

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 NOVEMBER 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.

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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 8 October 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 Brooklyn Avenue, BROOKLYN PARK

Application No 211/489/2018 & 211/769/2019

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D056/18; Create one (1) additional allotment	Construction of two (2) two-storey semi-detached dwellings and a combined fence and retaining wall (2.6m maximum combined height)
APPLICANT	Stunning Homes	Sunny Chauhan
APPLICATION NO	211/489/2018	211/769/2019
LODGEMENT DATE	10 May 2018	8 August 2019
ZONE	Residential Zone	
POLICY AREA	Low Density Policy Area 20	
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> State Commission Assessment Panel (SCAP) SA Water 	Internal <ul style="list-style-type: none"> City Assets External Nil
DEVELOPMENT PLAN VERSION	6 February 2018	12 July 2018
DELEGATION (as at lodgement)	<ul style="list-style-type: none"> 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, 	<ul style="list-style-type: none"> Under current staff delegations, this development application would not ordinarily be presented to the CAP as the minimum site area requirements have been met (frontage width has been removed). In this instance, this application is being presented to CAP as the dwellings relate to the land division.
RECOMMENDATION	Approve	Approve
AUTHOR	Ebony Cetinich	

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 217 Deposited Plan 3959 in the area named Brooklyn Park, Hundred of Adelaide, Volume 5703 Folio 705, more commonly known as 7 Brooklyn Avenue, Brooklyn Park. The subject site is rectangular in shape with a 17.52 metre (m) wide frontage to Brooklyn Avenue and a site area of 694 square metres (m²).

It is noted that there are no easements, encumbrances or Land Management Agreements on the Certificate of Title and there are no Regulated Trees on the subject site or on adjoining land that would be affected by the development.

The site is relatively flat and currently contains a single storey detached dwelling and a detached garage. An existing vehicular access point is located at the eastern end of the subject site. Three telecommunication pits, a stobie pole and a street tree are located within the verge adjacent to the subject site.

The subject site is located within a flood hazard area as identified within the West Torrens Council Development Plan. The anticipated flood depth in a 1 in 100 year average recurrence interval (ARI) flood event is between 0.25m to 1m.

The subject site is not located within 400m of a Centre Zone.

The locality consists of residential development predominantly in the form of single storey detached dwellings on generous sized allotments. There are also some two storey dwellings and a semi-detached dwelling. The allotment pattern along Brooklyn Avenue is relatively consistent with the exception of two battle-axe allotments on the northern side and two narrow allotments on the southern side. The narrow appearance of these two allotments has somewhat been disguised by a semi-detached dwelling design. Allotments typically have a frontage width of 17m and an area greater than 700m².

The locality is widely affected by flooding, with an anticipated flood depth up to 1m in height in a 1 in 100 year ARI flood event. As a result, new dwellings have been constructed with footings up to 1m above natural ground (refer to Figures 1 and 2 below).



Figure 1 - 15 Brooklyn Avenue

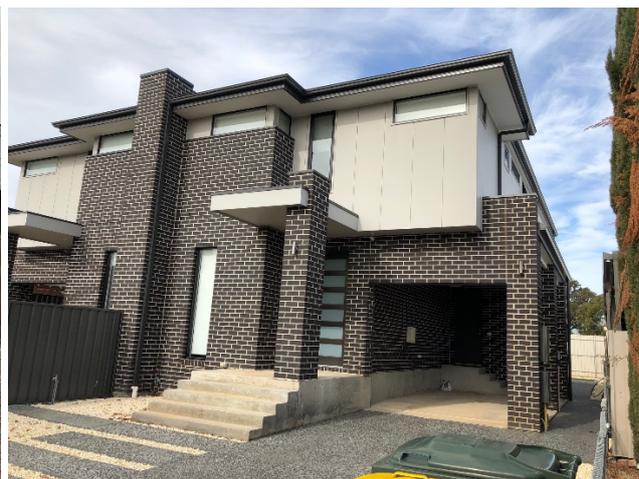
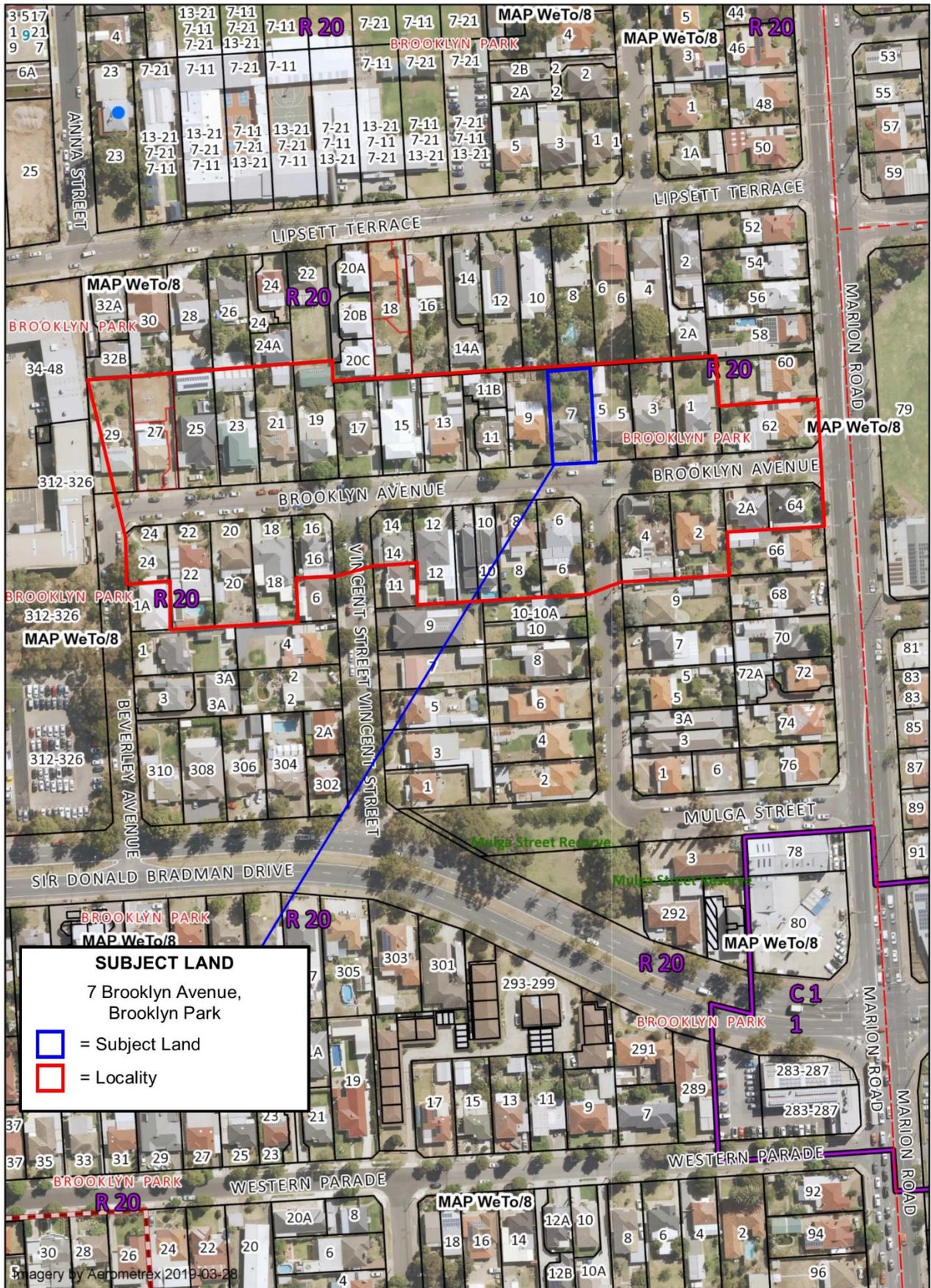
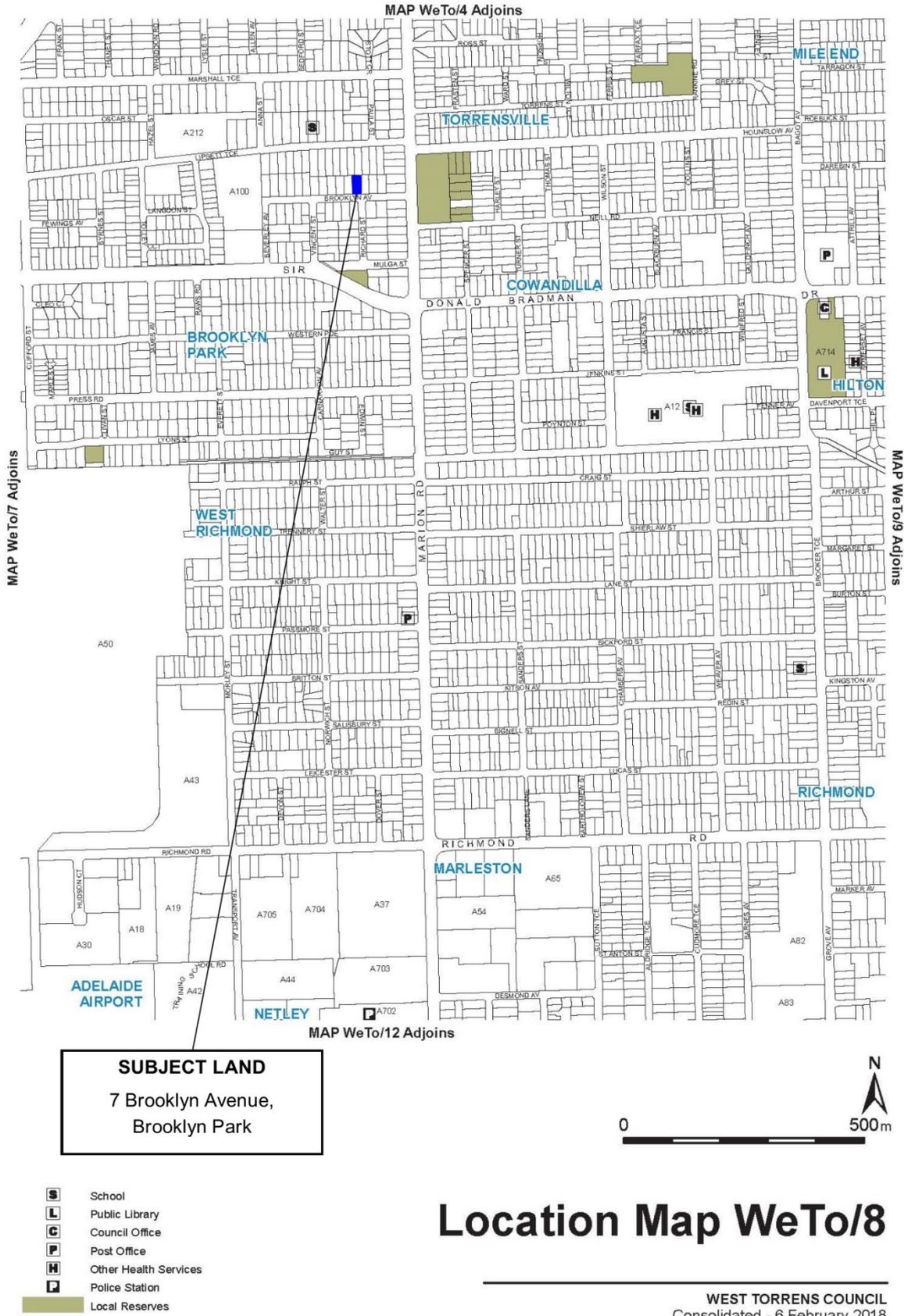


Figure 2 - 10 & 10a Brooklyn Avenue

The subject land and locality are shown on the aerial imagery and maps on the following pages.





RELEVANT APPLICATIONS

DA Number	Description of Development	Decision	Decision Date
211/352/2018	Construction of two (2) single storey detached dwellings	Withdrawn	29 July 2019

This application was withdrawn as the applicant decided to amend the proposal to two-storey dwellings.

PROPOSAL

The proposed development is summarised as follows:

Land Division - DA 211/489/2018

The applicant is seeking Development Plan Consent and Land Division Consent for a Torrens Title land division where one allotment will be divided into two allotments (creating one additional allotment). A party wall easement will also be created between the proposed allotments.

Allotment	Area (m ²)	Frontage (m)
30	347	8.76
31	347	8.76

Dwellings - DA 211/769/2019

The applicant is also seeking Development Plan Consent for the following:

- Construction of two (2) two-storey semi-detached dwellings. Each dwelling has an open plan living, dining and kitchen area, guest bedroom, alfresco and double garage on the ground floor and three bedrooms on the upper floor.
- The dwellings are of a contemporary design and will be constructed of hebel with a colorbond roof. The colour scheme is neutral with white and grey render to external walls. The dwellings have a feature timber front door and stone blade party wall.
- Alterations to an existing crossover are required for residence 2 and a new crossover is required for residence 1.
- A retaining wall with a maximum height of 0.2m and fence with a maximum height of 2.4m (including 0.3m of screening) will be located on boundaries to mitigate overlooking.
- A range of low lying and tall growing landscaping species will be incorporated within the landscaping beds.

The relevant plans and documents are contained in **Attachment 2**.

PUBLIC NOTIFICATION

Land division creating no more than four additional allotments and detached dwellings are specifically listed as Category 1 forms of development within Schedule 9, Part 1(2) of the *Development Regulations 2008*.

A combined retaining wall and fence is not specifically listed within Schedule 9 of the *Development Regulations 2008*. The combined retaining wall and fence has been determined to be a Category 1 form of development pursuant to Schedule 9, Part 1 (2)(g) of the *Development Regulations 2008*. It is of a minor nature for the following reasons:

- The retaining wall is only a small component of the structure, being a maximum height of 0.2m above natural ground.
- The retaining wall, fence and slat screening is required to maintain the privacy of adjoining properties.
- The visual impact and overshadowing from the retaining wall and fence is not considered to be unreasonable (discussed in the assessment section below).

As all components of the proposal are Category 1, public notification was not required to be undertaken.

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> • Finished floor levels (FFL) and flood corridors satisfy the minimum requirements. • Steps from the garage should be located/constructed in a way that allows for the free flow of water within the corridor. • Internal garage dimension and setback satisfies the minimum requirements. • Crossovers for both dwellings are located and shaped in a way that meets City Assets requirements and allows for an on-street car parking space. • There is sufficient kerb space available for bin presentation. • Stormwater detention is not required for this development.
City Operations	<ul style="list-style-type: none"> • The crossover for proposed Residence 1 will impact on an existing Ginkgo Biloba street tree. • City Operations has considered the health, structure, form, useful life expectancy, and age of the street tree and will support its removal.

EXTERNAL REFERRALS

Department	Comments
SCAP	No concerns were raised by the SCAP and standard conditions have been recommended should the application be supported.
SA Water	SA Water raised no concerns with the proposal and have recommended standard conditions should the application be supported.

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

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Low Density Policy Area 20 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

Residential Zone - Desired Character	
<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

Low Density Policy Area 20 - Desired Character	
<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

Additional provisions of the Development Plan which relate to the proposed development are contained in **Attachment 1**.

QUANTITATIVE STANDARDS**Land Division**

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Low Density Policy Area 20</i> <i>PDC 5</i>	340m ² (minimum)	<u>Lot 30 & 31</u> 347m ² Satisfies
ALLOTMENT FRONTAGE <i>Low Density Policy Area 20</i> <i>PDC 5</i>	10m (minimum)	<u>Lot 30 & 31</u> 8.76m Does not Satisfy

Dwellings

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Low Density Policy Area 20</i> <i>PDC 3</i>	340m ² (minimum)	<u>Residences 1 & 2</u> 347m ² Satisfies
SITE FRONTAGE <i>Low Density Policy Area 20</i> <i>PDC 3</i>	10m (minimum)	<u>Residences 1 & 2</u> 8.76m Does not Satisfy
PRIMARY STREET SETBACK <i>Residential Zone</i> <i>PDC 8</i>	9.5m	<u>Residence 1 & 2</u> 7.6m to porch Does not Satisfy
SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	0/1m (min. ground floor (GF)) 2m (min. upper floor (UF))	<u>Residence 1</u> East - 0m (GF & UF) - party wall West - 1.8m (GF & UF) <u>Residence 2</u> East - 1.8m (GF & UF) West - 0m (GF & UF) - party wall Satisfies apart for upper floor setback to external boundaries
REAR SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	3m (min. ground floor) 8m (min. upper floor)	<u>Residences 1 & 2</u> Ground - 8.9m Upper - 18m Satisfies

BUILDING HEIGHT <i>Residential Zone</i> PDC 6	2 storeys or 6m wall height (max.)	<u>Residences 1 & 2</u> Two storeys or 6.4m wall height Does not Satisfy
INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9	100m ² (min.)	<u>Residences 1 & 2</u> 179m ² Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	60m ² (min. area) 4m (min. dimension) 16m ² (min. area directly accessible from a habitable room).	<u>Residences 1 & 2</u> Area - 103m ² Dimension - 8.7m Accessible Area - 103m ² Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34 Table WeTo/2	4 spaces (2 covered)	4 spaces (2 covered) Satisfies
LANDSCAPING <i>Landscaping, Fences and Walls</i> PDC 4	10% (min.) or 76m ²	33% or 228m ² Satisfies

ASSESSMENT

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

Land Use

Residential development and, more specifically, semi-detached dwellings are listed as an envisaged form of development within the Policy Area. As such, the proposed land use is considered to be appropriate.

Desired Character

The desired character statement for the Zone and Policy Area seeks low density residential development, including detached dwellings, semi-detached dwellings and group dwellings. The *30-Year Plan for Greater Adelaide* provides some guidance as to what is considered low density development, this being fewer than 35 dwellings per hectare. Given the size of the site and the number of dwellings proposed, a net density of 29 dwellings per hectare is achieved. As such, the proposal achieves the desired dwelling type and density within the Policy Area.

The proposed development also preserves the pattern of rectangular allotments along Brooklyn Avenue and incorporates landscaping at the road frontage which also addresses the Desired Character statement of the Policy Area.

Frontage Width and Pattern of Development

The frontage width of the proposed allotments does not meet the minimum requirements specified within the Policy Area. The frontage falls short by 1.24m per allotment. The Residential Zone allows a lesser frontage width of 9m for sites that are located within 400m of a Centre Zone, however, the subject site does not fall within this designated buffer. It is worth pointing out that the subject site is located within 200m of a public reserve, bus stop and an educational establishment. Objective 3 of the Residential Zone contemplates increased densities in close proximity to public transport routes and public open spaces.

The allotment pattern along Brooklyn Avenue is relatively consistent with a majority of allotments having a frontage width of 17m or greater. The exception to this is two battle-axe allotments located on the northern side of Brooklyn Avenue (11 and 27 Brooklyn Avenue) and two narrow allotments located on the southern side (10 and 10A Brooklyn Avenue). By adopting a semi-detached form, the proposed dwellings give the appearance of one building when viewed from the street and adjoining allotments. This assists in disguising the narrow width of the proposed allotments. As the frontage shortfall is unlikely to be readily perceived from the street, it is not considered to be fatal to the proposal.

Built Form

Front and Side Setbacks

The front setback of the proposed dwellings does not meet the minimum requirement of 9.5m, which is the average front setback of the two adjacent dwellings, as per PDC 8 of the Residential Zone. It is important to note that the front setback measurement is taken from the closest point of the dwelling, which is the porch in this instance.

The main façade of the dwellings is setback between 8m and 8.5m from the front property boundary, which more closely aligns with the Development Plan requirement. The upper level overhang and front porch element adds articulation to the front façade which reduces the visual dominance of the building when viewed from the street. Furthermore, landscaping at the road frontage will provide visual separation between the dwellings and the street. Taking into consideration the above, the front setback shortfall is not fatal to the proposal.

The upper level side setback to the external boundaries falls short of meeting the minimum requirement by 0.2m. This is considered to be relatively minor and will not result in a notable increase in visual impact and overshadowing to adjoining allotments.

Wall Height

The wall height of the proposed dwellings exceeds the maximum requirement by 0.4m. The increased wall height (measured from natural ground) directly results from the minimum FFL requirement for dwellings within a flood inundation area. The FFL requirement is put in place to protect property and people from the risks of flooding and cannot be avoided.

The proposed dwellings will be of a similar height and scale to a number of newer dwellings along Brooklyn Avenue, namely 10 and 10A Brooklyn Avenue and 15 Brooklyn Avenue. These existing dwellings have all been subject to the same flooding constraints and requirements and have raised FFLs.

When considering the scale of a standard two storey dwelling, the additional 0.4m wall height is unlikely to result in a notable increase in visual impact and overshadowing. As such, the increased wall height is considered to be appropriate.

Amenity

Overlooking

Overlooking from the upper level of the dwelling has been suitably mitigated by high level windows and fixed obscure glazing.

Due to flooding constraints, the FFL of the proposed dwellings sits approximately 0.8m higher than finished ground at the rear boundary and between 0.6m and 0.75m higher than finished ground at the side boundaries. As such, overlooking is likely to occur from the lower level windows and alfresco of the proposed dwellings to the adjoining allotments to the side and rear. The applicant has increased the fence height to 2.1m with 0.3m of slat screening at the top. This is considered to be a suitable solution and will mitigate unreasonable overlooking from the proposed development. PDC 10 of the Design and Appearance module is satisfied as the proposed development minimises direct overlooking to habitable rooms and private open space of adjoining dwellings.

Overshadowing and Visual Impact

The proposed dwellings are considered to have an acceptable level of overshadowing on the adjoining residential allotments. The orientation of the allotment is ideal in that a majority of overshadowing will be restricted to the road and verge area to the south. No overshadowing will occur to the north. Morning shade is likely to reach the adjoining allotment to the west and afternoon shade is likely to reach the adjoining allotment to the east. In any instance, the level of overshadowing is within the parameters specified by PDCs 11 and 12 of the Residential Development module, in that north facing windows of adjoining dwellings receive at least 3 hours of direct sunlight and the private open space (35m² minimum) of adjoining allotments receive at least 2 hours of direct sunlight on the 21 June.

The proposed dwellings are considered to have an acceptable visual impact on the adjoining residential allotments. The proposed dwellings each have a generous rear setback, well in excess of the minimum requirements specified within the Development Plan. The upper level has a relatively minor footprint when compared to the ground level of the dwellings. Landscaping has been introduced to assist in screening and breaking up the visual bulk of the building when viewed from adjoining allotments and the street. While the fence height is greater than the standard 1.8m, the height is required to protect the privacy of adjoining residents. The slat screening will assist in breaking up the fence and reducing its visual dominance.

Landscaping

The applicant has provided a detailed landscaping schedule incorporated into the Proposed Site Plan by Inspire Design Studio. Soft landscaping comprises approximately 33% of the development site (assuming the rear yard is landscaped), easily satisfying PDC 4 of the Landscaping, Fences and Walls module. Paving seals the driveways and perimeter paths which is reasonable and expected.

While the plant species indicated are not locally indigenous, the selection includes plant species of varying heights and forms to complement the modern architectural design of the proposed dwellings. A number of trees are incorporated within the development to maximise shade and shelter and assist with climate control around buildings. These trees will also assist in reducing the bulk of the buildings. The driveways have been tapered which minimises hard paved surfaces and allows for notable plantings at the road frontage. Accordingly, the proposed development satisfies PDC 1 of the Landscaping, Fences and Walls module.

Hazards - Flooding

In order to protect the dwellings from flood inundation and to allow for the free flow of water through the site, the applicant has raised the FFL of the dwellings above the predicted flood level and provided flood corridors on all sides of the dwelling. As such, the proposed development satisfies Objective 4 and PDC's 1, 2, 3, 4 and 6 of the Hazards module.

Earthworks and Retaining

Earthworks are required in order to raise the FFL of the dwellings above the predicted flood level. A majority of fill will be concentrated internal to the site underneath the footprint of the dwellings. The land to the sides of the dwelling will be filled no more than 0.2m above natural ground in order to preserve flood flow corridors. As a result, retaining no greater than 0.2m in height is required. Taking into account the flooding constraints of the site, the extent of earthworks and retaining is considered to be appropriate. Minimal retaining on the external boundaries is also a positive result.

Vehicular Access

As shown in the internal referrals table above, both the City Assets and City Operations departments are supportive of the proposed access arrangements. Furthermore, the positioning of the crossovers preserves one on-street car parking space. PDC 12 of the Land Division module and PDCs 8 and 24 of the Transportation and Access module are satisfied by the proposal.

Stormwater Management

City Assets have raised no concerns with the proposed stormwater management system and have advised that stormwater detention is not required for this development.

Aircraft Noise

The subject site is situated within the 25 Australian Noise Exposure Forecast (ANEF) contour. Dwellings within this noise contour are required to adopt construction materials and techniques recommended by an acoustic engineer to suitably mitigate aircraft noise in accordance with *Australian Standard AS2021:2015 - Acoustics - Aircraft noise intrusion - Building siting and construction*. Given the considerable expense of an acoustic report and the uncertainty surrounding the outcome of this development application, it is appropriate for the acoustic report to form a Reserved Matter.

SUMMARY

The proposed land division and construction of semi-detached dwellings are considered to be a desired, orderly and appropriate form of development within the Policy Area. The built form and allotment density sufficiently accords with the desired character and will not negatively impact the existing character of the locality. The proposal achieves an increased density in close proximity to public open space, public transport and an educational establishment which provides the benefit of easy access to services and passive recreation.

The proposal incurs shortfalls in terms of frontage width, setbacks and wall height. These shortfalls have been determined to be acceptable and are not considered to be fatal to the proposal. Overshadowing and visual impact is considered to be within acceptable limits and overlooking suitably minimised to maintain the privacy of adjoining properties. Landscaping is of a high quality and flooding requirements have been met.

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 12 July 2018 and warrants Development Plan Consent, Land Division Consent and Development Approval (for land division application only).

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. 211/489/2018 by Stunning Homes to undertake Land division - Torrens Title; SCAP No. 211/D056/18; Create one (1) additional allotment at 7 Brooklyn Avenue, Brooklyn Park (CT 5703/705) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the approved Plan of Proposed Division prepared by Pyper Leaker Surveying Services relating to Development Application No. 211/489/2018 (SCAP 211/D056/18).

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

Land Division Consent Conditions: SCAP Requirements

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.

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 the South Australian 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 Development Assessment Commission for Land Division Certificate Purposes.

Reason: To satisfy the requirements of the 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 for Application No. 211/769/2019 by Sunny Chauhan to undertake the construction of two (2) two-storey semi-detached dwellings and a combined fence and retaining wall (2.6m maximum combined height) at 7 Brooklyn Avenue, Brooklyn Park (CT 5703/705) subject to the following reserved matter and conditions of consent:

Reserved Matter:

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

1. As the subject land is located within an area depicted within AS2021:2015 as being exposed to an Australian Noise Exposure Forecast (ANEF) of 20 or higher, an acoustic report prepared by a suitably qualified professional must be provided that assesses the suitability of the development against AS2021, identifying measures that need to be incorporated into the building design to address the impacts of aircraft noise. All design measures recommended within the report shall be reflected on the plans submitted for Building Rules consent and final Development Approval.

Development Plan Consent Conditions:

1. The development shall be undertaken and completed in accordance with the following plans contained within this application except where varied by any condition(s) listed below.
 - a) Architectural Plans by Inspire Design Studio (Revision: E, Date: 11/10/19); and
 - b) 'Civil Plan' by Triaxial Consulting (Revision: D, Date: 18/10/19).

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

2. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.

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 of the dwellings approved herein, and shall be maintained in good condition at all times to the reasonable satisfaction of Council.

Reason: To ensure that dust nuisance is minimised.

4. All landscaping shown on the approved 'Proposed Site Plan' by Inspire Design Studio (Revision: E, Date: 11/10/19), shall be planted within three (3) months of the occupation of the dwellings approved herein.

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

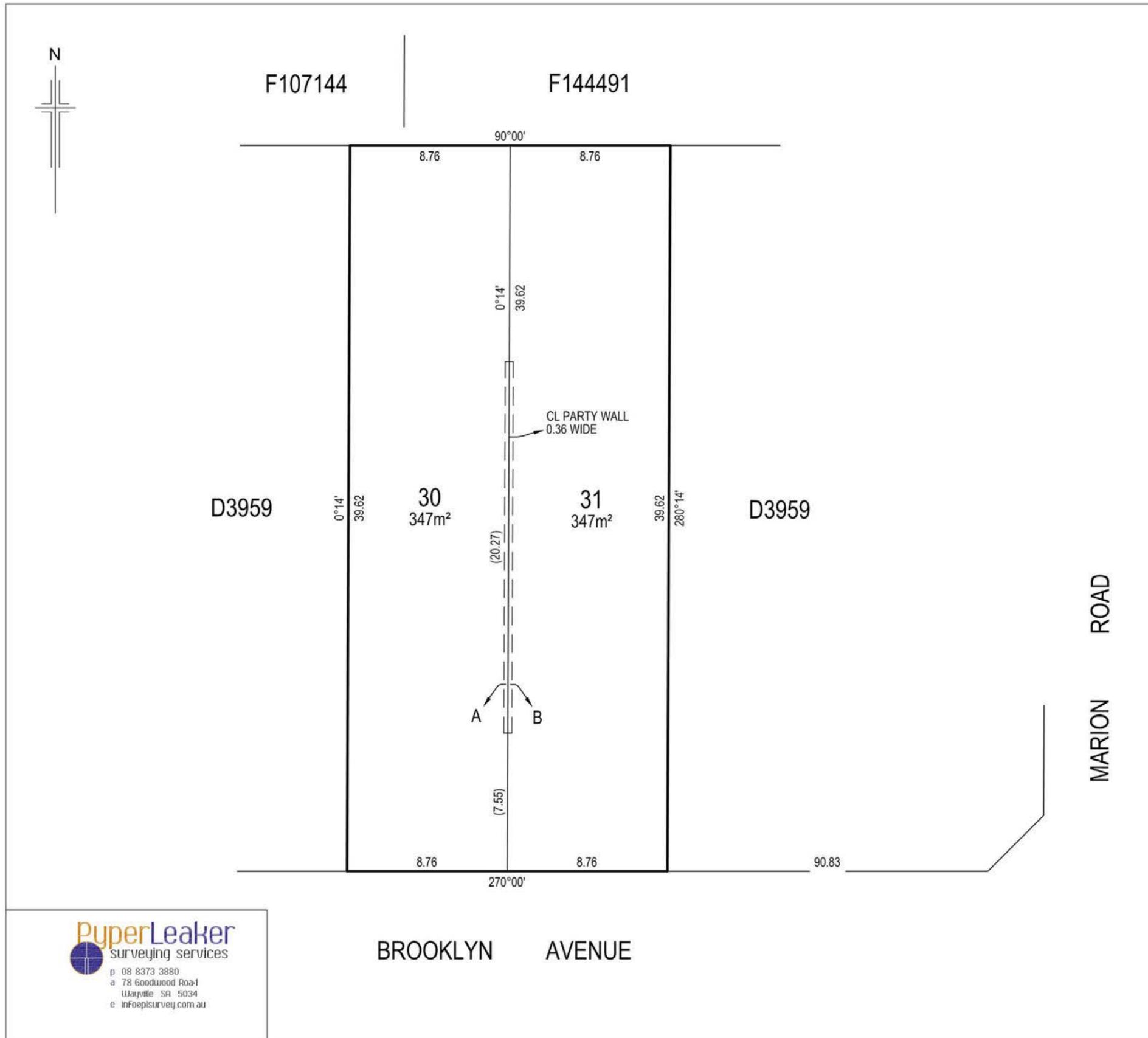
5. All landscaping shall be maintained in good health and condition at all times and any dead or diseased plants shall be replaced immediately to the reasonable satisfaction of the Council.

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

Attachments

1. **Relevant Development Plan Provisions**
2. **Proposed Plans**
3. **Referral Responses**

General Section		
Building near Airfields	<i>Objectives</i>	-
	<i>Principles of Development Control</i>	6
Crime Prevention	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3
Design and Appearance	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 9, 10, 11, 12, 13, 14, 15
Hazards	<i>Objectives</i>	1, 2, 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7
Land Division	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 8, 12
Landscaping, Fences and Walls	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 6
Natural Resources	<i>Objectives</i>	6, 7, 10
	<i>Principles of Development Control</i>	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
Residential Development	<i>Objectives</i>	1, 2, 3, 4
	<i>Principles of Development Control</i>	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27
Transportation and Access	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 2, 8, 10, 11, 23, 24, 30
Waste	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 5, 6



PROPOSED PLAN OF DIVISION

Council: CITY OF WEST TORRENS
 DEV. No.: **211/D056/18**

TITLE SYSTEM: REAL PROPERTY ACT
 TITLE REFERENCE: CT 5703/705
 TOTAL AREA: 694m²
 MAP REFERENCE: 6628/41/1

HUNDRED: ADELAIDE
 AREA: BROOKLYN PARK

**ALLOTMENT 217 IN D3959
 7 BROOKLYN AVENUE**

STATEMENTS CONCERNING EASEMENTS ANNOTATION:
 AND AMENDMENTS

PLEASE REFER TO DA 211/352/2018 FOR PROPOSED BUILT FORM.

RECIPROCAL PARTY WALL RIGHTS ARE TO BE CREATED OVER THE PORTIONS MARKED A AND B.

EXISTING STRUCTURES ARE TO BE REMOVED.

NOTE:
 THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO SURVEY AND THE REQUIREMENTS OF COUNCIL AND OTHER RELEVANT AUTHORITIES.

NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

SCALE 1:200 (A3)	REVISION: A
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DATA SUBJECT TO SURVEY
 DATE: 26/07/2019 BP REF: PL8814

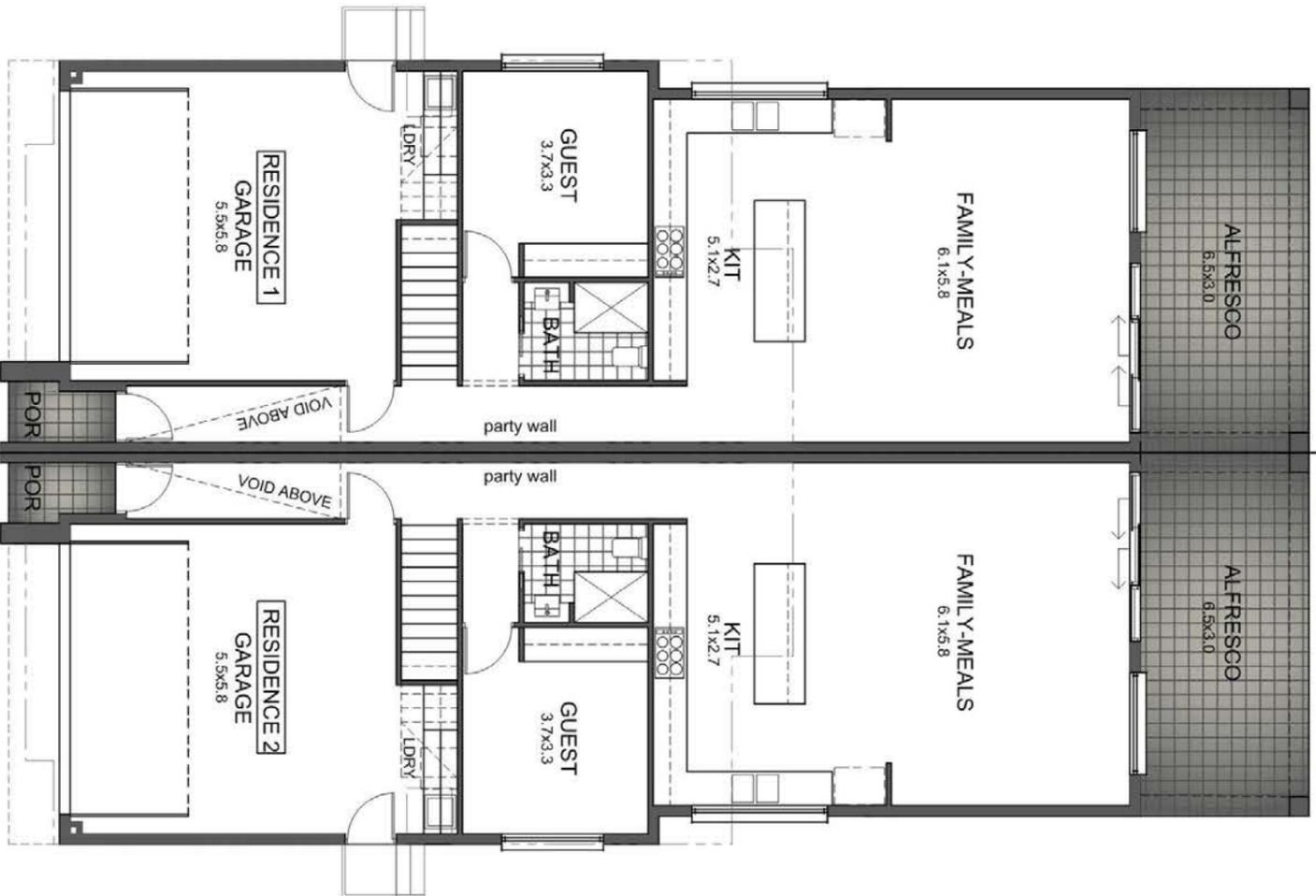
PyperLeaker
 surveying services
 p: 08 8373 3880
 a: 78 Goodwood Road
 Wayville SA 5034
 e: info@pyperleaker.com.au

FOR PLANNING APPROVAL ONLY

HEBEL PANEL CONSTRUCTION
TIMBER FRAME CONSTRUCTION

AREAS: RESIDENCE 1	
LIVING	91.11
ULIVING	87.96
ALFRESCO	19.38
GARAGE	37.35
PORTICO	2.62
TOTAL	238.42m² (25.65 squares)

AREAS: RESIDENCE 2	
LIVING	91.11
ULIVING	87.96
ALFRESCO	19.38
GARAGE	37.35
PORTICO	2.62
TOTAL	238.42m² (25.65 squares)



proposed lower floor plans

SCALE 1:100 @ A3

FOR MORE INFORMATION CONTACT
INSPIRE DESIGN STUDIO
15B KING WILLIAM ST
KENT TOWN SA 5067



PROPOSED RESIDENCE

AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

Drawn	Checked	Date
A.P	A.P	JAN 2018
Scale		
AS SHOWN		12.12.18_Rev A
		13.12.18_Rev B
		27.08.19_Rev C
		24.09.19_Rev D
		11.10.19_Rev E
Job No.	Sheet No.	
5044_18	2 OF 6	

Contractors are to verify all dimensions and levels on site before commencing any works or preparing shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately.



FOR PLANNING APPROVAL ONLY

HEBEL PANEL CONSTRUCTION
TIMBER FRAME CONSTRUCTION

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GARAGE	37.35
PORTICO	2.62
TOTAL	238.42m² (25.65 squares)



proposed upper floor plans
SCALE 1:100 @ A3

PERFORMED, CHECKED, AND DRAWN BY THE
REGISTERED ARCHITECTS AND ENGINEERS
IN THE PROVINCE OF WESTERN CAPE
DOCUMENTATION



15B KING WILLIAM ST
KENT TOWN SA 5067

PROPOSED RESIDENCE

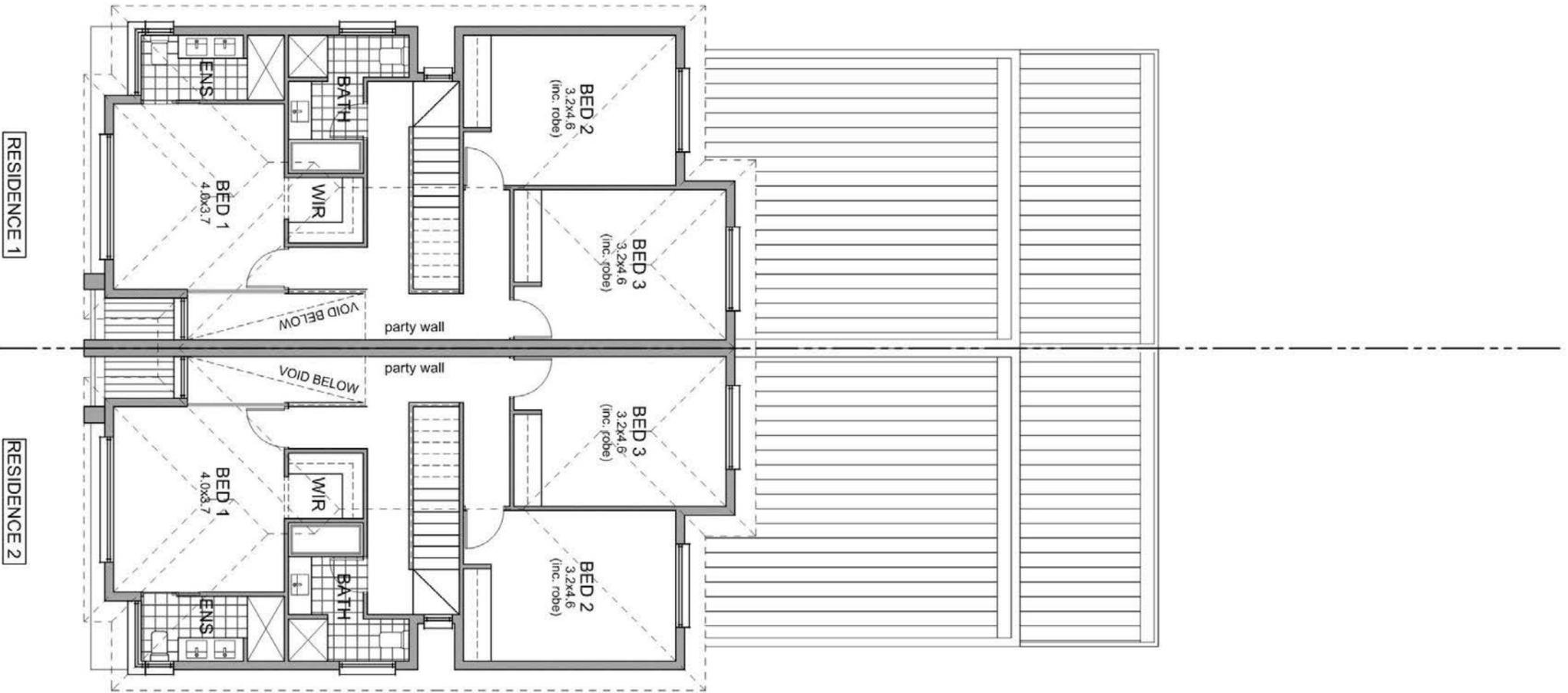
AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

Drawn	Checked	Date
A.P	A.P	JAN 2018
Scale		
AS SHOWN		12.12.18_Rev A
		13.12.18_Rev B
		27.08.19_Rev C
		24.09.19_Rev D
		11.10.19_Rev E

Job No. 5044_18
Sheet No. 3 OF 6

Contractors are to verify all dimensions and levels on site before commencing any works or preparing shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately.



J R P R O J E C T S S A

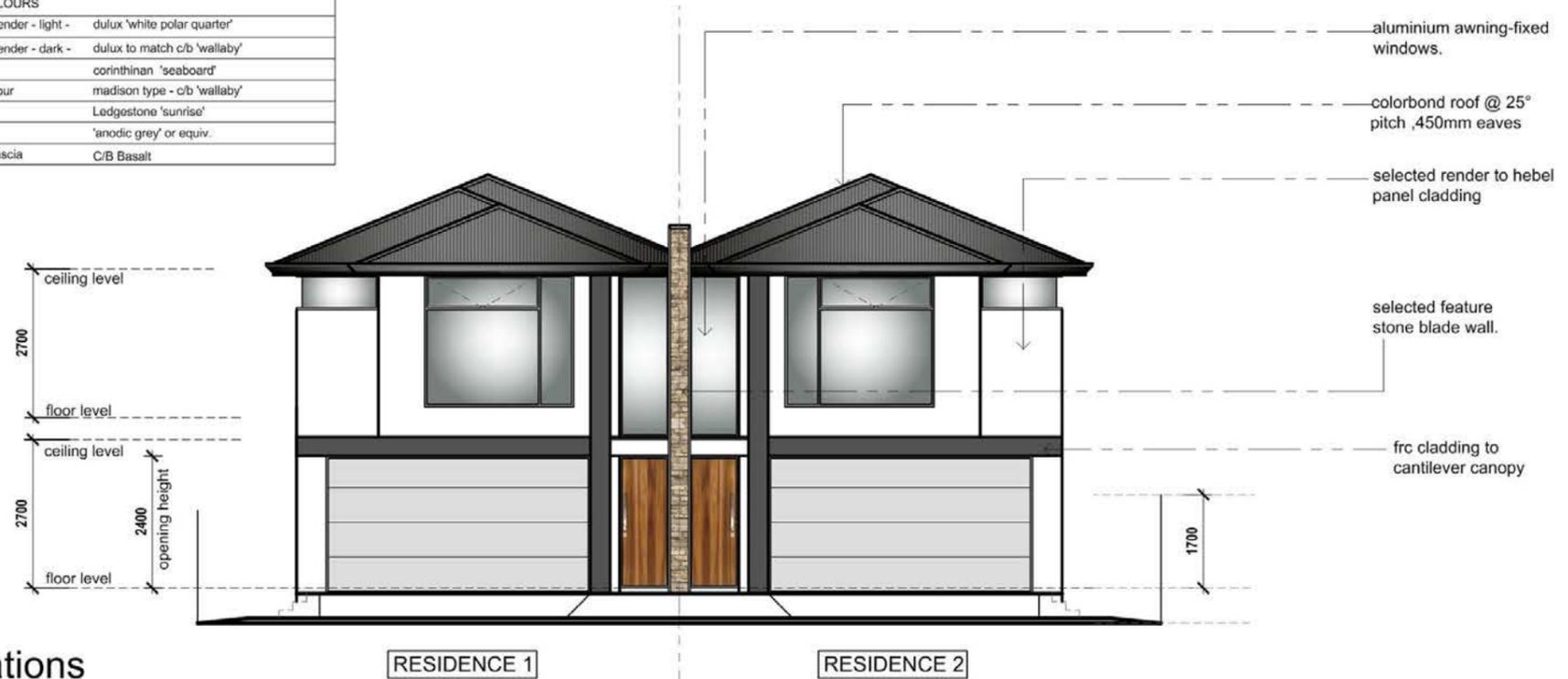
FOR PLANNING APPROVAL ONLY

HEBEL PANEL CONSTRUCTION
TIMBER FRAME CONSTRUCTION

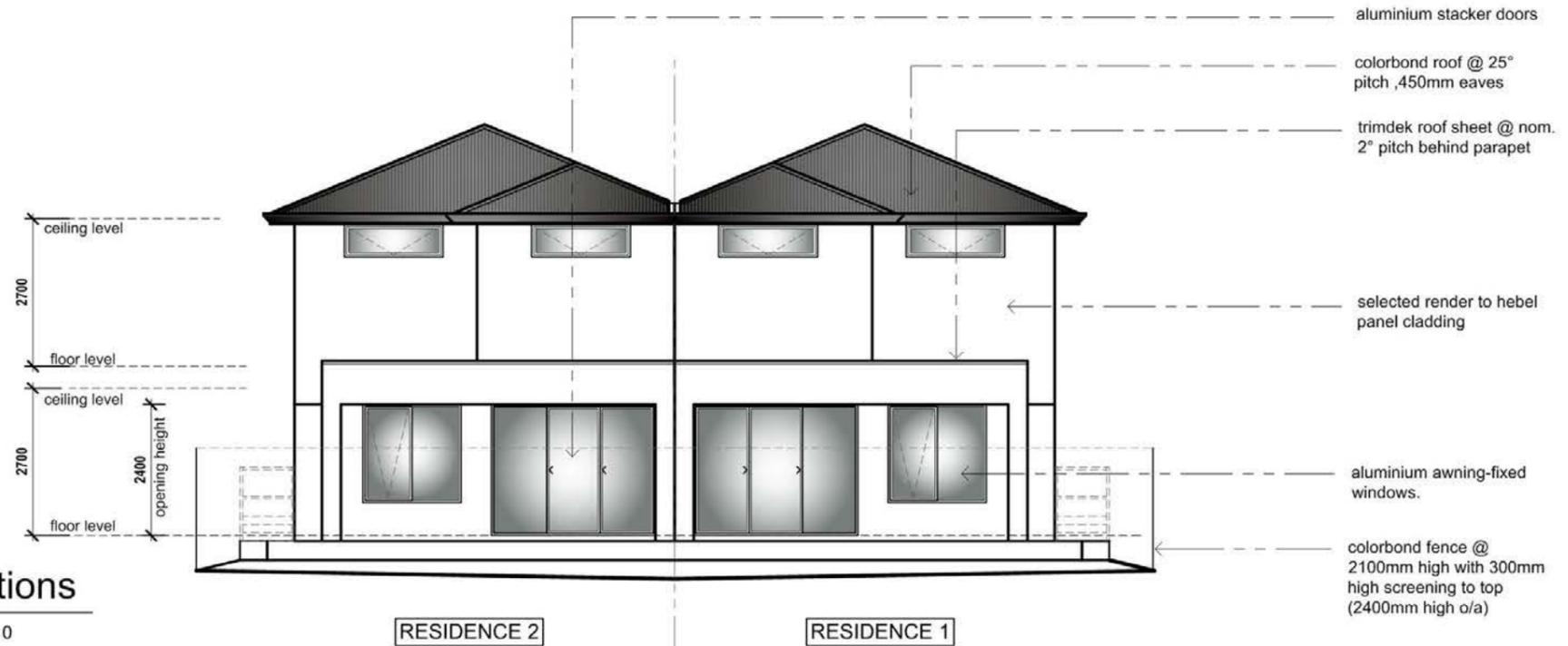
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EXTERNAL COLOURS	
hebel cladding render - light -	dulux 'white polar quarter'
hebel cladding render - dark -	dulux to match c/b 'wallaby'
front door	corinthian 'seaboard'
garage door colour	madison type - c/b 'wallaby'
feature stone	Ledgestone 'sunrise'
window frames	'anodic grey' or equiv.
roof + gutter + fascia	C/B Basalt



front elevations
SCALE 1:100



rear elevations
SCALE 1:100



15B KING WILLIAM ST
KENT TOWN SA 5067

PROPOSED RESIDENCE

AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

Drawn	Checked	Date
A.P	A.P	JAN 2018
		12.12.18_Rev A
		13.12.18_Rev B
		27.08.19_Rev C
		24.09.19_Rev D
		11.10.19_Rev E
Job No.	Sheet No.	
5044.18	4 OF 6	

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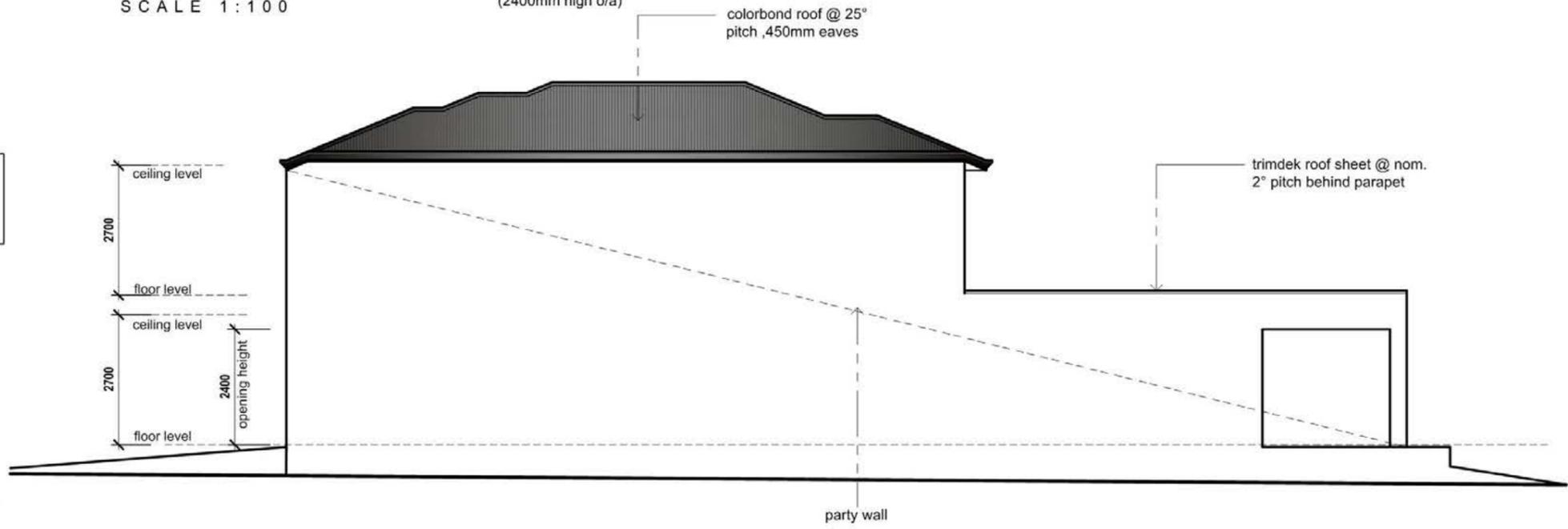
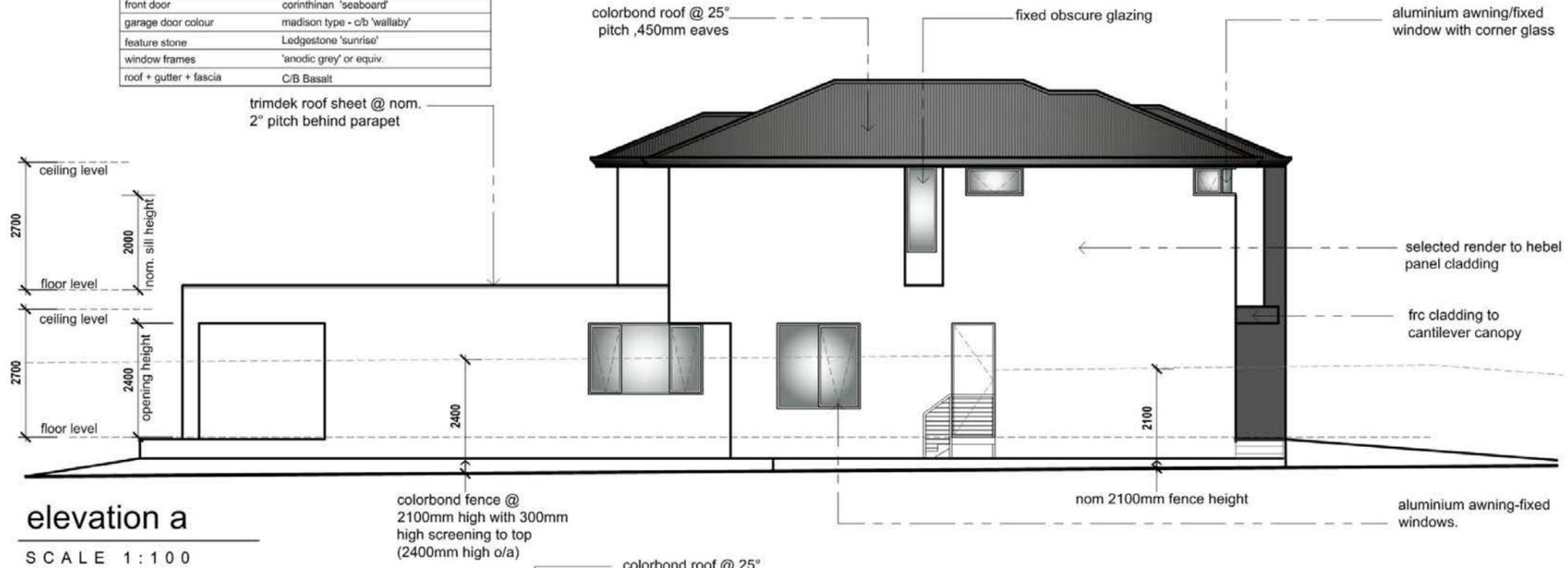
FOR PLANNING APPROVAL ONLY

HEBEL PANEL CONSTRUCTION
TIMBER FRAME CONSTRUCTION

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feature stone	Ledgestone 'sunrise'
window frames	'anodic grey' or equiv.
roof + gutter + fascia	C/B Basalt



15B KING WILLIAM ST
KENT TOWN SA 5067

PROPOSED RESIDENCE

AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

Drawn	Checked	Date
A.P	A.P	JAN 2018
		12.12.18_Rev A
		13.12.18_Rev B
		27.08.19_Rev C
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		11.10.19_Rev E
Job No.	Sheet No.	
5044.18	5 OF 6	

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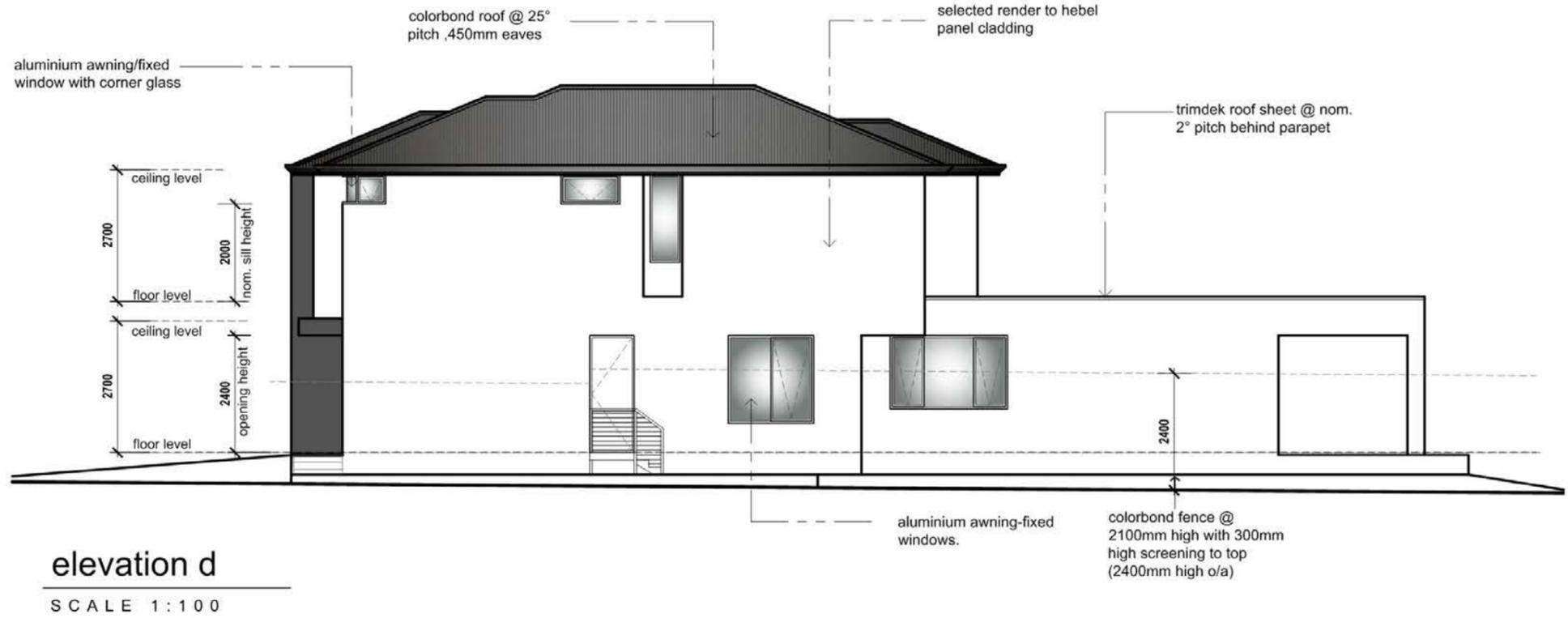
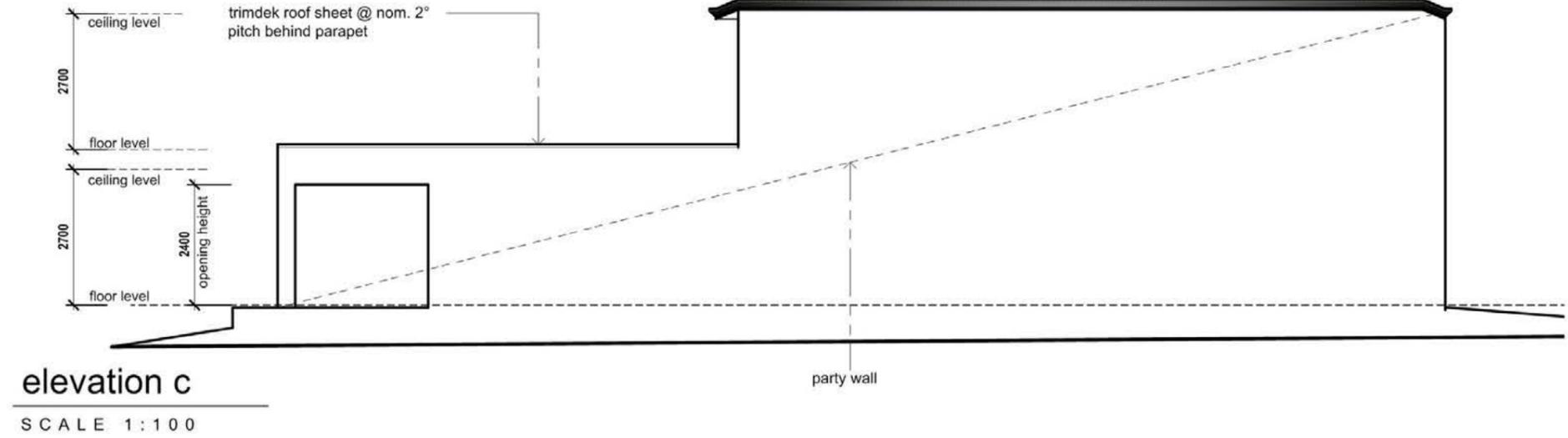
FOR PLANNING APPROVAL ONLY

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TIMBER FRAME CONSTRUCTION

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15B KING WILLIAM ST
KENT TOWN SA 5067

PROPOSED RESIDENCE

AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

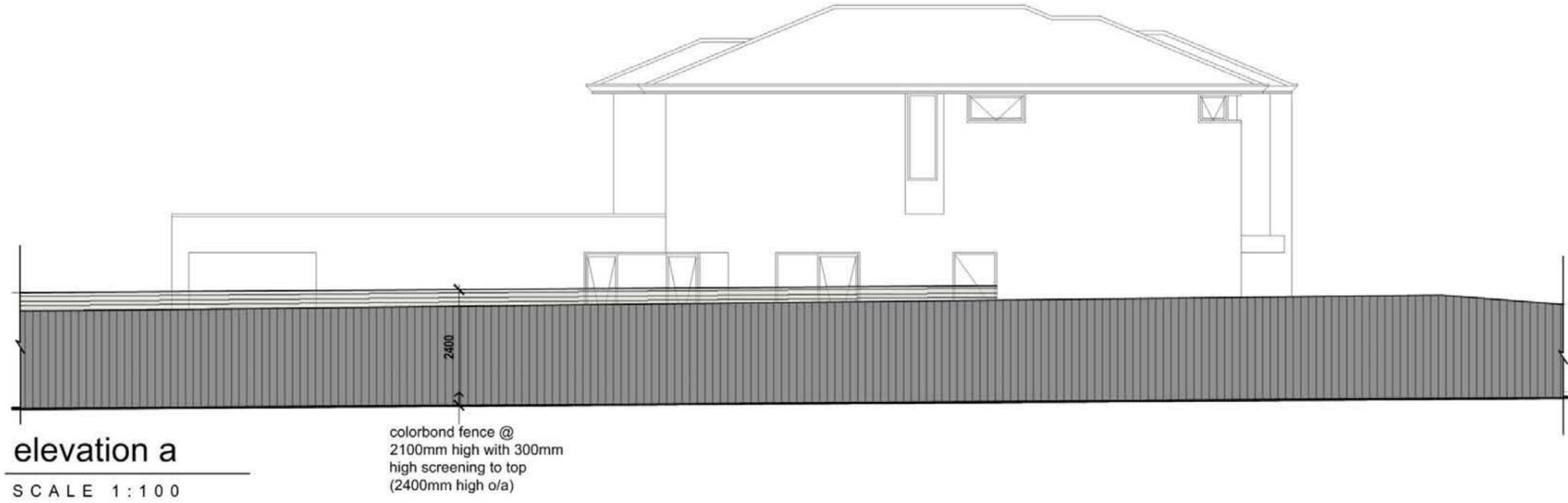
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Job No.	Sheet No.	
5044.18	6 OF 6	

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FOR PLANNING APPROVAL ONLY

HEBEL PANEL CONSTRUCTION
TIMBER FRAME CONSTRUCTION



inspire
Design Studio

15B KING WILLIAM ST
KENT TOWN SA 5067

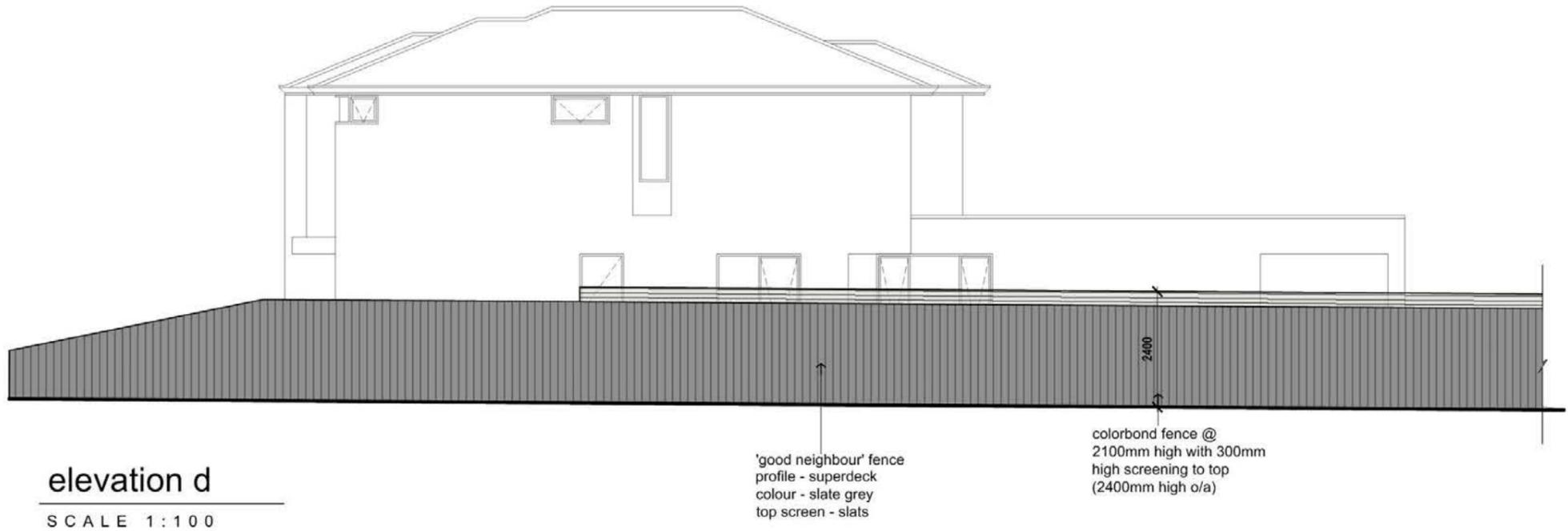
PROPOSED RESIDENCE

AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

Drawn	Checked	Date
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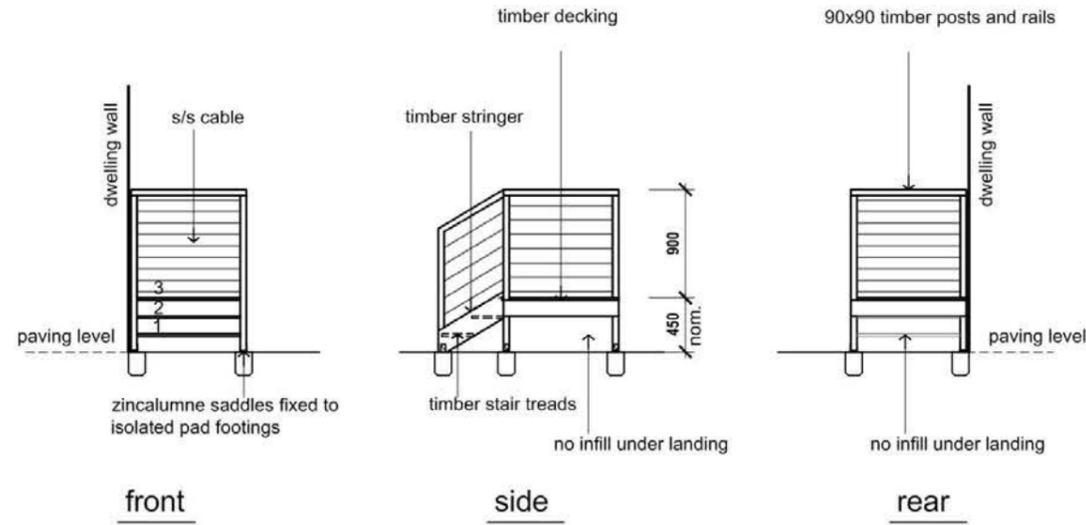
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J R P R O J E C T S S A

FOR PLANNING APPROVAL ONLY

HEBEL PANEL CONSTRUCTION
TIMBER FRAME CONSTRUCTION



external side entry stair / landing detail

SCALE 1:50



15B KING WILLIAM ST
KENT TOWN SA 5067
PROPOSED RESIDENCE

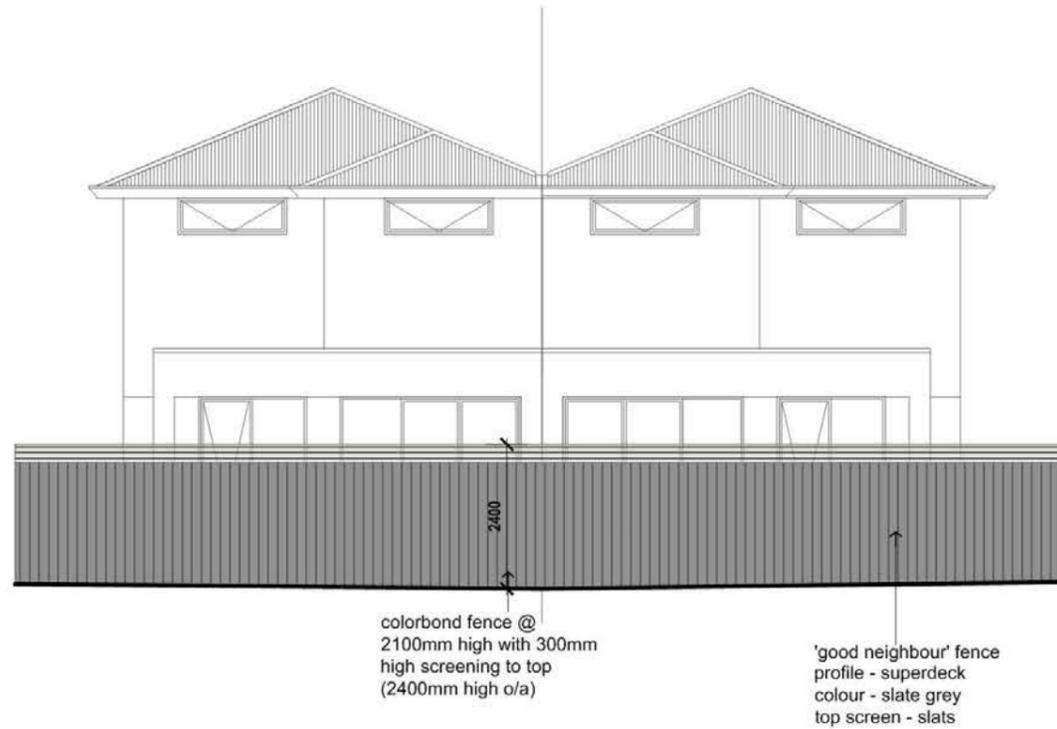
AT:
7,
BROOKLYN AVE,
BROOKLYN PARK

CLIENT:
JR PROJECTS SA

Drawn	Checked	Date
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		24.09.19_Rev D
		11.10.19_Rev E
Job No.	Sheet No.	
5044.18	2 OF 2	

rear elevations

SCALE 1:100



GENERAL NOTES

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- G2 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- G3 ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. ENGINEER'S DRAWINGS ISSUED IN ANY ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. REFER TO THE ARCHITECT'S DRAWINGS FOR ALL DIMENSIONAL SETOUT INFORMATION.
- G4 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- G5 ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ACCEPTABLE SAFETY STANDARDS & APPROPRIATE SAFETY SIGNS SHALL BE INSTALLED AT ALL TIMES DURING THE PROGRESS OF THE JOB.
- G6 WHERE TREES ARE REMOVED, ALL ORGANIC MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL OF THE SAME SOIL PROPERTIES AS NATURAL GROUND. MOISTURE CONTENT OF NEW FILL TO BE NO LESS THAN EXISTING SITE SOIL.
- G7 RETAINING WALLS SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON-SITE BY THE CONTRACTOR. HEIGHTS ARE ESTIMATED FROM LEVELS SHOWN ON THE SURVEY. NEIGHBOURING GROUND LEVELS OR EXISTING RETAINING WALL ALONG THE BOUNDARY MAY MEAN THAT NEW RETAINING WALLS WILL BE HIGHER.

STORMWATER DRAINAGE NOTES

- 1. 40mm OF LAGGING IS REQUIRED TO ALL STORMWATER PIPES THAT PASS THROUGH FOOTINGS.
- 2. FLEXIBLE CONNECTIONS SHALL TO BE PROVIDED TO THIS SITE - REF TO FOOTING DETAILS SHEETS.
- 3. SUITABLE VERTICAL EXPANSION JOINTS TO BE PROVIDED TO DOWNPIPES AT PAVEMENT LEVEL.
- 4. GRADE PAVEMENT TO ALL PIT LOCATIONS AT MIN 1.0%. DURING CONSTRUCTION WATER RUN-OFF SHALL BE COLLECTED AND CHANNLED AWAY FROM THE BUILDING AND NEIGHBOURING PROPERTIES.
- 5. 450mm COVER TO STORMWATER PIPES IN VEHICLE AREAS WITHOUT PAVING AND 100mm COVER FROM UNDERSIDE OF PAVEMENTS
- 6. SET-OUT OF BUILDING IS TO BE AS PER ARCH DRAWINGS. STORMWATER SYSTEM AND ALL EXTERNAL PAVING AND RETAINING WALLS ARE TO BE COMPLETED BY OWNER UNLESS OTHERWISE SPEC IN THE BUILDING CONTRACT AND IS TO BE COMPLETED AS SOON AS THE BUILDING IS HANDED OVER TO THE OWNER.
- 7. RETAINING WALLS ARE APPROXIMATE. TO BE USED FOR ESTIMATING PURPOSES ONLY.
- 8. REFER TO FOOTING DETAILS AND CONSTRUCTION REPORT FOR REQUIREMENTS OF ALL TRENCH EXCAVATIONS NEXT TO FOOTINGS.
- 9. CONSTRUCTION SHALL COMPLY WITH AS/NZS 3500.3.

LEGEND

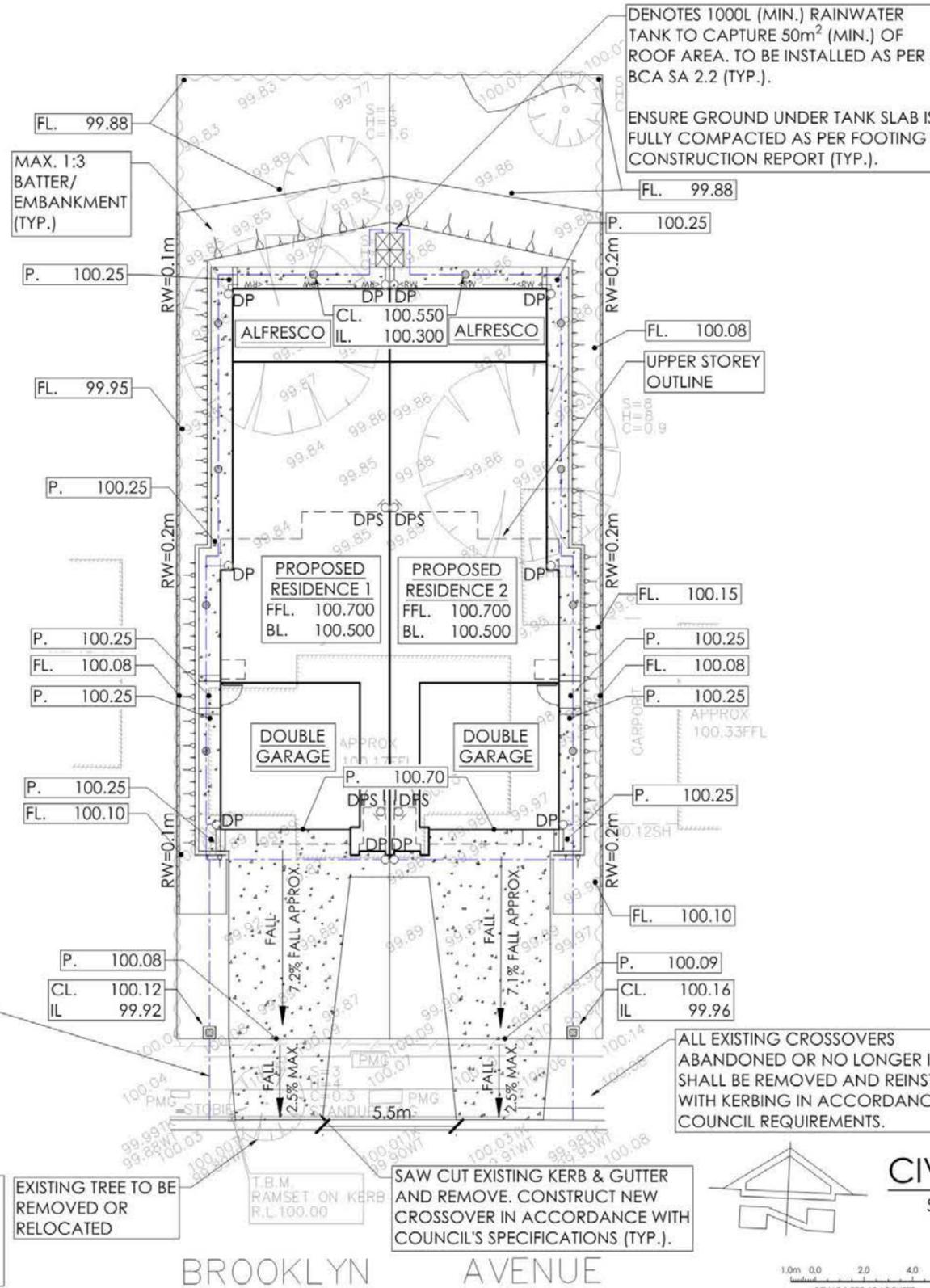
EXISTING SITE LEVELS AND DETAILS BASED ON BASIC SURVEY TO BE CONFIRMED BY BUILDER.

- PAVEMENT TO ARCH. REQUIREMENTS REFER TO FOOTING DETAILS FOR MIN. REQ.
- SURFACE INSPECTION OPENING
- GRATED INLET PIT 300x300 MIN.
- GRATED INLET PIT 90 DIA. MIN.
- DOWNPIPE 90 DIA. OR 150x50 MIN.
- ROOFWATER LINE (SEALED SYSTEM PIPE)
- STORMWATER PIPE 90 DIA. MIN 1:200 FALL
- SELECTED RETAINING WALL

NOTE:

BUILDER IS TO CHECK THERE IS ADEQUATE FALL TO STORMWATER AND SEWER PIPES PRIOR TO COMMENCING EARTHWORKS WITH PROPOSED BENCH LEVEL.

THIS IS AN ENGINEERING SURVEY AND SHALL NOT BE TAKEN AS A BOUNDARY IDENTIFICATION. THE BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.



NOTE:

WHERE TREES ARE TO BE REMOVED, ALL ORGANIC MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL OF THE SAME SOIL PROPERTIES AS NATURAL GROUND. MOISTURE CONTENT OF NEW FILL TO BE NO LESS THAN EXISTING SITE SOIL.

WARNING:

BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF SERVICES IF SHOWN, ARE INDICATIVE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES HAVE BEEN DOCUMENTED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE WORKS AFFECTED AREAS PRIOR TO ANY ON-SITE EXCAVATION.

DISCHARGE STORMWATER VIA 100(W) x 50(H) x 2mm RHS GALVANISED STEEL (TYP.).

ALL EXISTING CROSSOVERS ABANDONED OR NO LONGER IN USE SHALL BE REMOVED AND REINSTATED WITH KERBING IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

EXISTING TREE TO BE REMOVED OR RELOCATED

SAW CUT EXISTING KERB & GUTTER AND REMOVE. CONSTRUCT NEW CROSSOVER IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS (TYP.).

REVISED FOR APPROVAL	18/10/19	D	ST.H
REVISED FOR APPROVAL	19/09/19	C	J.S.
REVISED FOR APPROVAL	24/07/19	B	FT
ISSUED FOR APPROVAL	05/04/18	A	FT
AMENDMENTS	DATE	ISSUE	BY
STATUS			

ISSUED FOR APPROVAL



1300 874 294 | TRIAXIAL.COM.AU
 LEVEL 2, 1 KING WILLIAM ROAD, UNLEY, SA 5061
 PO BOX 474, TANUNDA, SA 5352
 SYDNEY | ADELAIDE | BAROSSA | DARWIN | MUDGEE

BUILDER
 JR PROJECTS
 0413 169 744

PROJECT
 PROPOSED RESIDENCE
 Lot 7 Brooklyn Avenue
 Brooklyn Park SA

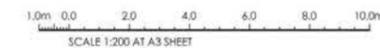
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DRAWING TITLE
 CIVIL PLAN

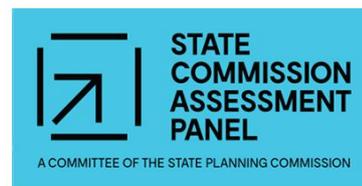
DRAWING NO. ISSUE
 TX12742.31 C1.0 D

CIVIL PLAN

SCALE 1:200



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



28 May 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D056/18 (ID 61710)
for Land Division by Stunning Homes

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 11 May 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.
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

Biljana Prokic

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



28 May 2018

Our Ref: H0072380

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

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D056/18 AT BROOKLYN PARK

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.

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

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

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/769/2019

Assessing Officer:	Ebony Cetinich
Site Address:	7 Brooklyn Avenue, BROOKLYN PARK SA 5032
Certificate of Title:	CT-5703/705
Description of Development	Construction of two (2) two-storey semi-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 14 August, 2019



Memo

To Ebony Cetinich
From Richard Tan
Date 14-Aug-2019
Subject 211/769/2019, 7 Brooklyn Avenue, BROOKLYN PARK SA 5032

Ebony Cetinich,

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 – In Excess of 500mm Zone

- 1.1 This development is located predominately in excess of '500mm' area of flood effect as nominated in Council's Development Plan within the Keswick and Brown Hill Creek flood plain mapping.

In accordance with the provided 'Civil Plan' (Triaxial, Ref: TX12742.31-C1.0-B, dated 24/7/2019), the FFLs of the proposed development (100.800 minimum) have been assessed as satisfying minimum requirements (100.700) in consideration of street and/or flood level information.

- 1.2 In the 'In Excess of 500mm' anticipated flood depth zone, it is typically requested that a minimum 1000mm wide flood corridor be provided on one side boundary and a minimum 2000mm wide flood corridor be provided on the opposite boundary.

To preserve the ability for flood flows to move through this site, it will also be required that the flood flow corridors indicated above and the general site levels be maintained within 200mm of the existing natural site levels. The only exception to this being the works necessary to provide access into the garage, although the servicing of such access locations must not be permitted to impact on the critical flow corridors.

It is noted that the proposed development has achieved a minimum 1000mm wide flood corridor and a minimum 2000mm flood corridor at the Northern and Southern boundary. However, a minimum 2000mm flood corridor should be allowed in one of the Eastern/Western boundary.



Between the City and the Sea

It would consequently be requested that as part of the application detailed information on the proposed site levels also be provided and include details of ramps and building access.

- 1.3 I noted that the garage opens directly onto the flood corridor area. Given that there will be a height difference of 600-800mm, steps are anticipated for the doorway. These steps should be located in such a way to allow free flow of water within the corridor.

It would consequently be requested that as part of the application detailed information on the proposed site levels also be provided and include details of ramps and building access.

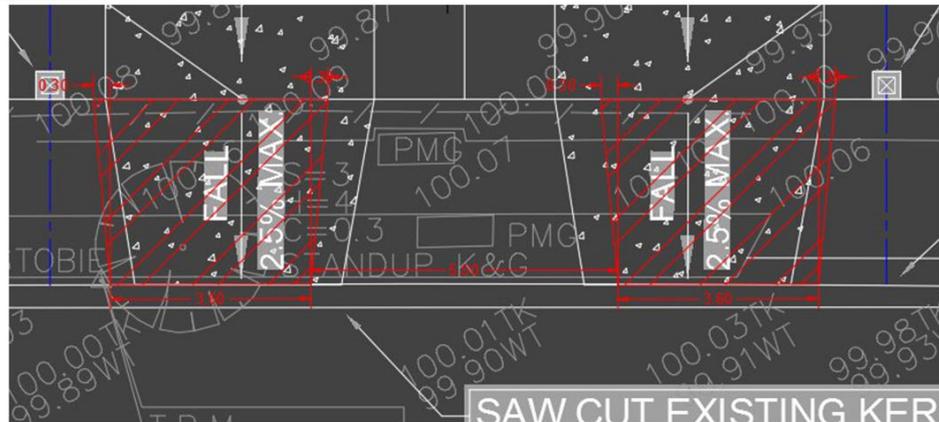
2.0 Verge Interaction

- 2.1 Verge interaction has been assessed as acceptable in accordance with the site layout shown in provided 'Civil Plan' (Triaxial, Ref: TX12742.31-C1.0-B, dated 24/7/2019).
- 2.2 It is noted that the portion of 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 any redundant crossovers will be reinstated.

It is recommended that revised plans showing the reinstatement of redundant crossovers be provided to Council.

3.0 Traffic Requirements

- 3.1 Current proposed crossover is wider than the maximum 3.6m single crossover (measured at kerblines) which would typically be supported by City Asset. To maintain on-street car parking space and at the same time allow a smoother access to the double garage, an invert flaring crossover (3.6m wide at kerblines with 0.3m flaring towards the boundary on each side - 4.2m wide at the boundary) will be supportable.



It is recommended that revised plans showing an invert flaring crossover (3.6m wide at kerblines with 0.3m flaring towards the boundary on each side - 4.2m wide at the boundary) be provided to Council.

- 3.2 With the crossover to be amended as per dot point 3.1 and relocated to provide minimum 5.5m between crossovers, one on-street car parking space will be maintained.

It is recommended that the crossover should be relocated to provide a minimum 5.5m spacing between crossovers for on-street car parking.

- 3.3 The garage dimension as indicated in 'Proposed Lower Floor Plans' (IDS, Ref: 5044.18-2/4-B, dated 13/12/2018) has been assessed as satisfying minimum requirements.
- 3.4 The garage setback distance as indicated in 'Civil Plan' (Triaxial, Ref: TX12742.31-C1.0-B, dated 24/7/2019) has been assessed as satisfying minimum requirements.

4.0 Waste Management

- 4.1 The public kerbside space available for bin presentation has been assessed as satisfying minimum requirement.

5.0 Stormwater Management

- 5.1 Stormwater detention is not required for this development.

Regards
Richard Tan
Civil Engineer

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/769/2019

Assessing Officer:	Ebony Cetinich
Site Address:	7 Brooklyn Avenue, BROOKLYN PARK SA 5032
Certificate of Title:	CT-5703/705
Description of Development	Construction of two (2) two-storey semi-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 26 September, 2019



Memo

To Ebony Cetinich
From Richard Tan
Date 26-Sep-2019
Subject 211/769/2019, 7 Brooklyn Avenue, BROOKLYN PARK SA 5032

Ebony Cetinich,

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 – In Excess of 500mm Zone

- 1.1 This development is located predominately in excess of '500mm' area of flood effect as nominated in Council's Development Plan within the Keswick and Brown Hill Creek flood plain mapping.

In accordance with the provided 'Civil Plan' (Triaxial, Ref: TX12742.31-C1.0-B, dated 24/7/2019), the FFLs of the proposed development (100.700 minimum) have been assessed as satisfying minimum requirements (100.700) in consideration of street and/or flood level information.

- 1.2 Flood corridor provided has been assessed as satisfying minimum requirements.
- 1.3 No further assessment provided. Item still considered outstanding.

I noted that the garage opens directly onto the flood corridor area. Given that there will be a height difference of 600-800mm, steps are anticipated for the doorway. These steps should be located in such a way to allow free flow of water within the corridor.

It would consequently be requested that as part of the application detailed information on the proposed site levels also be provided and include details of ramps and building access.

2.0 Verge Interaction

- 2.1 This has been previously accepted in City Asset's assessment dated 14/08/2019



City of **West Torrens**

Between the City and the Sea

2.2 Portion of existing crossover has been marked reinstatement.

3.0 Traffic Requirements

3.1 Proposed crossover has been assessed as satisfying minimum requirements

3.2 With the crossover to be amended as per dot point 3.1 and relocated to provide minimum 5.5m between crossovers, one on-street car parking space will be maintained.

3.3 This has been previously accepted in City Asset's assessment dated 14/08/2019

3.4 This has been previously accepted in City Asset's assessment dated 14/08/2019

4.0 Waste Management

4.1 The public kerbside space available for bin presentation has been assessed as satisfying minimum requirement.

5.0 Stormwater Management

5.1 Stormwater detention is not required for this development.

Regards
Richard Tan
Civil Engineer

Arboricultural Assessment of Street Trees

Development Application No: **211/352/2018**

REFERRAL DUE DATE: 13 June 2018

Assessing Officer: **Brendan Fewster**
Site Address: **7 Brooklyn Avenue, BROOKLYN PARK SA 5032**
Certificate of Title: **CT-5703/705**
Description of Development **Construction of two (2) single storey 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 - Brendan Fewster

DATE 30 May 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 the location of the proposed crossover for Residence 1 will impact on an existing Ginkgo biloba street tree.







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 - November 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 RFB, 40 dwellings & removal of regulated tree
Schedule 10	211/M015/19	1 Glenburnie Terrace, PLYMPTON	Six-storey RFB, 32 dwellings & associated car parking
Schedule 10	211/M018/19	6 Ebor Avenue, MILE END	Mixed use building comprising ground floor shop & residential apartments

Matters pending determination by the Minister of Planning

Reason for referral	DA number	Address	Description of development
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

Nil

Deferred CAP Items

Nil

Conclusion

This report is current as at 1 November 2019.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Attachments

Nil

9 OTHER BUSINESS

Nil

10 MEETING CLOSE