that a development satisfy this consideration can have its complications with regards to the ultimately required level of the development in relation to neighbouring properties and the related planning considerations this brings about. It may also bring about the necessity for alterations to the design of the development which are outside of the expectations of the applicant (for example; requiring step(s) up from existing buildings to additions).

2.0 Verge Interaction

In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia Tel (08) 8416 6333 Fax (08) 8443 5709
E – mail csu@wtcc.sa.gov.au Website westtorrens.sa.gov.au



City of **West Torrens**

Between the City and the Sea

(unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

2.1 From the provided plan, it seems like Lot 1 has separate Torrens title from Lot 2, which is a community title. Based on such context, it is assumed that Lot 1 will have driveway crossover access from the front. There is an existing tree and stobie pole in front of Lot 1 with approximately 6.5m separation distance, and is able to fit in a single 3m width driveway.

3.0 Traffic Requirements

3.1 The common driveway corridor servicing the proposed development achieves the minimum standard of 6.1m (5.0m pavement width+300mm offset from fence/boundary) as specified in the relevant Australian Standards (AS 2890.1:2004). It has been assessed that the proposed development meets Council's minimum driveway corridor dimension requirements.

4.0 Waste Management

4.1 Based on current limited information, it is very likely that there is sufficient public kerb space for 6 bin presentation every fortnightly. Alternatively, Lot 1 home owner can still place their bin on private driveway at their own responsibility.

5.0 Stormwater Requirements

5.1 For this scale and nature of proposed development, Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation. This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the



same time, collect and use the majority of the roof stormwater generated by the properties.

In this alternate stormwater management proposal, the following arrangements should be notated for each dwelling within the development.

- Installation of a 3,000 litre rainwater tank (no detention element);
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired);
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank;
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation;
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be requested to demonstrate through satisfactory calculations and design for conventional stormwater detention. These works to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

It is recommended that revised plans and calculations (if required) to be updated to satisfaction of the above criteria be provided to Council.

Regards,

Richard Tan

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia Tel (08) 8416 6333 Fax (08) 8443 5709
E – mail csu@wtcc.sa.gov.au Website westtorrens.sa.gov.au

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1038/2018

Assessing Officer: Amelia DeRuvo
Site Address: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037
Certificate of Title: CT-5699/680
Description of Development: Land division - Community Title; SCAP No. 211/C126/18; Create one (1) additional allotment and common property

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Amelia DeRuvo

DATE 31 December, 2018



City of West Torrens

Between the City and the Sea

Memo

To Amelia DeRuvo
From Richard Tan
Date 31/12/2018
Subject 211/1038/2018, 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

Amelia DeRuvo,

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

1.0 General Finished Floor Level (FFL) Consideration

1.1 Land division application. FFLs requirements for information

Council seeks to ensure that the FFL of all new development is protected from inundation when considering a 350mm stormwater flow depth in the adjacent street water table.

This is typically achieved through establishing the FFL of new development a minimum of 350mm above the highest adjacent street water table.

In association with the above proposed development, no site or road verge level information has been provided and as such it is impossible to determine if the proposal will satisfy the above consideration.

Simply conditioning that a development satisfy this consideration can have its complications with regards to the ultimately required level of the development in relation to neighbouring properties and the related planning considerations this brings about. It may also bring about the necessity for alterations to the design of the development which are outside of the expectations of the applicant (for example; requiring step(s) up from existing buildings to additions).

2.0 Verge Interaction

In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment



City of **West Torrens**

Between the City and the Sea

(unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

2.1 From the provided plan, it seems like Lot 1 has separate Torrens title from Lot 2, which is a community title. Based on such context, it is assumed that Lot 1 will have driveway crossover access from the front. There is an existing tree and stobie pole in front of Lot 1 with approximately 6.5m separation distance, and is able to fit in a single 3m width driveway.

3.0 Traffic Requirements

3.1 The common driveway corridor servicing the proposed development achieves the minimum standard of 6.1m (5.0m pavement width+300mm offset from fence/boundary) as specified in the relevant Australian Standards (AS 2890.1:2004). It has been assessed that the proposed development meets Council's minimum driveway corridor dimension requirements.

4.0 Waste Management

4.1 Based on current limited information, it is very likely that there is sufficient public kerb space for 6 bin presentation every fortnightly. Alternatively, Lot 1 home owner can still place their bin on private driveway at their own responsibility.

5.0 Stormwater Requirements

5.1 For this scale and nature of proposed development, Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation. This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the



same time, collect and use the majority of the roof stormwater generated by the properties.

In this alternate stormwater management proposal, the following arrangements should be notated for each dwelling within the development.

- Installation of a 3,000 litre rainwater tank (no detention element);
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired);
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank;
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation;
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be requested to demonstrate through satisfactory calculations and design for conventional stormwater detention. These works to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

It is recommended that revised plans and calculations (if required) to be updated to satisfaction of the above criteria be provided to Council.

Regards,
Richard Tan

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia Tel (08) 8418 6333 Fax (08) 8443 5709
E – mail csu@wtcc.sa.gov.au Website westtorrens.sa.gov.au

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/483/2018

Assessing Officer: Amelia DeRuvo
Site Address: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037
Certificate of Title: CT-5699/680
Description of Development: Demolition of all existing structures and construction of a two-storey dwelling and a two-storey residential flat building containing two (2) dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Amelia DeRuvo

DATE 6 June, 2018



Memo

To Amelia DeRuvo
From Jane Teng
Date 6/06/2018
Subject 211/483/2018, 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

Amelia DeRuvo,

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

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

Based on the survey information provided on 'Proposed Site Plan', (Verrocchi building design – Project no. ZYB.078, Dec 2017 Rev C), a minimum FFL of 100.00 would be required.

It is recommended that revised plans indicating the required minimum FFL be provided to Council.

2.0 Driveway Access

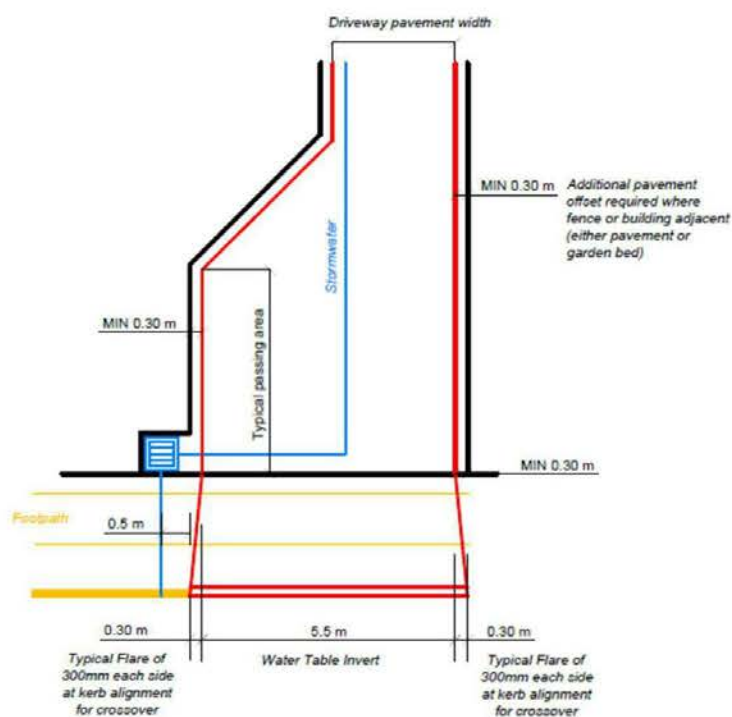
- 2.1 As the access driveway will service more than one property at the rear, the driveway corridor to the site will require widening to a minimum of 5.5m wide pavement width (+ 300mm offset from fences/walls/boundary) for the first 5.0m into the site to permit the passing of entering and exiting traffic. The proposed driveway falls short of this requirement. Please refer to the attached sketch for a typical layout.

It is recommended that the driveway servicing the rear of the subject site be revised to the required dimensions indicated above. Revised plans showing a driveway that satisfies the above provisions should be provided to Council.

City of **West Torrens**

Between the City and the Sea

ACCESS ARRANGEMENT SERVICING MORE THAN ONE REAR PROPERTY



NOTES:

- Do not scale sketch.
- Distance as measured along alignment of front property boundary.
- Must be deemed to comply by Council's Technical Officer (Amenity).
- No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
- Stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements.
 - 100 x 50 x 2mm RHS Galvanised Steel or
 - 125 x 75 x 2mm RHS Galvanised Steel or
 - Multiples of the above.

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia **Tel** (08) 8416 6333 **Fax** (08) 8443 5709
E-mail csu@wtcc.sa.gov.au **Website** westtorrens.sa.gov.au



3.0 Stormwater detention

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

Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation.

This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the same time, collect and use the majority of the roof stormwater generated by the property.

In this alternate stormwater management proposal, the following arrangements should be notated for the dwelling.

- Installation of a 3,000 litre rainwater tank (no detention element).
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation.
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be requested to demonstrate through satisfactory calculations and design for conventional stormwater detention. These works to limit the peak discharge rate for the



site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

It is recommended that revised plans and supporting calculations (if necessary) clearly and accurately indicating satisfaction of the above criteria be provided to Council.

4.0 Waste Consideration

The available kerb frontage of the property (excluding the access driveway) leave only an approximate less than 6.0m of frontage for the collection of bins. Allowing for the presence of an existing street tree, the remaining kerb length for the presentation of bins is likely to be 4.0m. Consequently, unable to accommodate the bin placements of 6 at a given week.

Other than the above outlined option, the only other consideration for this would be the servicing of waste by private contractor, which would likewise require the provision of a communal waste storage area within the development. As such, I shall leave the consideration of the above element for the City Planner to consider.

Should you require further information, please contact Jane Teng on the following direct extension number 8416 6296.

Regards

Jane Teng
Civil Engineer

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/483/2018

Assessing Officer: Amelia DeRuvo
Site Address: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037
Certificate of Title: CT-5699/680
Description of Development: Demolition of all existing structures and construction of a two-storey dwelling and a two-storey residential flat building containing two (2) dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Amelia DeRuvo

DATE 10 August, 2018



City of West Torrens

Between the City and the Sea

Memo

To Amelia DeRuvo
From Andrew King
Date 10 August 2018
Subject 211/483/2018, 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

Amelia DeRuvo,

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

The following comments are also provide in consideration and reference to feedback previously provided by this department, dated 6 June 2018.

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

Previously provided feedback provided information on the FFL considered acceptable for this development and recommended the provision of revised plans nominating acceptable FFL notation.

Per previous feedback, it is recommended that revised plans indicating the required minimum FFL be provided to Council.

2.0 Driveway Access and Manoeuvrability

2.1 Previously provided feedback included detailed standard information in relation to the expectation of a passing area at the entrance to the common driveway servicing the rear dwellings.

Plans have not been revised to reflect this typical arrangement and instead the applicant has provide reporting from CIRQA in argument for the not providing this design element.

The CIRQA reporting indicates that consideration of the provisions of the relevant Australian Standard do not specifically call for a passing area in developments of this scale.

The CIRQA report however does not highlight that the Council's Development Plan does however specifically call for the provision of a passing area for developments of this nature. Council's Traffic Consultant, Frank Siow considers "It is also good design practice and good traffic management to provide two way access at the frontage of



City of **West Torrens**

Between the City and the Sea

a local street. This would ensure that an exiting vehicle does not delay a vehicle waiting to enter from Murdoch Avenue. Otherwise, the entering vehicle could obstruct traffic flow on Murdoch Avenue."

This is a position which Council has consistently requested and required in association with new development of this nature over recently years, with almost no exclusion to achieving this outcome.

In association with a development of this nature where the entire site is being cleared and there are no reasonable physical site restrictions to compromise the ability of achieving the passing arrangement.

It is recommended that the driveway servicing the rear of the subject site be revised to the required dimensions indicated in the previous June 2018 feedback. Revised plans showing a driveway that satisfies the above provisions should be provided to Council

- 2.2 Manoeuvrability for the accessing of the various garages associated with this development are considered appropriate.

It is noted that the CIRQA report show satisfactory accessing of the garage to the front dwelling based on a driveway crossing place which is perpendicular thought he road verge area. An arrangement which satisfies that which Council would be desiring to see and considers acceptable.

It is noted that the Verrocchi Building Design - Site Plan (Project No: ZYB.078 - Drawing No: 02) currently would appear to show underlying survey which does not accurately align with the development on the site. As such, it nominates a transitioning driveway through the road verge which would not be supported by Council.

It is recommended that the designers Site Plan be corrected and updated as necessary and also to nominate a driveway crossing place of design similar to the CIRQA report and that satisfies standard Council requirement.

- 2.3 Is it noted that a multi-point turn would be required in association with existing the visitor parking pace adjacent to the common driveway.

Although not considered ideal, it is commonly accepted that a parking space in the location in relation to a driveway would require more movements to exit than would be considered acceptable in relation to other parking spaces.



3.0 Stormwater detention

Previously provided feedback provided information in relation to standard stormwater detention requirements for a development of this nature.

It is apparent that no further information from the applicant has been provided in relation to this and hence no further City Assets consideration can be provided.

Per previous feedback, it is recommended that revised plans and supporting calculations (if necessary) clearly and accurately indicating satisfaction of the above criteria be provided to Council.

4.0 Waste Consideration

The available kerb frontage in association with this development is limited and given consideration of existing verge features (tree and stobie pole) and new driveways, the ability to present all bins for the development on vertical kerbing is likely to be unachievable.

The scale and nature of this development would be difficult to justify private or shared waste services and as such the provision of a standard Council Waste Service would be provided.

It is likely that standard bins would generated by this development would need to be placed over the driveway of the front property or on verge space in front of adjacent properties.

5.0 Verge Interaction

The lack of stormwater stormwater information and resolution of the common driveway means the suitability of verge interface has not been detail considered at this point in time.

Should you require further information, please contact Jane Teng on the following direct extension number 8416 6296

Regards

Andrew King
Coordinator Engineering Services

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/483/2018

Assessing Officer: Amelia DeRuvo
Site Address: 7 Murdoch Avenue, NORTH PLYMPTON SA 5037
Certificate of Title: CT-5699/680
Description of Development: Demolition of all existing structures and construction of a two-storey dwelling and a two-storey residential flat building containing two (2) dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Amelia DeRuvo

DATE 12 November, 2018



Memo

To Amelia DeRuvo
From Sean Vial
Date 12/11/2018
Subject 211/483/2018, 7 Murdoch Avenue, NORTH PLYMPTON SA 5037

Amelia DeRuvo,

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

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 In accordance with the provided 'Civil & Drainage Plan' (KP Squared Engineering – Drawing Number: C2 – Date: 06/10/2018 – Issue: A), the FFLs of the proposed **living spaces** (100.00) have been assessed as satisfying minimum requirements (100.00 minimum) in consideration of street and/or flood level information.
- 1.2 Based on the survey information provided on 'Civil & Drainage Plan' (KP Squared Engineering – Drawing Number: C2 – Date: 06/10/2018 – Issue: A), a minimum FFL of **100.00** would be required for the **double garage of each dwelling**.

It is recommended that revised plans indicating the required minimum FFL be provided to Council.

2.0 Driveway Access and Manoeuvrability

- 2.1 Driveway access and traffic manoeuvrability has been assessed as acceptable in accordance with the site layout shown in 'Site Plan' (Verrocchi Building Design – Drawing Number: 2 – Date: DEC 2017).

3.0 Stormwater Detention

- 3.1 Stormwater onsite detention requirements have been assessed as acceptable in accordance with the site layout and notes shown in the 'Civil & Drainage Plan' (KP Squared Engineering – Drawing Number: C2 – Date: 06/10/2018 – Issue: A).



City of **West Torrens**

Between the City and the Sea

4.0 Waste Consideration

- 4.1 Bin placement has been assessed as acceptable in accordance with the site layout shown in the 'Site Plan' (Verrocchi Building Design – Drawing Number: 2 – Date: DEC 2017).

5.0 Verge Interaction

- 5.1 Verge interaction has been assessed as acceptable in accordance with the site layout shown in the 'Civil & Drainage Plan' (KP Squared Engineering – Drawing Number: C2 – Date: 06/10/2018 – Issue: A). Please see paragraph 5.2 for one additional recommendation regarding the proposed crossover for the front dwelling.

Please note that the location of the 1000mm square grated sump at the property front in the 'Civil & Drainage Plan' is in conflict with the placement of the water meter shown in 'Site Plan'. It is evident that there is available room for both. The stormwater connection is required to have a minimum offset of 1m from the proposed crossover and 2m from the street tree. Both offsets requirements for the stormwater connection are currently satisfied.

- 5.2 It is recommended that 0.3m flaring on the 3m wide crossover servicing the front dwelling is indicated on the plans. This 0.3m flaring enables for easier entering and exiting from the driveway. The arboriculture assessment concluded that a 1.8m offset from the street tree to the proposed crossover for the front dwelling was acceptable. The 0.3m flares on each side of the crossover have been taken into account in the arboriculture assessment.

Regards,

Sean Vial

From: [Sean Vial](#)
To: [Amelia DeRuvo](#)
Subject: 483/2018 7 Murdoch Avenue, North Plympton - FFL requirement
Date: Monday, 17 December 2018 5:56:40 PM

Hi Amelia,

I have reviewed the latest civil plan. Please see the comment below regarding the minimum FFL required:

In accordance with the provided 'Civil & Drainage Plan', (KP Squared Engineering – Drawing Number: C2 – Issue: A – Date: 06/10/2018), the FFLs of the proposed developments (100.00 for living spaces and 99.95 for garages) have been assessed as satisfying minimum requirements (**99.61 minimum**) in consideration of street and/or flood level information.

To reiterate out discussion earlier, the minimum FFL required for each dwelling is **99.61**.

Please let me know if you have any further questions on this.

Thank you,

Sean Vial

Arboricultural Assessment of Street Trees

Development Application No: **211/483/2018**

REFERRAL DUE DATE: 11 September 2018

Assessing Officer: **Amelia DeRuvo**
 Site Address: **7 Murdoch Avenue, NORTH PLYMPTON SA 5037**
 Certificate of Title: **CT-5699/680**
 Description of Development **Demolition of all existing structures and construction of a two-storey dwelling and a two-storey residential flat building containing two (2) dwellings**

TO THE TECHNICAL OFFICER – CITY ASSETS

Please provide your comments in relation to:

- ☐ **The removal of or impact upon the Street Tree**
- ☐ **Species of Tree:**
- ☐ **Your advice is also sought on other aspects of the proposal as follows:**
Can you please look at the potential for pruning of the street tree forward of 7 Murdoch Avenue, North Plympton. Thankyou

PLANNING OFFICER - Amelia DeRuvo

DATE 28 August 2018

FROM THE TECHNICAL OFFICER

I have examined the plans as requested and provide comments as follow.

As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

Any proposed development that does not consider "AS4970 Protection of Trees on Development Sites", is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

Verge interaction must consider all services that cross council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless existing or otherwise negotiated). All services must be indicated /documented on appropriate plans for Council assessment and approval.

A site investigation together with the information provided has revealed that there an existing *Pistacia chinensis* (Chinese Pistachio) street tree adjacent this development.

For the common driveway there is 9.7m from the western property boundary to the existing street tree. This is an adequate distance to accommodate the proposed crossover and still maintain a 2.0m offset from the existing street tree.

For dwelling 1 there is 6.4m from the existing street tree to the stobie pole located 1.1m from the eastern property boundary.

With a 1.0m offset from the stobie pole and 3.6m for the proposed crossover at the kerb this will leave an offset of 1.8m from the existing street tree.

City Operations will support the reduced offset off 1.8m.

However it is noted that there is no storm water outlet location nominated for dwelling 1, so in this instance City Operations cannot support this proposal in its current form.

It is noted that a small amount of lower clearance can be achieved with some minor pruning, City Operations will undertake some minor pruning to Australian Standards.

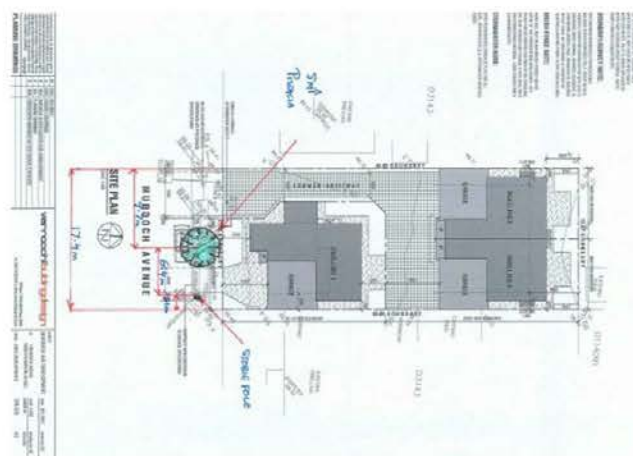
Please note, under no circumstances is any individuals other than council staff permitted to interfere with a street tree. If pruning etc. is required, council must be notified via the appropriate customer request, and council staff will perform all works associated with the community asset.

Final crossover locations will be confirmed once appropriate documentation has been received from the applicant and they have submitted "an application to construct a vehicle crossing place(s) across council land".

Rick Holmes
Arboriculture Assistant
165 Sir Donald Bradman Drive
Hilton SA 5033

Telephone: 8416 6333
Fax: 8443 5709
Email: rholmes@wtcc.sa.gov.au

DATE: 5/09/2018









09 October 2018

Our Ref: H0077463

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D125/18 AT NORTH PLYMPTON

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

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

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, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

Katelyn Launer

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Katelyn Launer
Telephone 74241119

Contact Planning Services
Telephone 7109 7018
Email ddp@pdclearanceletters@sa.gov.au



09 October 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D125/18 (ID 63062)
for Land Division by Ms July Walker

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 25 September 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
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, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been 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 \$7253 into the Planning and Development Fund (1 allotment(s) @ \$7253/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

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

Yours faithfully

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL



09 October 2018

Our Ref: H0077462

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C126/18 AT NORTH PLYMPTON

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

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

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

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

Yours faithfully

Katelyn Launer

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Katelyn Launer
Telephone 74241119

Contact Planning Services
Telephone 7109 7018
Email ddplpdclearanceletters@sa.gov.au



09 October 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C126/18 (ID 63064)
for Land Division
(Community Title Plan) by Ms July Walker**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 25 September 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(d) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$7253 into the Planning and Development Fund (1 allotment(s) @ \$7253/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel (SCAP) for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PURSUANT TO REGULATION 60(4)(b)(ii), SHOULD THIS APPLICATION BE APPROVED, COUNCIL MUST PROVIDE THE STATE COMMISSION ASSESSMENT PANEL WITH:

- (a) the date on which any existing building(s) on the site were erected (if known),
- (b) the postal address of the site

It is recommended that this information be incorporated into the Decision Notification Form.

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

Yours faithfully

Yours faithfully

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL

6.5 52 Barnes Avenue, MARLESTON

Application No 211/1242/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of two (2) single storey detached dwellings and associated retaining wall and fence (2.4m maximum combined height)
APPLICANT	Philip Botsaris (Construction Living)
LODGEMENT DATE	23 November 2018
ZONE	Residential Zone
POLICY AREA	Medium Density Policy Area 19
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • City Operations External <ul style="list-style-type: none"> • Nil
DEVELOPMENT PLAN VERSION	Consolidated 12 July 2018
DELEGATION	The relevant application proposes a merit form of development and, in the opinion of the delegate, should be refused, except where the application is to be refused for a failure to provide information pursuant to section 39 of the Act or where a referral agency directs that the application is refused pursuant to section 37 of the Act.
RECOMMENDATION	Refuse
AUTHOR	Ebony Cetinich

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 29 in Deposited Plan 3838 in the area named Marleston, Hundred of Adelaide, Volume 5647 Folio 345, more commonly known as 52 Barnes Avenue, Marleston. The subject land is rectangular in shape with a 16.7 metre (m) wide frontage to Barnes Avenue and a site area of 748 square metres (m²). There are no easements, encumbrances or Land Management Agreements on the Certificate of Title.

A Torrens Title land division has recently been approved at the subject land creating two identical allotments, each with a frontage of 8.38m and a site area of 374m². The certificate of approval fee has been paid but the land division has not been finalised and the Certificates of Title have not yet been created.

The subject land currently contains a single storey detached dwelling and ancillary structures including a carport and domestic outbuilding/garage. The land has a slight fall towards the rear of the allotment with a majority of natural ground located below the top of kerb level. There are no Regulated Trees on the subject site or on adjoining land that would be affected by the development.

The locality consists predominantly of residential development in the form of single storey detached dwellings, although some two storey dwellings and residential flat buildings are also observed. A majority of the existing housing stock was constructed between 1950 and 1959, however, infill development has started to occur as a result of the smaller allotment sizes now prescribed within the policy area. The subject site is nestled within a pocket of residential development situated between two industrial/commercial sites to the east and west.

It should be noted that all single storey detached dwellings within the locality that front Barnes Avenue, Cudmore Terrace and Galway Avenue have single car garages/carports.

The subject land and locality are shown on the aerial imagery and maps below.





RELEVANT APPLICATIONS

DA Number	Description of Development	Decision	Decision Date
211/458/2017	Land division - Torrens title; DAC no. 211/D058/17); create one (1) additional allotment	Development approval - CAP	12 Sep 2018

Please note that an extension of time for this application (until 12 September 2019) was granted on 10 July 2018.

PROPOSAL

The applicant is seeking Development Plan Consent for the construction of two (2) single storey detached dwellings. The dwellings are of a contemporary design with the front façade finished in brickwork and render and the roof finished in colorbond sheet metal. The dwelling facades are the same, except for variations in the parapet to the front porch and the colour of the bricks.

Each dwelling contains a double garage, three bedrooms and two living areas with an open plan kitchen, dining and family room. The floor plan for each dwelling is identical apart from being mirrored.

A retaining wall with a maximum height of 0.6m is proposed and a 1.8m high colorbond fence will be located atop. A paved driveway will occupy a majority of the land located forward of the dwelling, leaving room for two small garden beds at the road frontage and property boundaries. An existing crossover will be altered for dwelling 2 and a new crossover is proposed for dwelling 1.

Amendments

The applicant has made minor changes to the proposal by adding one perplex garage door and a glass front door.

The relevant plans and documents are contained in **Attachment 1**.

PUBLIC NOTIFICATION

The proposed dwellings are a Category 1 form of development pursuant to Schedule 9, Part 1 (2)(a)(i) of the *Development Regulations 2008*.

The proposed retaining wall and fence is a Category 1 form of development pursuant to Schedule 9, Part 1 (2)(g) of the *Development Regulations 2008*. The proposed retaining wall and fence is considered to be of a minor nature and unlikely to unreasonably impact the owners or occupiers of land in the locality for the following reasons:

- The retaining wall on the northern boundary of the site is unlikely to be required given that the finished floor levels (FFL) of the proposed dwellings will be the same as the dwelling recently constructed to the north.
- The retaining wall on the western boundary is located a considerable distance from the adjoining dwelling (approximately 22m). Therefore, unreasonable overshadowing or visual impact is unlikely to occur to the adjoining allotment to the west.

- The retaining wall on the southern boundary varies in height between 0.2m and 0.6m and is largely screened by an existing domestic outbuilding and a carport located on the adjoining allotment to the south. As such, unreasonable overshadowing or visual impact is unlikely to occur to the adjoining allotment to the south.
- It is worthy to note that the adjoining allotments to the west and south are likely to be redeveloped in the future given the smaller allotment sizes prescribed within the policy area. These allotments are likely to have similar FFL requirements as the subject land. As such, the sites are likely to be raised to a similar height as the proposed development.

As the proposal is Category 1, public notification was not required to be undertaken.

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> • Residence 1 is required to have a minimum FFL of 99.91 and Residence 2 is required to have a minimum FFL of 99.90. • A 5.5m on street car parking space is maintained. • Redundant portions of existing crossovers are to be reinstated prior to completion of the building work at the applicant's expense. • Although not specified in the relevant Australian Standards (AS/NZS 2890.1:2004), traffic engineering best practice guides that the minimum internal length of an enclosed garage should be 5.8m. <p>The applicant has provided amended plans addressing the above.</p>
City Operations	<ul style="list-style-type: none"> • The proposed development will have minimal impact on the street tree adjacent to the subject site. • City Operations supports the proposal in its current form.

A copy of the relevant referral responses are contained in **Attachment 2**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

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

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2
<i>Design and Appearance</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 9, 12, 13, 14, 15, 20
<i>Energy Efficiency</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2

Infrastructure	Objectives	1, 3
	Principles of Development Control	1, 5, 6, 8
Landscaping, Fences and Walls	Objectives	1, 2
	Principles of Development Control	1, 2, 3, 4, 6
Natural Resources	Objectives	1, 2, 3, 5, 6, 7, 10
	Principles of Development Control	1, 2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 39
Orderly and Sustainable Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1, 3, 5, 7
Residential Development	Objectives	1, 2, 3, 4
	Principles of Development Control	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 18, 19, 20, 21, 31
Transportation and Access	Objectives	2
	Principles of Development Control	1, 2, 8, 10, 11, 23, 24, 30, 34, 35, 40, 41, 44

Zone: Residential Zone	
<u>Desired Character Statement:</u>	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 5, 6, 7, 8, 10, 11, 12, 13

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

QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
PRIMARY STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m (minimum)	4.5m to porch (both dwellings) Satisfies
SIDE SETBACK <i>Residential Zone</i> <i>PDCs 11 & 13</i>	1m (minimum) Boundary walls (BW) maximum 8m length, 3m wall height and situated no further than 14m from the front boundary	1m (north & south) BW - 6.2m long, 2.7m high, no further than 12.1m from the front boundary (both dwellings) Satisfies
REAR SETBACK <i>Residential Zone</i> <i>PDC 11</i>	6m (minimum)	5.6m (both dwellings) Does not satisfy
SITE COVERAGE <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	60% (maximum)	59.9% (both dwellings) Satisfies

PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	60m ² (minimum area) 4m (minimum dimension) 16m ² (minimum area directly accessibly from a habitable room)	70.9m ² total area 8.3m minimum dimension (both dwellings) Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i> <i>Table WeTo/2</i>	2 car parking spaces, 1 of which is covered	4 car parking spaces, 2 of which are covered Satisfies
BUILDING HEIGHT <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	2 storeys or 8.5m (maximum)	1 storey or 4.5m (both dwellings) Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i>	100m ² (minimum)	162.2m (both dwellings) Satisfies
DOMESTIC STORAGE <i>Residential Development</i> <i>PDC 31</i>	8m ³ (minimum)	Sufficient area for storage in laundries, kitchens and linen cupboards. Sufficient private open space for a small garden storage shed. Satisfies
GARAGE OPENING <i>Residential Development</i> <i>PDC 16</i>	50% of allotment frontage width (4.2m in this case)	63% of allotment frontage width (5.3m) Does not satisfy

ASSESSMENT

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

Land Use

Detached dwellings are an envisaged form of development within the Residential Zone and policy area.

Desired Character

The Desired Character statement of the policy area contemplates detached dwellings on small allotments which the proposal achieves. The statement touches on garage dominance and landscaping by requiring garages to be located behind the front façade of dwellings and development to be interspersed with landscaping, particularly behind the main road frontage to reduce heat loads in summer. The proposal does not achieve these requirements. The garages are located forward of the front façade of each dwelling while the extent of hard paved surfaces does not allow for substantial landscaping to be established at the road frontage to reduce heat loads in summer.

Taking into consideration the above, while the proposal meets the Desired Character statement in terms of land use, it fails to do so in relation to the built form (garaging and extent of hard paved surfaces).

Built Form

Rear Setback

The rear setback of the dwellings fall short of meeting the 6m minimum requirement by 0.4m. Given an open alfresco is the only portion of the dwelling located within 6m of the rear boundary, the shortfall is not considered to be fatal to the proposal and is unlikely to negatively impact adjoining land owners.

Garage Dominance

The proposed dwellings both contain a double garage and double width driveway which results in a significant level of garage dominance. The width of the garage occupies approximately 63% of the allotment frontage and approximately 84% of the dwelling frontage, which is inconsistent with Residential Development module PDC 16.

Garage dominance results in a poor streetscape outcome and is likely to reduce the visual amenity of the locality. In this instance, the extent of garaging also has numerous negative flow on effects such as increased hard paved surfaces and heat loading, reduced landscaping and very limited opportunity for passive surveillance of the street. The extent of garaging does not allow for any habitable room windows to overlook the street and provides limited space for landscaping to be established.

In response to the administration's concerns, the applicant amended the proposal to include a glass front door and one perspex garage door. The attempt to increase passive surveillance and reduce garage dominance is acknowledged, however, it does little towards rectifying the issues listed above. It is considered that the perspex garage door does not reduce the dominance of the garage as vehicles will still be visible and it may result in an unsightly outcome.

In this instance, the width of the allotment frontage does not support double garaging. This is exemplified by similar infill developments within the locality which all have single garages. There is no planning justification for the extent of garaging proposed as a single garage with a visitor space in front satisfies the car parking requirements specified within the Development Plan.

Amenity

Overshadowing

Being single storey, the proposed development is unlikely to result in unreasonable overshadowing to adjoining allotments. No overshadowing will occur to the adjoining allotment to the north. Some overshadowing will occur to the adjoining allotment to the west in the morning, however, it is unlikely to reach the adjoining dwelling or usable private open space. Overshadowing will occur to the adjoining allotment to the south, but this is not considered to be unreasonable given that any overshadowing will be limited to a carport area and a domestic outbuilding.

Earthworks and Retaining

Earthworks and retaining are required in order to achieve the minimum FFL requirements. Between 0.2m and 0.6m of fill and retaining is proposed. Due to the slope of the land, the height of fill and retaining increases towards the rear of the allotment. As discussed in the public notification section above, the proposed retaining wall and fence is considered to have an acceptable impact on the adjoining allotments. This is due to the separation distance between the proposed retaining wall and adjoining dwellings and the presence of other structures which assist in screening the retaining wall from view.

Landscaping

As discussed above, the extent of hard paved surfaces located forward of the dwellings does not allow for substantial landscaping to be established at the road frontage to soften the appearance of the built form and reduce heat loading. As such, the proposal does not satisfy PDC 1 of the Landscaping, Fences and Walls module.

Provision of a single garage and driveway would notably reduce the extent of hard paved surfaces and potentially double the amount of landscaping at the road frontage. This would yield a significantly improved built form outcome and assist in reducing heat loading. The applicant has, however, decided to proceed with the current design.

Stormwater Management

Roof stormwater will be directed to the street via gravity. Surface stormwater requires a sump system. City Assets have not raised any issues in terms of stormwater management and did not advise of any detention requirements. The FFL of the proposed dwellings satisfy the minimum requirements.

SUMMARY

The proposed single storey detached dwellings are not considered to be an appropriate form of development when taking into account site specific constraints such as allotment frontage and the existing character of the locality. Despite the dwellings meeting a majority of the quantitative provisions of the Development Plan, greater weight has been placed on the extent of garaging and garage dominance. This is due to the number of negative flow on effects, such as increased hard paved surfaces and heat loading and minimal passive surveillance and landscaping. The extent of garaging is not considered to sufficiently accord with the desired or existing character and cannot be justified on planning grounds.

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

On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens Council Development Plan consolidated 12 July 2018 and does not warrant Development Plan Consent or Development Approval.

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 REFUSE Development Approval for Application No. 211/1242/2018 by Philip Botsaris to undertake the construction of two (2) single storey detached dwellings and associated retaining wall and fence (2.4m maximum combined height) at 52 Barnes Avenue, Marleston (CT5647/345) for the following reasons:

1. The proposed land division is contrary to the following provisions of the West Torrens Council Development Plan consolidated 12 July 2018:
 - General Section: Residential Development Principle of Development Control (PDC) 16
Reason: The proposed garages dominate the streetscape, are located forward of the main dwelling frontage and have an opening width exceeding 50% of the allotment frontage.
 - General Section: Residential Development PDC 4(b)
Reason: The proposed garaging and driveway width is not consistent with the Desired Character for the policy area.

- General Section: Residential Development PDC 6(c)
Reason: The dwelling design does not contribute to the character of the locality and does not create active and safe streets given the limited opportunity for passive surveillance.
 - General Section: Landscaping Fences and Walls PDC 1
Reason: The proposed development does not provide sufficient landscaping to minimise hard paved surfaces, minimise heat absorption, maximise shade and shelter or enhance the appearance of road frontages.
 - General Section: Design and Appearance PDC 1(a)
Reason: The proposed garaging and driveway width is not consistent with the Desired Character for the policy area.
 - General Section: Crime Prevention PDC 2
Reason: The proposed dwellings do not overlook public streets and allow for casual surveillance.
 - Residential Zone: PDC 5
Reason: The proposed garaging and driveway width is not consistent with the Desired Character for the zone and policy area.
 - Residential Zone: Medium Density Policy Area 19 PDC 2
Reason: The proposed garaging and driveway width is not consistent with the Desired Character for the policy area.
-

Attachments

1. **Proposed Plans**
2. **Referral Responses**

BUILDING NOTES

THIS BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA VOLUME TWO, INCLUDING ANY SOUTH AUSTRALIA VARIATIONS

WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH PART 3.8.3 OF VOLUME TWO OF THE BUILDING CODE OF AUSTRALIA

WINDOW SIZES NOMINAL H x W

ALL WINDOWS SET TO BRICKBOND

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE

SUBJECT TO SITE VARIATIONS

WIND SPEED ---

H.T.P.

DRAFTING PTY.LTD.

928 NORTH EAST ROAD, MODBURY SA

ABN 35 551 803 998

PH: 8396 0483

Ⓢ Hard wired INTERCONNECTED smoke alarm with 9v Battery Back-up

DEVELOPMENT DATA

AREA PER SITE 373.92m²
SITE COVERAGE 59.94%
P.O.S. 70.89 (18.96%)

BUILDING MATERIALS

EXT WALLS	HEBEL -CLAY BRICK FEATURE
ROOF	COLORBOND CUST.ORB
WINDOWS	AL. SLIDING
FENCES	1800 HIGH C/BOND
PATHS	CONC/ PAVERS
DRIVEWAYS	CONC/ PAVERS

PLANTING SCHEDULE

GROUNDCOVERS

1. VITTADINA CUNEATA – FUZZY DAISY
2. ENNEAPOGON NIGRICANS – BLACK HEADS
3. CALLISTEMON – LITTLE JOHN
4. CHLORIS TRUNCATA – WINDMILL GRASS
5. ATRIPLEX SEMIBACCATA
6. VITTADINIA GRACILIS – WOOLLY NEW-HOLLAND DAISY

SMALL SHRUBS – UP TO 3.0m

7. ACACIA NOTABILIS – NOTABLE WATTLE
8. ACACIA SCLERAPHYLLA – HARD LEAVED WATTLE
9. MELALEUCA PAUPERIFLORA – BOREE
10. SENNA ARTEMISOIDES MIXED – SUBSP PUNTY BUSH

LARGE SHRUBS – OVER 3.0m & TREES.

11. ACACIA OSWALDII – UMBRELLA WATTLE
12. EUCALYPTUS BRACHYCALYX – GILJA
13. PITTOSPORUM PHYLLIRACOIDES – NATIVE APRICOT

SITE PLAN

SCALE 1 : 200

BARNES AVE

For :
At :

PROPOSED DEVELOPMENT
CONSTRUCT LIVING
Lot 29 (No.52) BARNES AVENUE
MARLESTON

DRAWN	DSR
DATE	27/9/2018
SCALE	1:100
SHEET	1 OF 7

H.T.P.

DRAFTING PTY.LTD.
928 NORTH EAST ROAD, MODBURY SA
ABN 35 551 803 998 PH: 8396 0483

(S) Hard wired INTERCONNECTED smoke alarm
with 9v Battery Back-up

BUILDING NOTES

THIS BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA VOLUME TWO, INCLUDING ANY SOUTH AUSTRALIA VARIATIONS

WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH PART 3.8.3 OF VOLUME TWO OF THE BUILDING CODE OF AUSTRALIA

WINDOW SIZES NOMINAL H x W ALL WINDOWS SET TO BRICKBOND

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE SUBJECT TO SITE VARIATIONS

WIND SPEED ---

SITE PLAN
SCALE 1 : 200

RESIDENCE 1

PROPOSED DEVELOPMENT	
For :	CONSTRUCT LIVING
At :	Lot 29 (No.52) BARNES AVENUE MARLESTON

DRAWN	DSR	
DATE	27/9/2018	
SCALE	1:100	
SHEET	4 OF 7	

[illegible]



BUILDING NOTES

THIS BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA VOLUME TWO, INCLUDING ANY SOUTH AUSTRALIA VARIATIONS
WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH PART 3.8.3 OF VOLUME TWO OF THE BUILDING CODE OF AUSTRALIA

WINDOW SIZES NOMINAL H x W
ALL WINDOWS SET TO BRICKBOND

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE
SUBJECT TO SITE VARIATIONS

WIND SPEED --->

H.T.P.

DRAFTING PTY.LTD.

928 NORTH EAST ROAD, MODBURY SA

PH: 8396 0483

ABN 35 551 803 998

(S) Hard wired INTERCONNECTED smoke alarm with 9v Battery Back-up

The site plan shows a rectangular building footprint oriented horizontally. The overall dimensions are 1000 units wide by 8460 units deep. A north arrow points towards the top right corner. To the left of the main building area is a hatched section labeled "ALTRESKO". Inside the main rectangle, from left to right, there is a "FAMILY" room containing a fireplace icon, a "MEALS" kitchen area with various fixtures, three bedrooms ("BED 3", "BED 2", "BED 1"), a bathroom, a study, a lounge, another bedroom, and two more bathrooms. At the far right end is a large garage area labeled "GARAGE" with internal divisions. Below the main building area, between it and Barnes Ave, is a landscaped strip measuring 5500 units across its widest part, featuring trees and shrubs. Barnes Ave runs vertically along the right edge of the plan.

BARNES AVE

SITE PLAN

SCALE 1 : 200

RESIDENCE 2

For :
At :

PROPOSED DEVELOPMENT
CONSTRUCT LIVING
Lot 29 (No.52) BARNES AVENUE
MARLBOROUGH

DRAWN DSR

DATE 27/9/2018

SCALE 1:100

SHEET 7 OF 7

H.T.P.

DRAFTING PTY.LTD.
928 NORTH EAST ROAD, MOODBURY SA
ABN 35 551 803 998 PH: 8396 0483

(S) Hard wired INTERCONNECTED smoke alarm with gv Battery Back-up

BUILDING NOTES

THIS BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA VOLUME TWO, INCLUDING ANY SOUTH AUSTRALIA VARIATIONS

WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH PART 3.8.3 OF VOLUME TWO OF THE BUILDING CODE OF AUSTRALIA

WINDOW SIZES NOMINAL H x W ALL WINDOWS SET TO BRICKBOND

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE SUBJECT TO SITE VARIATIONS

WIND SPEED ---

AREAS		m²
Living		162.20
Garage		37.70
Porch		5.08
Alfresco		19.14
TOTAL		224.12

Width	7.380 m
Depth	34.660 m

RESIDENCE 2

PROPOSED DEVELOPMENT

CONSTRUCT LIVING

At : Lot 29 (No.52) BARNES AVENUE MARLESTON

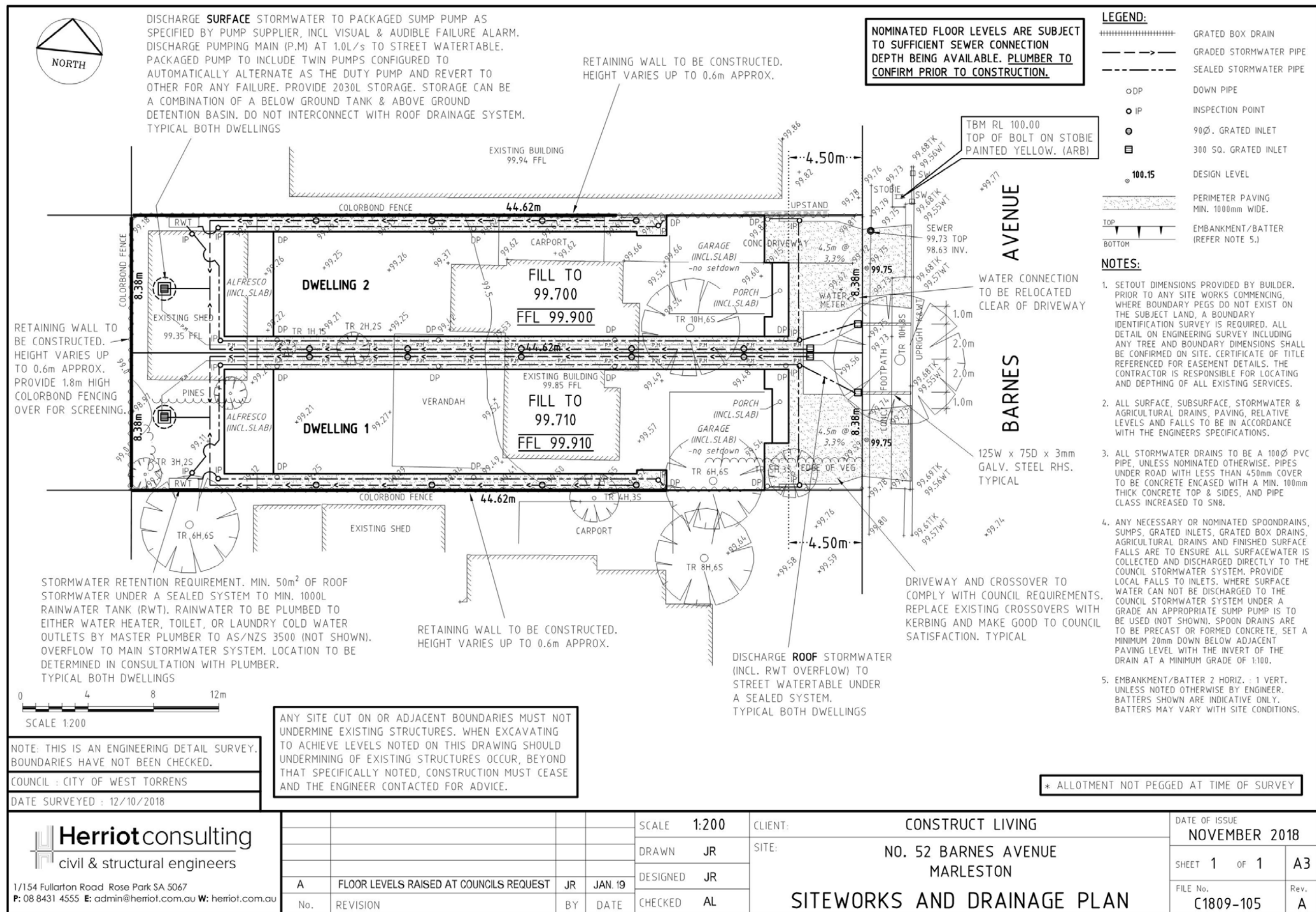
DRAWN DSR

DATE 27/9/2018

SCALE 1:100

SHEET 5 OF 7





Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1242/2018

Assessing Officer: Ebony Cetinich
Site Address: 52 Barnes Avenue, MARLESTON SA 5033
Certificate of Title: CT-5647/345
Description of Development: Construction of two (2) single storey detached dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Ebony Cetinich

DATE 3 December, 2018



Memo

To Ebony Cetinich
From Sean Vial
Date 03/12/2018
Subject 211/1242/2018, 52 Barnes Avenue, MARLESTON SA 5033

Ebony Cetinich,

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

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 Council seeks to ensure that the FFL of all new development is protected from inundation when considering a 350mm stormwater flow depth in the adjacent street watertable.

This is typically achieved through establishing the FFL of new development a minimum of 350mm above the highest adjacent street water table.

- 1.2 Based on the survey information provided on 'Siteworks and Drainage Plan', (Herriot Consulting – File No.: C1809-105 Rev.: A – Date: November 2018), minimum FFLs of 99.91 for Residence 1 and 99.90 for Residence 2 would be required.

It is recommended that revised plans indicating the required minimum FFL be provided to Council.

2.0 Verge Interaction

- 2.1 A minimum 5.5m on street car park should be maintained between the two proposed crossovers. It is evident in the current plans that this is possible.
- 2.2 It is noted that a portion of the existing crossover will be made redundant. This redundant portion of crossover should be reinstated to vertical kerb prior to the completion of any building works at the applicant's expense. It should also be indicated on revised plans that this portion of the existing crossover will be reinstated.



City of **West Torrens**

Between the City and the Sea

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

3.0 Garage Dimensions

- 3.1 The internal garage length of the outer space of the double garage for both dwellings is currently proposed as 5.59m (south space for Res 1 and north space for Res 2). Although not specified in the relevant Australian Standards (AS/NZS 2890.1:2004), traffic engineering best practice guides that the minimum internal length of an enclosed garage or enclosed carport space should be a minimum of 5.8m.

It is recommended that revised plans be submitted, showing a garage internal length of 5.8m.

Regards,

Sean Vial

Arboricultural Assessment of Street Trees

Development Application No: 211/1242/2018

REFERRAL DUE DATE: 11 December 2018

Assessing Officer: **Ebony Cetinich**
Site Address: **52 Barnes Avenue, MARLESTON SA 5033**
Certificate of Title: **CT-5647/345**
Description of Development **Construction of two (2) x detached dwellings**

TO THE TECHNICAL OFFICER – CITY ASSETS

Please provide your comments in relation to:

- ☐ **The removal of or impact upon the Street Tree**
- ☐ **Species of Tree:**
- ☐ **Your advice is also sought on other aspects of the proposal as follows:**

PLANNING OFFICER - Ebony Cetinich

DATE 26 November 2018

FROM THE TECHNICAL OFFICER

I have examined the plans as requested and provide comments as follow.

As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

Any proposed development that does not consider "AS4970 Protection of Trees on Development Sites", is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

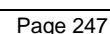
Verge interaction must consider all services that cross council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless existing or otherwise negotiated).

A site investigation together with the information provided has revealed that there is a *Lophostomen confertus* (brush box) located 7.7m from the southern property boundary.

The central location of the street tree between the two allotments and the proposed locations of the crossovers on the northern and southern boundaries will have minimal impact on the existing street tree.

Final crossover locations will be confirmed once appropriate consultation has been received from the applicant and they have submitted “an application to construct a vehicle crossing place(s) across council land”.

DATE: 7/12/2018









6.6 18 Trennery Street, WEST RICHMOND

Application No 211/719/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D093/18; Creating one additional allotment (battle-axe)
APPLICANT	Mr Joel Davidde
LODGEMENT DATE	29 June 2018
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets ▪ Amenity Officer External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water
DEVELOPMENT PLAN VERSION	6 February 2018
RECOMMENDATION	Refuse
AUTHOR	Jordan Leverington

BACKGROUND

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

- All applications where the assessing officer recommends refusal, shall be assessed and determined by the CAP.

There have been numerous discussions and correspondence had between Council administration and the applicant. The issues raised by administration have not deterred the applicant from wanting to proceed with the application. The applicant believes that the previous approval for four other examples of battle-axe development on Trennery Street is sufficient justification for this proposal despite being notified that these were assessed and approved under a different Development Plan.

Administration have explained that the Development Plan has been altered to specifically stop this sort of development in the Low Density Policy Areas and that the four existing examples have not altered the character of the area significantly enough to warrant supporting another hammerhead allotment.

As the subject site is located within the 30-35 Aircraft Noise Exposure Forecast (ANEF) area, an acoustic report was requested from the applicant to demonstrate that a dwelling can be suitably treated to comply with the relevant Australian Standard. The applicant does not want to provide an acoustic report as he does not want to spend that money unless the land division is approved.

When originally submitted, the application was a combined application for land division and the construction of two group dwellings. The built form aspect has been removed from the application at the request of the applicant. This application is simply seeking to subdivide the land.

In response to administration's concerns, the applicant has provided a supplementary report to be considered with the proposal (refer Attachment 1). However, there are some misconceptions that should be addressed as follows:

- The applicant is suggesting that since group dwellings are envisaged in the policy area but battle-axe development is discouraged, that the policy is conflicted. Whilst group dwellings can be built one behind another, this is not the only form they can take. A retirement village is a good example of a number of group dwellings which could be built and still satisfy the relevant provisions of the Development Plan;
- The examples of battle-axe development outside of the locality cannot be directly compared to the subject site. They need to be considered in the context of their locality; and
- The smaller allotment areas described in PDC 4 of the Low Density Policy Area 20 specifically exclude the Neighbourhood Centre Zone on Marion Road. PDC 3 states that when within 400m of the Marion Road Centre Zone, allotments should have a site area of 340m² with a frontage width of 10m.

SITE AND LOCALITY

The subject site is commonly known as 18 Trennery Street, West Richmond. It is formally described in Certificate of Title Volume 5330 Folio 165, comprising allotment 130 in Deposited Plan 4117. The subject site is of a rectangular shape and has a frontage to Trennery Street of 16.15 metres (m) and an area of 722.7 square metres (m²). The subject site is located within 400m of a Centre Zone, but the policy area specifically excludes the Marion Road Neighbourhood Centre Zone from allowing smaller allotment sizes.

The subject site contains a single storey detached dwelling with one crossover located in the north-east corner of the allotment. One small tree and a stobie pole are located within the road verge adjacent to the subject site. As noted, the subject site is positioned between the 30 and 35 Australian Noise Exposure Forecast (ANEF) contours. No regulated trees are located on the subject site and no hazards, easements, land management agreements or encumbrances affect the land title.

The locality comprises predominantly residential development in the form of single storey detached dwellings on generous allotments. The allotment pattern along Trennery Street is relatively consistent with frontage widths ranging from 14m to 18m and allotment shapes being predominantly rectangular. Four of the 39 allotments on Trennery Street have been divided into battle-axe allotments, however they were all approved prior to the 2015 Development Plan Amendment which sought to prevent any further hammerhead allotments being created.

Dwellings are generally serviced by a single width crossover leading to a single width garage or carport. Due to the prevailing style and age of the dwellings, carports and verandahs are subordinate separate structures rather than being under the main roof.

Dwellings are positioned close to the street with approximately half of their land area being located in the rear yard for the purposes of private open space (POS). This results in the rear of dwellings being separated from one another by approximately 40m as demonstrated by Figure 1 below.



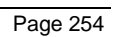
Figure 1: Setbacks between the rear of dwellings

Although outside of the designated locality, it should be noted that Adelaide Airport is located west of the subject site at the end of Trennery Street. This has an impact on the subject site and locality due to the noise generated from aircraft during take-off and landing. The subject site is almost directly in line with the eastern end of the main runway.



The subject site and locality also has the potential to be impacted by flooding during a 1 in 100 year Average Recurrence Interval (ARI) with a depth of up to 0.1m.

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





WEST TORRENS COUNCIL
Consolidated - 12 July 2018

PROPOSAL

The proposal seeks to undertake a Torrens Titled division to subdivide the land into two new allotments whilst retaining the existing dwelling. This will result in a battle-axe allotment with Lot 81 to be created behind the existing dwelling on Lot 80.

Lot 80 will have a frontage of 10.15m, depth of 25.55m and a site area of 302m². Lot 81 will have a frontage of 6m comprised solely of a driveway access which is also a right of way for the benefit of Lot 80. The bulb area (developable area) is 19.2m deep and 16.15m wide, resulting in an area of 287m².

A shared driveway would normally be associated with a Community Titled division, however the applicant has chosen to use a Right of Way (ROW) to ensure free and unrestricted access whilst maintaining a Torrens Title for each proposed lot.

The shared driveway will have a width of 3.6m where it is adjacent the existing dwelling. This is to provide the necessary 1m side setback between the dwelling and side property boundary. The passing area at the beginning of the driveway is 6m wide and 5.5m long.

A new carport and driveway will be built to the rear of the existing dwelling to provide two off-street car parks. This has reduced the amount of space available at the rear of the dwelling to 37m², all of which is undercover and on the southern side of the dwelling.

The relevant plans and documents are contained in **Attachment 1**.

REFERRALS

Internal

Department	Comments
City Assets	<ul style="list-style-type: none"> Strong concern that a vehicle will not be able to enter and exit the proposed carport for the existing dwelling as there are conflicts with the building and fence; The proposed 6m frontage of Lot 81 does not provide enough space for a stormwater disposal point to be setback a minimum of 1m from street infrastructure; The FFL of the future dwelling will need to be elevated a minimum of 350mm above the top of kerb adjacent the site.
Department	
City Operations	<ul style="list-style-type: none"> There is sufficient area to construct a driveway between the eastern property boundary and the existing street tree.

External

Department	
SCAP	<ul style="list-style-type: none"> No concerns were raised with standard conditions to be imposed should a consent be granted.
Department	
SA Water	<ul style="list-style-type: none"> No concerns were raised with standard conditions to be imposed should a consent be granted.

A copy of the relevant referral responses are contained in **Attachment 2**.

ASSESSMENT

The subject land is located within the Residential Zone, Low Density Policy Area 20 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Building near Airfields</i>	<i>Objective</i>	1
	<i>Principles of Development Control</i>	6 & 7
<i>Hazards</i>	<i>Objectives</i>	1, 2 & 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6 & 7
<i>Infrastructure</i>	<i>Objective</i>	3
	<i>Principles of Development Control</i>	1, 3, 4, 5, 6, 7, 8, 9 & 16
<i>Interface between Land Uses</i>	<i>Objectives</i>	1, 2 & 3
	<i>Principles of Development Control</i>	1, 2, 4 & 5
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 7, 8, 12, 15 & 16
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 5 & 7
<i>Residential Development</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 3, 8, 18, 19, 20 & 31
<i>Transportation and Access</i>	<i>Objective</i>	2
	<i>Principles of Development Control</i>	8, 9, 10, 11, 23, 24, 30, 32, 34, 35, 36, 44 & 45

<u>Zone: Residential Zone</u>	
<p><i>Desired Character Statement:</i></p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
<i>Objectives</i>	1, 2, 3 & 4
<i>Principles of Development Control</i>	1, 5, 7 & 11

Policy Area: Low Density Policy Area 20	
<p>Desired Character Statement:</p> <p><i>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battle-axe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objective	1
Principles of Development Control	1, 2, 3 & 5

QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Low Density Policy Area 20</i> PDC 3 <i>Land Division</i> PDC 7(a)	340m ² (minimum) <i>Site area of the hammerhead allotment excludes the driveway handle</i>	302m ² (Lot 80) 287m ² (Lot 81) Does Not Satisfy
SITE FRONTAGE <i>Low Density Policy Area 20</i> PDC 3	10m (minimum)	10.15m (Lot 80) 6m (Lot 81) Does Not Satisfy
SIDE/REAR SETBACKS <i>Residential Zone</i> PDC 11	<u>Side</u> 1m (minimum) <u>Rear</u> 3m (minimum)	0.25m to corner of dwelling Does Not Satisfy 4m Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	60m ² (minimum area) 4m (minimum dimension) 16m ² (minimum directly accessible from a habitable room).	37m ² (total area) 4.2m (dimension) 37m ² (accessed from habitable room) Does Not Satisfy

CAR PARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	2 car-parking spaces required, 1 of which is covered	2 spaces provided Satisfies
---	--	---

ASSESSMENT

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

Desired Character, Allotment Sizes & Pattern of Development

Battle-axe allotments and pattern of development

The Desired Character statement for the Low Density Policy Area 20 is explicit when it states:

"Battle-axe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage."

This sentence was included in the Desired Character statement in the 2015 Housing Diversity Development Plan Amendment. Its inclusion was driven by community concern relating to privacy, overshadowing and visual amenity issues. It should be noted that this sentence was only included in the Low Density Policy Areas 20 and 21.

To reinforce the Desired Character, PDC 2 of the policy area states that development should not be undertaken unless it is consistent with the Desired Character of the policy area. As this is not the case, the proposed development should not be supported.

The Environment, Development and Resources (ERD) Court has previously considered applications that do not meet the Desired Character and have determined that it is only in situations where land uses inconsistent with the Desired Character are so prevalent that the zone objectives cannot be achieved where the Desired Character no longer carries much weight in the assessment.

As previously mentioned, there are 39 allotments along Trennery Road with only four of these having been divided into battle-axe allotments. The remainder exhibit the original allotment size and configuration that was initially created.

The predominant character is comprised of allotments with frontages between 15m -18m and site areas between 700m² - 800m². The average frontage widths and site areas of all allotments along Trennery Road are 15.6m and 667.8m² respectively. These average figures have been brought down by the smaller allotments and frontages of the four battle-axe developments.

The proposal is seeking to create allotments with frontages of 10.15m and 6m and site areas of 302m² and 287m². The proposed allotments are significantly smaller than the prevailing character of the area and therefore they could not be considered to be consistent with the pattern of development.

As highlighted in the site and locality portion of this report, there is a strong characteristic in the pattern of development in the space between buildings, particularly the rear yards of the dwellings. There is an average distance of 40m between the rear of the dwellings which creates a significant amount of POS for each dwelling. Combined with the predominantly single storey built form in the locality, these generous rear areas create a sense of space and openness that will be irrevocably altered by the presence of a dwelling in the rear yard of the subject site. A dwelling built to the rear of 18 Trennery Street will have a detrimental impact upon the sense of space and openness of the rear yard, visual amenity and POS of the five adjoining properties.

Allotment sizes and frontages

The proposal also fails to meet the minimum site area and frontages set out in PDC 5 of the policy area which seeks minimum site areas of 340m² and 10m frontages. Allotment 80 does exceed the frontage width, but is 38m² (11%) deficient in site area.

The total area of Allotment 81 is 408m², however PDC 7 of the Land Division module states that a battle-axe allotment should have an area of at least the minimum site area specified by the policy area when excluding the area of the handle. In this instance, the handle is considered to be the same as the ROW shown on the plan of division. The handle therefore has an area of 121m² leaving the developable area of Lot 81 being 287m². This is 53m² or 16% less than the minimum outlined in the policy area provisions. This is considered to be a significant deficiency in that it will limit the ability to build a dwelling on this allotment that meets the other relevant criteria such as setbacks, POS, parking spaces and internal floor area. The 287m² area will also need to provide some vehicle manoeuvring area that will enable cars to enter and exit the site in a forward direction.

Built Form

As the proposal seeks to retain the existing dwelling, the new allotment boundaries need to be considered and assessed against the relevant provisions. It is the eastern side boundary and southern rear boundary that will be impacted. At its closet point, the eastern side boundary will be located 250mm from the existing dwelling. This is where the corner of the dwelling is closest to the vehicle passing area at the front of the driveway. The remainder of the side setback varies from 0.7m to 1m. It should be noted that a 250mm setback is insufficient to comply with the Building Code of Australia.

The proposed rear setback of Lot 80 will be located 4m from the rear wall of the dwelling. This meets the minimum rear setback desired in the Low Density Policy Area 20.

In the response to Council concerns, the applicant has provided an indicative building envelope plan showing a hypothetical dwelling on lot 81. This plan is not to be assessed as part of this proposal but shows what could be built on the site. The example clearly demonstrates the difficulty of building on this site as it does not meet the following Development Plan Provisions:

- Vehicles will not be able to enter and exit in a forward direction as vehicle turn paths conflict with site boundaries and built form (see Figure 4 below);
- The rear setback is below the 4m minimum requirement;
- Only 40m² of POS provided that meets the minimum dimension of 4m, should be 60m²;
- Any reduction of the dwelling size to allow for vehicle movements, POS and setbacks would make it have a floor area of less than the minimum 100m² for a 3 bedroom home;
- There is no room to provide a stormwater disposal point to the street which is setback a minimum of 1m from street infrastructure and 2m from street trees.

It appears that the only way of meeting these provisions would be to build a two storey dwelling. This is not supported by the Development Plan, however, as PDC 2 of the Residential Development module calls for only single storey dwellings to be built on battle-axe allotments. For the reasons detailed above, it is considered that the proposed development is not suitable for its intended use and therefore does not meet Objective 2 of the Land Division section of the Development Plan.

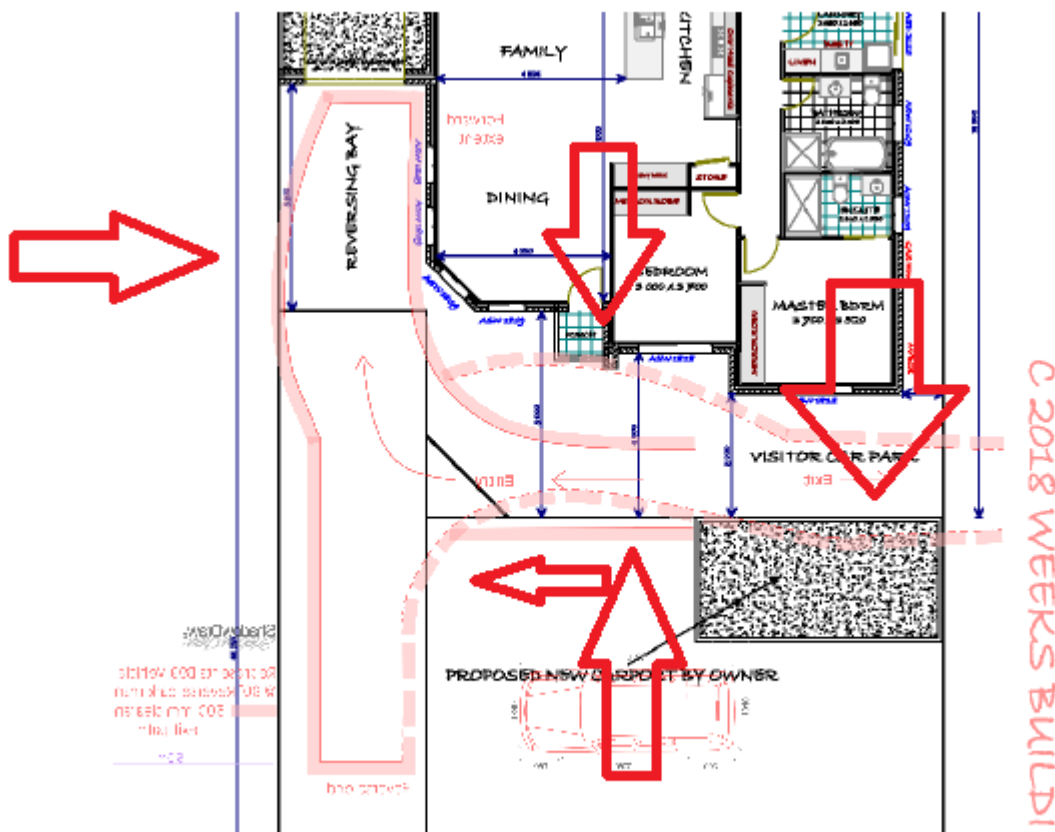


Figure 2: proposed dwelling vehicle turn path

Aircraft Noise

As noted, the subject site is located within the 30-35 ANEF area. Australian Standard AS2021:2015 states that when the ANEF is greater than 25, residential development is unacceptable unless it can achieve the required Aircraft Noise Reduction (ANR) level cited in Clause 3.2 of the standard in relation to indoor and outdoor areas.

This requirement cannot be determined as the applicant is not applying for the built form and has not provided an acoustic report outlining what treatments *could* be used to meet the standard. As this information has not been provided, it cannot be fully determined whether or not the proposed allotment is suitable for its intended land use (which is at variance to Objective 2 of the Land Division module).

Private Open Space

The Development Plan calls for a minimum of 60m² of POS to be provided for allotments with an area between 300-500m². In order to be considered within this calculation, the POS must be at the side or rear of the dwelling and have a minimum dimension of 4m. The existing dwelling on proposed allotment 80 has only 37m² of POS that achieves this. This is nearly 40% less than the minimum requirement and does not take into account the area needed for clothes lines, rainwater tanks or rubbish bins. This area is also on the southern side of the dwelling and covered with a verandah such that it will be shaded for the entire year.

The plan of division has designated the front yard as POS, however this should not be included in the calculation as PDC 19 of the Residential Development module specifically states that the area at the front of the dwelling is excluded. Further to this, PDC 18 states that POS should be:

- directly accessible from a habitable room;
- at the side or rear of a dwelling and screened for privacy; and
- located to minimise noise and air impacts that arise from traffic.

The area in front of the dwelling would not be directly accessible from a habitable room as access would need to be gained via the hallway and then the front door. As this area is in front of the dwelling, it is also unprotected from noise and air quality impacts generated by passing traffic.

Although it is not development, the installation of a 1.8m fence to provide privacy would be considered detrimental to the amenity of the locality as it would be the only fence of its kind in the locality. It would also obscure the view of the existing dwelling while having a negligible effect in reducing noise and air quality impacts.

For the reasons outlined above, the lack of POS is considered to be fatal to the application and adds to the inappropriateness of the application as a whole.

Access and Parking

As previously described, both of the proposed allotments will share the driveway area marked as ROW A on the plan of division. At the front boundary, the crossover width is 6m for 5.5m into the site. It then narrows to 3.6m for the remainder of the driveway.

PDC 7(b)(i) calls for a minimum driveway width beyond the passing area to be 4m. The proposal has a driveway width of only 3.6m. This width is insufficient to accommodate emergency service vehicles. It also prevents the planting of any meaningful landscaping adjacent the sealed driveway to mitigate heat loading and provide for an appropriate level of amenity on the site.

The narrow driveway width is also responsible for there being insufficient room to allow a B85 vehicle (a standard sedan) to enter and exit the proposed carport or visitor carpark for the existing dwelling. Council's traffic engineers have considered the proposal and created a turn path diagram to demonstrate the conflicts shown as Figure 3 below.

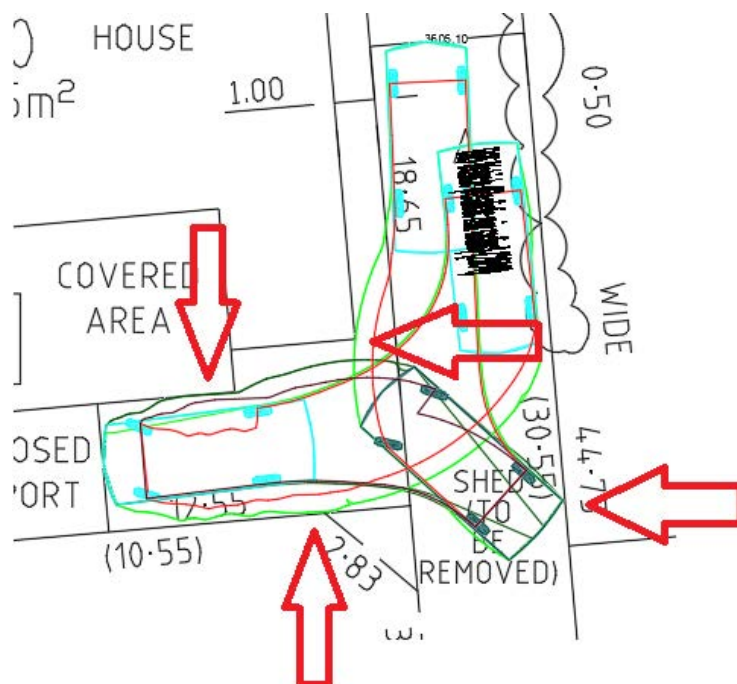


Figure 3: Vehicle path conflicts

Stormwater management

Council's flood mapping shows that the front portion of the subject site is located within a flood prone area expecting a depth of 0.1m during a 1 in 100 ARI storm event. As the existing dwelling is to remain no changes will need to be made to it.

However, any future dwelling at the rear will need to have a Finished Floor Level (FFL) at least 350mm above the top of kerb. As this application does not include a built form component, no survey information has been provided. However, based on the information provided for the battle-axe dwelling at 14a Trennery Street, two properties to the east, a retaining wall of 250mm will be required with the finished floor level being a further 200mm above this.

The need to raise the site levels will result in any future dwelling on the battle-axe site being more visually prominent, thereby reducing the visual amenity of the locality for occupants of neighbouring properties.

SUMMARY

The proposal to subdivide the subject site into two allotments in a battle-axe formation is specifically discouraged in the Desired Character statement of the policy area and other relevant provisions of the Development Plan. The four existing examples of battle-axe subdivisions along Trennery Street were approved under different Development Plan provisions and are therefore not relevant to this proposal. There are no mitigating circumstances to allow not only a battle-axe subdivision, but also allotments which are significantly smaller than the minimum sought in the policy area.

Although it fails to meet several important Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens (City) Development Plan consolidated 6 February 2018 and does not warrant Development Plan Consent.

RECOMMENDATION

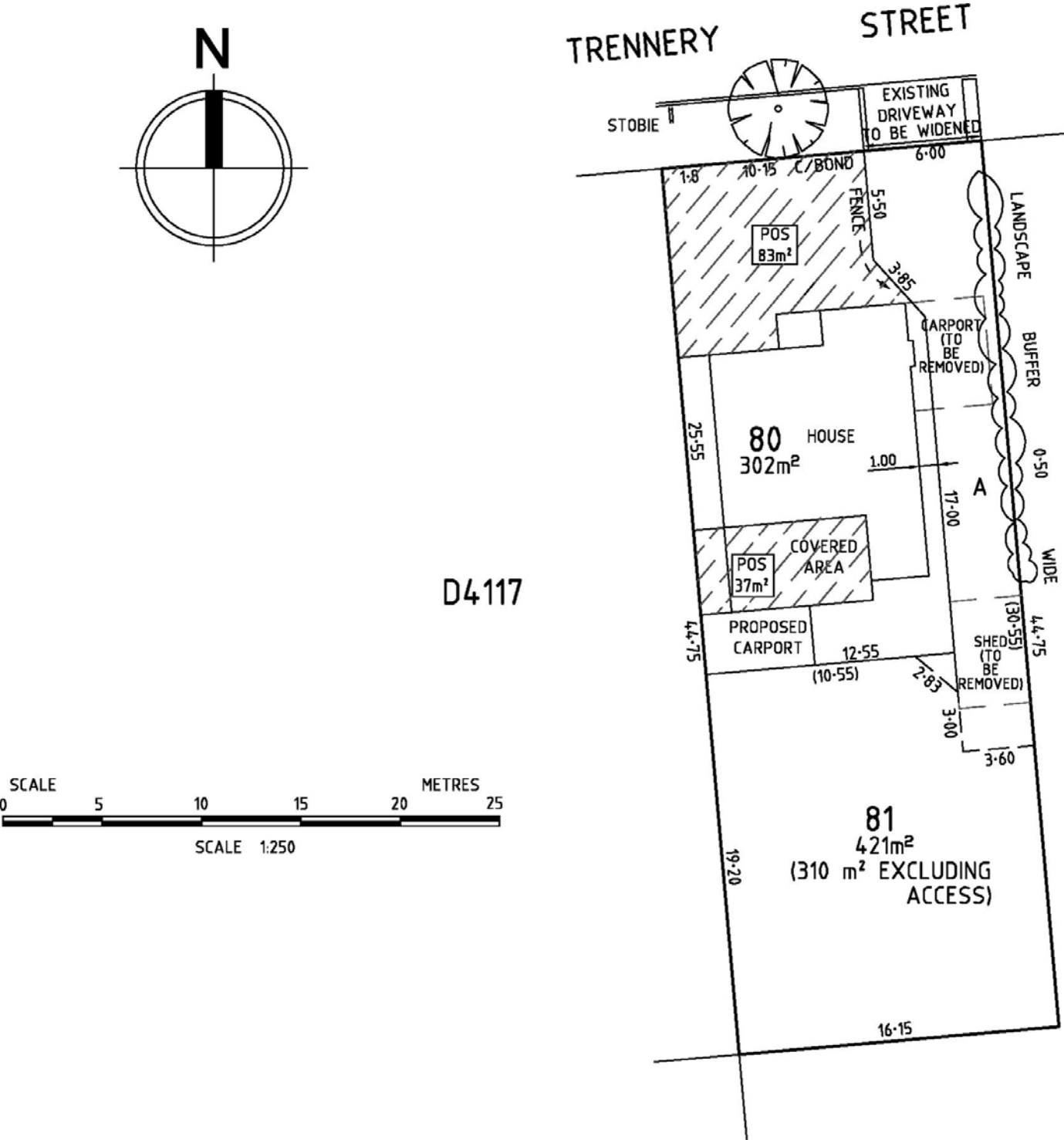
The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Approval for Application No. 211/719/2018 by Mr Joel Davide to undertake a Torrens Title land division, to create one additional allotment at 18 Trennery Street, West Richmond. (CT 5330/165) for the following reasons:

1. The proposed development is contrary to:
 - General Section: Land Division Objective 2 and Principle of Development Control 2
Reason: The proposed land division is not appropriate for its intended use.
 - General Section: Land Division Principle of Development Control 1
Reason: The proposed land division does not provide suitable provision for stormwater disposal.
 - General Section: Land Division Principle of Development Control 5
Reason: The proposed land division does not create allotments of a size to be suitable for their intended use.
 - General Section: Land Division Principle of Development Control 7(a)
Reason: The proposed allotments do not meet the minimum sizes desired within the Policy Area.

- General Section: Land Division Principle of Development Control 7(b)
Reason: The handle of lot 81 does not meet the minimum 4m width.
- General Section: Land Division Principle of Development Control 7(c)
Reason: The proposed land division does not provide suitable provision for vehicle manoeuvring.
- General Section: Land Division Principle of Development Control 7(e)
Reason: The proposed land division is not compatible with the prevailing pattern of development.
- General Section: Transportation and Access Objective 2(a)
Reason: The proposed land division does not provide safe and efficient movement for all transport modes.
- General Section: Transportation and Access Objective 2(b)
Reason: The proposed land division does not provide suitable access for all vehicles.
- General Section: Transportation and Access Principle of Development Control 30
Reason: The proposed land division does not provide parking facilities which comply with Australian Standard AS 2890 Parking facilities.
- Residential Zone: Objective 4 and Principle of Development Control 1
Reason: The proposed land division is at odds with the Desired Character of the Zone.
- Low Density Policy Area 20: Objective 1 and Principle of Development Control 2
Reason: The proposed land division is at odds with the Desired Character of the Policy Area.
- Low Density Policy Area 20: Principles of Development Control 3 and 5
Reason: The proposed land division creates allotments with areas and frontage less than the minimum requirement.

Attachments

1. Plan of division and supplementary report
2. Internal and external referrals



Land Division Application Plan
City of West Torrens
SCAP DA 211/D093/18

Property Details
ALLOTMENT 130 IN D4117
Address: 18 Trennery Street
Suburb/Locality: West Richmond
Hundred: Adelaide
Title(s): CT 5330/165

REVISED PLAN 2/11/18

Notes
Data subject to survey
Existing structures to be removed as shown
Portion of 81 marked A is to be subject to rights of way appurtenant to 80
Existing house to be retained

Jeffrey Fudge & Associates
Surveyors & Land information specialists
55 Levestone Street, SEATON S.A. 5023
Phone: (08) 82444703 Mob: 0478623398
Email: jeff.fudge@inet.net.au
Date: 2/11/18 Reference: 330-0318-LD

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/719/2018

Assessing Officer: Jordan Leverington
Site Address: 18 Trennery Street, WEST RICHMOND SA 5033
Certificate of Title: CT-5330/165
Description of Development: Land division - Torrens Title; SCAP No. 211/D093/18;
Creating one additional allotment (hammerhead)

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

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

.....
.....

PLANNING OFFICER - Jordan Leverington DATE 19 December, 2018



Memo

To Jordan Leverington
From Richard Tan
Date 19/12/2018
Subject 211/719/2018, 18 Trennery Street, WEST RICHMOND SA 5033

Jordan Leverington,

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

Major Concern

The following issues are indicated to be major as they may require redesign of the proposed dwelling.

- Vehicle turning path shall be provided to show that vehicle manoeuvrability is able to be achieved through maximum a single 3 point turn.

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement - up to 100mm Zone

- 1.1 Portions of the development are located within the 'up to 100mm' area of flood effect from Keswick and Brown Hill Creek flood plain mapping as nominated in Council's Development Plan. However, the battle-axe allotment is located outside the flood zone. As such, any future dwelling constructed on the battle-axe allotment shall have a minimum FFL of 350mm above adjacent highest street water table.

2.0 Verge Interaction

In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment (unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically required to be located a minimum 1.0 metre offset from other existing or proposed



driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

- 2.1** Currently there is no stormwater connection proposed for future dwelling at Lot 81, however any future new dwelling at Lot 81 shall have a stormwater connection connected to Trennery Street with minimum 1.0 metre offset requirement to driveway crossover. The stormwater connection shall be constructed as per Figure 1.0

It is recommended that revised plans indicating satisfaction to the above dot point shall be provided to Council.

3.0 Traffic Requirements

Figure 1.0 is the Council's requirement for access arrangement servicing rear car park that shall be met by applicant.



ACCESS ARRANGEMENT SERVICING REAR CAR PARK OFF LOW VOLUME ROAD

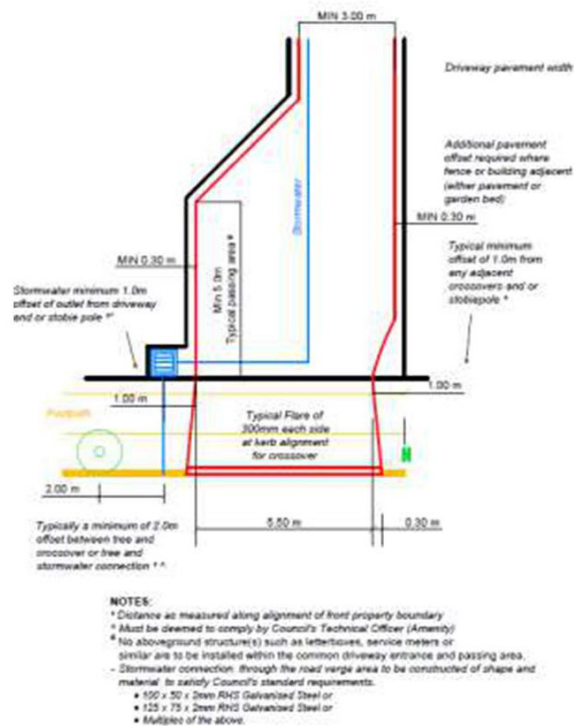
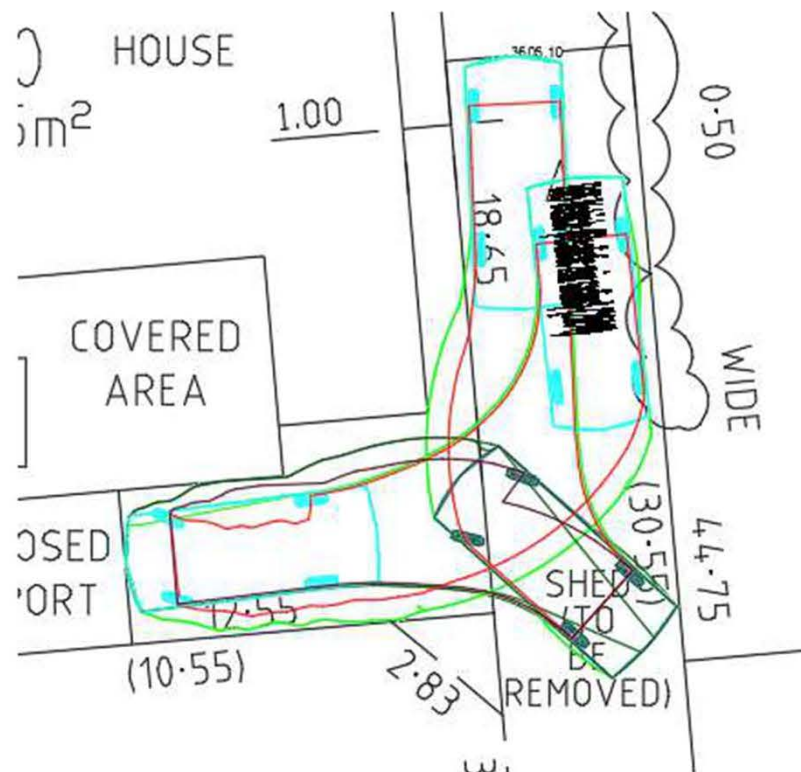


Figure 1.0

- 3.1 The common driveway corridor servicing the proposed development achieves the minimum standard of 3.6m (3.0m pavement width + 300mm offset from fence/boundary on both sides) as specified in the relevant Australian Standards (AS 2890.1:2004).
- 3.2 Elements of the vehicle manoeuvrability within this development appear to be unsatisfactory in consideration of the requirements of the relevant Australian Standard (AS/NZS 2890.1:2004).

Vehicle turn path done internally shows that there is insufficient space to the fence and building external walls. The following turning path is for **internal use** only.



In the revision of the traffic manoeuvrability design, it is required that information be provided to clearly demonstrate the compliance of manoeuvrability for movements using suitable techniques as outlined within AS/NZS 2890.1:2004.

It is recommended that the applicant seek advice from someone suitably experienced in traffic design, to assist them in producing a vehicle manoeuvrability design for this site which complies with the Australian Standard requirements, preferably through the use of either "AutoTrack" or "AutoTURN" demonstration. Reports and drawings should then be submitted to Council.

- 3.3** As the access driveway will service more than one property at the rear, the driveway corridor to the site will require widening to a minimum of 5.5m wide pavement width (+ 300mm offset from fences/walls/boundary on both sides) for the first 5.0 metres into the site to permit the passing of entering and exiting traffic. The proposed driveway falls short of this requirement. Please refer to the attached Figure 1.0 for a typical layout.



It is recommended that the driveway servicing the rear of the subject site be revised to the required dimensions indicated above. Revised plans showing a driveway that satisfies the above provisions should be provided to Council.

4.0 Waste Management

- 4.1** With current proposed allotment configuration, there is sufficient public kerbside space for a total of 6 bins with 4 (2 general waste weekly + 2 recycling or food waste/organics fortnightly) bins being serviced every week.

5.0 Stormwater Requirements

- 5.1** There is no on-site stormwater detention required for this development.

Regards,
Richard Tan
Development Engineer

Arboricultural Assessment of Street Trees

Development Application No: **211/719/2018**

REFERRAL DUE DATE: 13 December 2018

Assessing Officer: **Jordan Leverington**
Site Address: **18 Trennery Street, WEST RICHMOND SA 5033**
Certificate of Title: **CT-5330/165**
Description of Development **Land division - Torrens Title; SCAP No. 211/D093/18; Creating one additional allotment (hammerhead)**

TO THE TECHNICAL OFFICER – CITY ASSETS

Please provide your comments in relation to:

- ☐ **The removal of or impact upon the Street Tree**
- ☐ **Species of Tree:**
- ☐ **Your advice is also sought on other aspects of the proposal as follows:**

PLANNING OFFICER - Jordan Leverington

DATE 30 November 2018

FROM THE TECHNICAL OFFICER

I have examined the plans as requested and provide comments as follow.

As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

Any proposed development that does not consider "AS4970 Protection of Trees on Development Sites", is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

Verge interaction must consider all services that cross council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless existing or otherwise negotiated). All services must be indicated /documented on appropriate plans for Council assessment and approval.

A site investigation together with the information provided has revealed that there is an existing *Eucalyptus* sp. located 9.8m from the eastern property boundary.

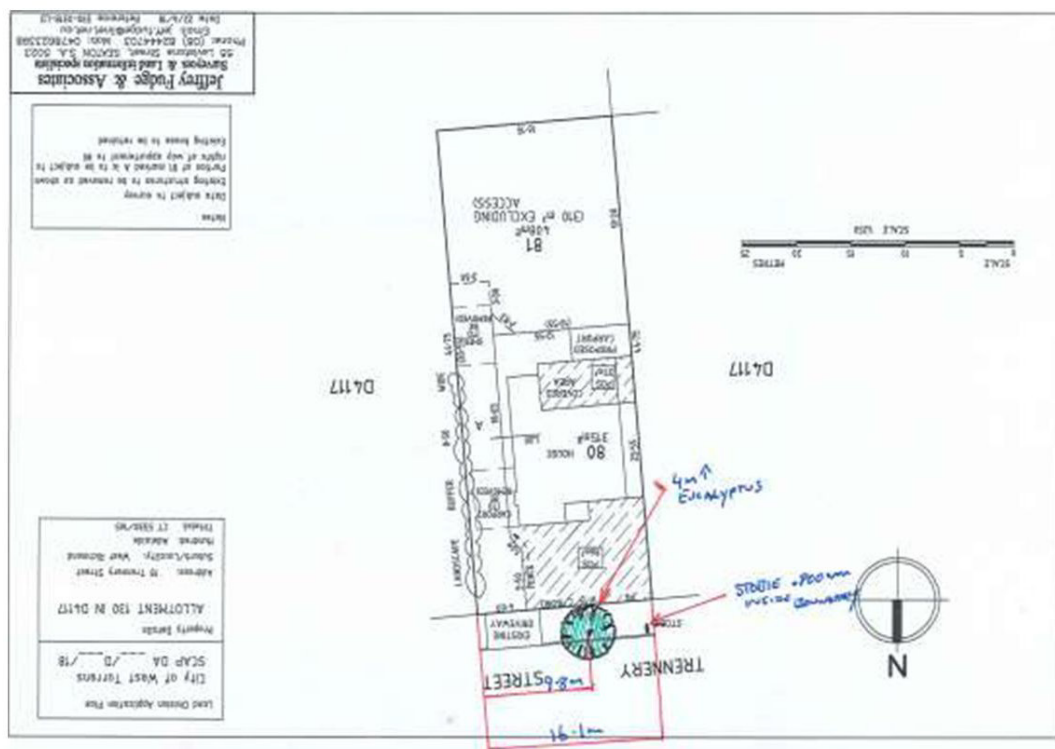
Maintaining a 2.0m offset from the existing street tree will still leave 7.8m to accommodate a large crossover on the eastern side of the allotment with only minimal impact on the street tree.

City Operations will support this proposal in its current form.

Final crossover locations will be confirmed once appropriate documentation has been received from the applicant and they have submitted “an application to construct a vehicle crossing place(s) across council land”.

Telephone: 8416 6333
Fax: 8443 5709
Email: rholmes@wtcc.sa.gov.au

DATE: 13/12/2018











27 July 2018

Our Ref: H0074616

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D093/18 AT WEST RICHMOND

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

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

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

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

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

Yours faithfully

Wendy Hebbard

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Wendy Hebbard
Telephone 7424 1119

Contact Planning Services
Telephone 7109 7016
Email dldptpdclearanceletters@sa.gov.au



27 July 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D093/18 (ID 62398)
for Land Division by Mr Joel Davidde

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 05 July 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Biljana B.'.

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - February 2019

Brief

This report presents information in relation to:

1. any planning appeals before the Environment, Resources and Development (ERD) Court;
2. any matters being determined by the State Commission Assessment Panel (SCAP);
3. any matters determined by the Minister of Planning (Section 49);
4. any matters determined by the Governor of South Australia (Section 46); and
5. any deferred items previously considered by the Council Assessment Panel.

Development Application appeals before the ERD Court

Nil

Matters pending determination by SCAP

Reason for referral	DA number	Address	Description of development
Schedule 10	211/M030/18	192 ANZAC Highway GLANDORE	Eight-storey RF building, 40 dwellings & removal of regulated tree
Schedule 10	211/M029/18	81 Anzac Highway ASHFORD	5 storey RF building & car parking
Schedule 10	211/L024/18 211/L025/18 211/L026/18	2 May Terrace LOCKLEYS	Construction of Telecommunications Tower & alterations to existing clubrooms
Schedule 10	211/L019/18	23-27 Walsh Street THEBARTON	Temporary signage during construction

Matters pending determination by the Minister of Planning

Reason for referral	DA number	Address	Description of development
Section 49	211/V018/18	145 Railway Terrace MILE END SOUTH	Replace lighting towers at SA Athletics Stadium
Section 49	211/V017/18	1 Barcoo Road WEST BEACH	Function room in association with mini golf facility
Section 49	211/V007/12 V3	Lot 2 in FP 1000, West Beach Road WEST BEACH	Variation - removal of east-west internal road

Matters pending determination by the Governor of South Australia

Reason for referral	Address	Description of development
Section 46	292-304 Anzac Highway PLYMPTON	Variation to Highway Inn major project - reduced Stage 2 - with reduced retail footprint, removal of first floor car park & basement storage, addition of new townhouse design (28 apartments)

Deferred CAP Items

DA number	DAP/CAP Meeting	Address	Description of development	Reason for deferral
211/796/2016	9 August 2016	22 Lindsay Street, CAMDEN PARK	Create 2 additional allotments and construct 3 two-storey dwellings within a residential flat building	Acoustic report, tree assessment report

Conclusion

This report is current as at 4 February 2019.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Attachments

Nil

9 OTHER BUSINESS

Nil

10 MEETING CLOSE