

CITY OF WEST TORRENS



**MINUTES**

**of the**

**COUNCIL ASSESSMENT PANEL**

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

on

**TUESDAY, 9 APRIL 2019**  
**at 5.00pm**

**Donna Ferretti**  
**Assessment Manager**

## Index

<b>1</b>	<b>Meeting Opened</b> .....	<b>3</b>
	1.1 Evacuation Procedure	
<b>2</b>	<b>Present</b> .....	<b>3</b>
<b>3</b>	<b>Apologies</b> .....	<b>3</b>
<b>4</b>	<b>Confirmation of Minutes</b> .....	<b>4</b>
<b>5</b>	<b>Disclosure Statements</b> .....	<b>4</b>
<b>6</b>	<b>Reports of the Assessment Manager</b> .....	<b>4</b>
	6.1 19 Tennyson Street, KURRALTA PARK.....	4
	6.2 5 Tyson Street, ASHFORD.....	7
	6.3 428 Henley Beach Road, LOCKLEYS .....	9
	6.4 42A West Street, TORRENSVILLE .....	12
	6.5 17 and 19 Carlton Parade, TORRENSVILLE .....	14
	6.6 30-46 Rutland Ave, LOCKLEYS .....	17
	6.7 373 Anzac Highway, CAMDEN PARK.....	19
	6.8 49-51A Port Road, THEBARTON.....	24
	6.9 142 South Road, TORRENSVILLE .....	24
	6.10 185-187 Holbrooks Road, UNDERDALE.....	25
	6.11 1A Northcote Street, TORRENSVILLE .....	25
	6.12 6 Elba Avenue, LOCKLEYS .....	26
	6.13 2A Norwich Street, WEST RICHMOND.....	27
<b>7</b>	<b>Confidential Reports of the Assessment Manager</b> .....	<b>28</b>
	Nil	
<b>8</b>	<b>Summary of Court Appeals</b> .....	<b>28</b>
	8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - April 2019 .....	28
<b>9</b>	<b>Other Business</b> .....	<b>28</b>
<b>10</b>	<b>Meeting Close</b> .....	<b>28</b>

## 1 MEETING OPENED

The Presiding Member declared the meeting open at 5.04pm.

### 1.1 Evacuation Procedure

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

## 2 PRESENT

### Panel Members:

Ms C Dunn (Presiding Member)

Councillor: Ms J Wood

Independent Members: Ms J Strange, Mr B Russ, Ms M Lewis

### Officers:

Mr Angelo Catinari	(General Manager Urban Services)
Dr Donna Ferretti	(Assessment Manager)
Ms Hannah Bateman	(Manager City Development)
Ms Rachel Knuckey	(Team Leader Planning)
Mr Jordan Leverington	(Senior Development Officer - Planning)
Mr Josh Banks	(Senior Development Officer - Planning)
Ms Sonia Gallarello	(Development Officer - Planning)
Ms Ebony Cetinich	(Development Officer - Planning)

## 3 APOLOGIES

### Apologies

#### Panel Members:

Mr M Arman

#### Officers:

Mr Terry Buss (Chief Executive Officer)

## RECOMMENDATION

That the apologies be received.

## COUNCIL ASSESSMENT PANEL DECISION

Moved: J Wood

Seconded: J Strange

That the recommendation be adopted.

**CARRIED**

## 4 CONFIRMATION OF MINUTES

### RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 12 March 2019 be confirmed as a true and correct record.

### COUNCIL ASSESSMENT PANEL DECISION

Moved: J Wood  
Seconded: J Strange

That the recommendation be adopted.

**CARRIED**

## 5 DISCLOSURE STATEMENTS

The following disclosures of interest were made:

Item	Type of Conflict	Panel Member
CAP Item 6.6 - 30-46 Rutland Avenue, Lockleys	Perceived	J Wood

## 6 REPORTS OF THE ASSESSMENT MANAGER

### 6.1 19 Tennyson Street, KURRALTA PARK

Application No 211/142/2018

Appearing before the Panel were:

Representors: **Winsome Clayton** of 2/18 Tennyson Street appeared in support of her representation.

**Michael Sharp** of 17 Tennyson Street appeared in support of their representation.

**Nicholas Resce** of 21 Tennyson Street appeared in support of his representation.

Applicant: **James Hilditch** of Hilditch Lawyers appeared on behalf of the applicant to respond to the representations.

### 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. 211/142/2018 by Pascale Construction Pty Ltd to undertake a Combined Land division - Community title; SCAP No. 211/C015/18 to create four (4) additional allotments and construction of a residential flat building comprising five (5) dwellings, partially enclosed carports, balconies, front masonry wall (1.8 metres high) and retaining wall and fencing to a maximum height of 2.2 metres at 19 Tennyson Street, Kurralta Park (CT 5312/667) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

**Reserved matter:**

1. Prior to the lodgement for full development approval, a stormwater management plan and calculations for the site must be provided and assessed to the reasonable satisfaction of the Manager, City Development.

**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) Survey Plan by Alexander Symonds Surveying consultant, Ref A131217.00CT, Drawing No. A131217PROP1(F), Revision F;
  - b) Site ground/floor plan and elevations by D'Andrea and Associates, Sheets 1 and 2 of 2, Revision G - 22-2-2019;
  - c) Swept path assessment by GTA Consultants, Sheets 1-4 of 04;
  - d) shadow diagrams by D'Andrea Architects; and
  - e) Civil details - 1, 2 by SCA Engineers, Drawing No. 171010-C1/C & 171010-C2/A.

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

2. Prior to the occupation or use of the development, the following overlooking treatments shall be applied:
  - upper storey windows on elevation 3 (rear elevation) shall be fitted with raised sill heights to a minimum height of 1.7 metres;
  - upper storey windows on elevation 2 (western elevation) nominated with 'FOG' on the elevations plan Sheet 2 of 2 by D'Andrea and Associates, Revision G - 22-2-2019 shall be fitted with fixed obscure glass;
  - upper storey windows on elevation 4 (eastern elevation) nominated with 'FOG' on the elevations plan Sheet 2 of 2 by D'Andrea and Associates, Revision G - 22-2-2019 shall be fitted with fixed obscure glass;
  - upper storey window for the 'activities room' for Dwelling 1 on elevation 4 shall be fitted with a raised sill height to a minimum sill height of 1.7 metres; and
  - upper storey windows on elevation 2 (western elevation) nominated with 'FOG' on the elevations plan Sheet 2 of 2 by D'Andrea and Associates, Revision G - 22-2-2019 shall be fitted with fixed obscure glass.

The glazing in all windows shall be maintained in good condition at all times to the satisfaction of Council.

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

3. Prior to the occupation or use of the development, all driveways, parking and vehicle manoeuvring areas shall be constructed and surfaced with concrete, bitumen or paving, and shall be drained and maintained in a good condition at all times to the satisfaction of Council.

*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.*

4. The garden bed along the eastern side of the driveway from the front property boundary to the bin collection area is to be reduced to 300mm in width.

*Reason: To allow sufficient space for manoeuvring and services within the entrance area.*

5. All landscaping shown on the plans forming part of this application shall be established prior to the occupation or operation of the development and shall be maintained in good health at all times to the satisfaction of Council. Any plants that become diseased or die shall be replaced with a suitable species.

A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

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

6. All external materials, surface finishes and colours shall be consistent with the information detailed in this application and shall be maintained in a good condition at all times to the satisfaction of Council.

*Reason: To ensure a high standard of materials and finishes are used in the final presentation of the building.*

7. Prior to the occupation or use of the development, all stormwater design and construction shall be to the satisfaction of Council to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage shall not at any time:

- a) Result in the entry of water into a building; or
- b) Affect the stability of a building; or
- c) Create insanitary 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.*

8. During construction, stormwater from the site shall be managed to ensure that it does not cause nuisance to any adjoining property until the site is stabilised. Temporary drainage measures shall be installed as soon as the roof is constructed to ensure debris, litter, sediment, fuels and oil products from the construction site do not enter Council's stormwater system, neighbouring properties or the road network.

*Reason: To provide adequate protection against the possibility of stormwater inundation to neighbouring properties.*

9. Waste collection from the site shall be by a private contractor and not from a Council based waste collection service. All costs shall be borne by the property owners or body corporate that relates to the dwellings.

The collection of waste from the site shall occur only between the hours of:

- 7am - 7pm - Monday to Friday
- 9am - 5pm - Saturday

*Reason: To ensure the amenity of surrounding uses is maintained.*

10. The service vehicle for the waste collection shall be restricted to reversing into the site and exiting in a forward direction.

*Reason: To ensure the ongoing safety of the street for travellers.*

11. The final plan of division shall include the visitor parking space adjacent Dwelling 5 within the common property.

*Reason: To ensure visitor parking is accessible to all occupants.*

## Land Division Consent Conditions Council Requirements

Nil

### SCAP Requirements

12. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0069104)

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

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

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

13. Payment of \$27,320.00 into the Planning and Development Fund (4 allotments @ \$7253.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

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

14. 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.*

## COUNCIL ASSESSMENT PANEL DECISION

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

- Resolve and finalise stormwater arrangements
- Resolve deficiencies in side and rear setbacks

### 6.2 5 Tyson Street, ASHFORD

Application No 211/1369/2018

Appearing before the Panel were:

Representors: **Kris Krotiris** of 1/6 Tyson Street, Ashford did not appear in support of the representation.

**Christopher Aiken** of 8 Tyson Street, Ashford did not appear in support of the representation.

Applicant: **Mark Sturris** of Studio ED3 Building Design on behalf of the applicant appeared in response to the representations.

## 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. 211/1369/2018 by Advanced Development Group Solutions to undertake the construction of a three storey residential flat building containing 7 dwellings, a fence and retaining wall with a maximum height of 2.3m and associated landscaping at 5 Tyson Street, Ashford (CT 5749/419) 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 Studio eD3, Drawing no. PD01, Revision no. E, Dated 15.03.19;
  - b) Floor Plan by Studio eD3, Drawing no. PD02, Revision no. D, Dated 07.02.19;
  - c) Floor Plan by Studio eD3, Drawing no. PD03, Revision no. D, Dated 07.02.19;
  - d) Floor Plan by Studio eD3, Drawing no. PD04, Revision no. D, Dated 07.02.19;
  - e) Floor Plan by Studio eD3, Drawing no. PD05, Revision no. D, Dated 07.02.19;
  - f) Floor Plan by Studio eD3, Drawing no. PD06, Revision no. D, Dated 07.02.19;
  - g) Elevation plan by Studio eD3, Drawing no. PD07, Revision no. D, Dated 07.02.19;
  - h) Elevation plan by Studio eD3, Drawing no. PD08, Revision no. D, Dated 07.02.19;
  - i) Landscape concept design by LCS Landscapes, Drawing no. LS.091.18.001, dated 08/02/2019; and
  - j) Elevation and planting palette by LCS Landscapes, Drawing no. LS.091.18.002, dated 08/02/2019.

*Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.*
2. Prior to the occupation or use of the development, all driveways, parking and vehicle manoeuvring areas shall be constructed and surfaced with concrete, bitumen or paving, and shall be drained and maintained in a good condition at all times to the satisfaction of Council.

*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.*
3. All landscaping shown on the plans forming part of this application shall be established prior to the occupation or operation of the development and shall be maintained in good health at all times to the satisfaction of Council. Any plants that become diseased or die shall be replaced with a suitable species.

A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

*Reason: To enhance the amenity of the site and locality and mitigate against heat loading.*
4. All external materials, surface finishes and colours shall be consistent with the information detailed in this application and shall be maintained in a good condition at all times to the satisfaction of Council.

*Reason: To ensure a high standard of materials and finishes are used in the final presentation of the building.*

5. During construction, stormwater from the site shall be managed to ensure that it does not cause nuisance to any adjoining property until the site is stabilised. Temporary drainage measures shall be installed as soon as the roof is constructed to ensure debris, litter, sediment, fuels and oil products from the construction site do not enter Council's stormwater system, neighbouring properties or the road network.

*Reason: To provide adequate protection against the possibility of stormwater inundation to neighbouring properties.*

### COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

#### 6.3 428 Henley Beach Road, LOCKLEYS

Application No 211/1059/2018

Appearing before the Panel were:

Representors: **Paul Francis Chisholm** of 2 Broughton Street, Lockleys appeared in support of the representation.

**Barbara Gare** appeared on behalf of David Christopher Gilbert of 426 Henley Beach Road, Lockleys in support of the representation.

Applicant: **Mark Kwiatkowski** of Town Planning Advisors appeared on behalf of the applicant to respond to the representations.

### 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. 211/1059 /2018 by 428 Henley Beach Road Pty Ltd to undertake a combined Land division - Community Title; SCAP No. 211/C128/18; Create four (4) additional allotments and common property and construction of five (5) two storey group dwellings and associated retaining wall and fence (2.4 metres maximum combined height) at 428 Henley Beach Road, Lockleys (CT 5462/274) subject to the following conditions of consent:

#### Development Plan Consent Conditions:

1. The development shall be undertaken and completed in accordance with the following plans and information detailed in this application except where varied by any condition(s) listed below.
  - 'Proposed Plan of Community Division' by Western Surveying Services (Amendment Date 31/12/2018);
  - 'Site Plan' by Gama Consulting (Drawing no: 18379-C01, Rev: C);
  - 'Lower Site Plan' by Russo Design Construction (Sheet no: 1, Date: 27/11/2018);
  - 'Upper Site Plan' by Russo Design Construction (Sheet no: 2, Date: 27/11/2018);
  - 'Res 1 & 2 Elevations' by Russo Design Construction (Sheet no: 3, Date: 27/11/2018); and
  - 'Res 3, 4 & 5 Elevations' by Russo Design Construction (Sheet no: 4, Date: 27/11/2018).

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

2. Prior to the issue of Development Approval, an amended 'Site Plan' by Gama Consulting shall be provided to and endorsed by Council showing a 3,000L retention rainwater tank connected to each dwelling. The rainwater tank is to be connected to a minimum 90% of the roof of the dwelling and plumbed to toilets and laundries within the dwelling.  
*Reason: To ensure that adequate provision is made for the collection and reuse of stormwater.*
3. Prior to occupation of the dwellings approved herein, the upper level windows, where indicated on the approved 'Res 1 & 2 Elevations' and 'Res 3, 4 & 5 Elevations' plans by Russo Design Construction, shall be fixed with obscure glass to a minimum height of 1.7 metres above the upper floor level. Obscure glass shall be maintained in good condition at all times to the reasonable satisfaction of Council.  
*Reason: To maintain the privacy of neighbouring residents.*
4. Within one (1) month of the practical completion of the development approved herein, all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving and properly drained, and maintained in good condition at all times to the reasonable satisfaction of Council.  
*Reason: To ensure that dust nuisance is minimised.*
5. Prior to the occupation of the development approved herein, the stormwater management system, as indicated on the approved 'Site Plan' by Gama Consulting, shall be installed on site.  
*Reason: To ensure that the stormwater management system is installed in a timely manner to avoid stormwater encroachment to adjoining residents.*
6. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; or
  - e) Flow across footpaths or public ways.*Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.*
7. Within six (6) months of the practical completion of the development approved herein, all landscaping indicated on the approved 'Lower Site Plan' by Russo Design Construction, shall be planted. The 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.*

#### **Department of Planning, Transport and Infrastructure Conditions:**

8. All access shall be gained via the shared access adjacent the eastern property boundary (as shown on related Concept Drawing WO 01, dated 27 November 2018).  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure (DPTI).*

9. The shared access shall be flared appropriately to the kerb for easy access and egress movements.

*Reason: To satisfy the requirements of DPTI.*

10. The obsolete crossover adjacent the western property boundary shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense.

*Reason: To satisfy the requirements of DPTI.*

11. All vehicles must enter and exit Henley Beach Road in a forward direction.

*Reason: To satisfy the requirements of DPTI.*

12. The initial 6 x 6 metre area of the shared driveway and all on-site vehicle manoeuvring areas shall remain clear of any impediments (including utility meters, vegetation, fencing/retaining walls, letterboxes and parked vehicles).

*Reason: To satisfy the requirements of DPTI.*

13. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Henley Beach Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

*Reason: To satisfy the requirements of DPTI.*

## **Land Division Consent Conditions**

### **Council Requirements**

Nil

### **SCAP Requirements**

14. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H H0077577).

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

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

*Reason: To satisfy the requirements of the South Australian Water Corporation.*

15. Payment of \$29,012.00 into the Planning and Development Fund (4 allotment/s @ \$7253.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.

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

16. 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.*

## COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved the following:

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent and Land Division Consent for Application No. 211/1059 /2018 by 428 Henley Beach Road Pty Ltd to undertake a combined Land division - Community Title; SCAP No. 211/C128/18; Create four (4) additional allotments and common property and construction of five (5) two storey group dwellings and associated retaining wall and fence (2.4 metres maximum combined height) at 428 Henley Beach Road, Lockleys (CT 5462/274) as the proposed development is contrary to the following provisions of the West Torrens Council Development Plan Consolidated 12 July 2018:

1. Residential Zone - Low Density, Policy Area 20, PDC 4  
*Reason: The proposed site areas are smaller than the minimum required in the policy area.*
2. Residential Zone - Low Density, Policy Area 20, PDC 4  
*Reason: The proposed frontage widths are smaller than the minimum required in the policy area.*
3. Residential Zone, PDC 8  
*Reason: The proposed street setback is less than the minimum required in the zone.*
4. Residential Zone, PDC 11  
*Reason: The proposed side setbacks are less than the minimum required in the zone.*
5. Residential Zone, PDC 11  
*Reason: The proposed rear setbacks are less than the minimum required in the zone.*

### 6.4 42A West Street, TORRENSVILLE

Application No 211/1214/2018

Appearing before the Panel were:

Representors: **Ivor Skevington & Carina Byerley** of 94 North Parade, Torrensville appeared in support of the representation.

Applicant: **Scott Meek & Marie Glezos** of Stallard Meek Architects appeared to respond to the representations.

## 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. 211/1214/2018 by Stallard Meek Architects to undertake construction of a two storey detached dwelling and fencing at 42A West Street, Torrensville (CT6204/786) subject to the following conditions of consent:

**Development Plan Consent Conditions:**

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below.  
*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;
  - 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. The finished floor level (FFL) of the dwelling shall be a minimum 350mm above the highest adjacent water table adjacent the allotment.  
*Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.*
4. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in good condition to the satisfaction of Council at all times.  
*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.*
5. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in a reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.  
A watering system shall be installed and maintained at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.  
*Reason: To enhance the amenity of the site and locality and to mitigate against heat loading.*
6. That the upper level habitable room windows, as shown on the approved plans, will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties prior to occupation of the building. The glazing in these windows will be maintained in a reasonable condition to the satisfaction of Council at all times.  
*Reason: To minimise the impact on privacy to residents of adjoining dwellings.*

**COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## 6.5 17 and 19 Carlton Parade, TORRENSVILLE

Application No 211/1130/2018 & 211/1089/2018

### 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, for Application No. 211/1130/2018 by Fairmont Homes Pty Ltd to undertake the construction of a two storey detached dwelling at 17 Carlton Parade (CT 6037/729) subject to the following conditions of consent:

#### Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the following plans and information:
  - Site plan by Fairmont Homes.
  - Front elevation, Rear Elevation, Lower Floor, Upper Floor, Left Elevation, Right Elevation, Eastern, Western Elevation for Lots 703 and 704, Landscaping Schedule by Fairmont Homes at Lot 301 (house 1).
  - SAF Consulting Engineers Drainage Plan, Job No 1808198, CRD/D, Date Oct -18, revision D.

*Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.*
2. The noise attenuation measures specified in the BESTEC report for 17 & 19 Carlton Parade, Torrensville 'Acoustic Services Aircraft Noise Assessment' report dated 13 December 2018 and the recommendations for Dwelling 1 noted on p.4 of that report shall be adopted and installed prior to the occupancy of the development.

*Reason: To protect the amenity of residents of the dwelling from aircraft noise.*
3. The roof of the dwelling approved herein shall be finished in Colorbond® sheeting with a corrugated profile.

*Reason: To maintain the historic character and amenity of the area.*
4. 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.*
5. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:
  - a) 100 x 50 x 2mm RHS Galvanised Steel or
  - b) 125 x 75 x 2mm RHS Galvanised Steel or
  - c) Multiples of the above
  - d) No connection through bus stop hard stand (if applicable).

*Reason: To maintain existing Council infrastructure.*

6. All landscaping shall be planted in accordance with the approved plans within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.

A watering system shall be installed and maintained at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

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

7. The upper storey windows on the rear elevation of the dwelling shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in good condition to the satisfaction of Council at all times.

*Reason: To maintain the privacy of neighbouring residents.*

8. Perimeter fencing to the front of the dwelling shall be no higher than 1.5 metres and tapered down toward the street. All necessary approvals shall be sought where required.

*Reason: To maintain the heritage character of the street and locality.*

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

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

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## **RECOMMENDATION 2**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, for Application No. 211/1089/2018 by Fairmont Homes Pty Ltd to undertake the construction of a two storey detached dwelling and retaining walls and fencing to a maximum height of 2.2 metres at 19 Carlton Parade, Torrensville (CT 6037/730) subject to the following conditions of consent:

### **Development Plan Consent Conditions:**

1. The development must be undertaken, completed and maintained in accordance with the following plans and information:
  - Site plan by Fairmont Homes.
  - Front elevation, Rear Elevation, Lower Floor, Upper Floor, Left Elevation, Right Elevation, Southern Elevation for Lots 703 and 704, Landscaping Schedule by Fairmont Homes at Lot 301 (house 1) (118340- C).
  - SAF Consulting Engineers Drainage Plan, Job No 1808198, CRD/D, Date Oct -18, revision D.

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

2. The noise attenuation measures specified in the BESTEC report for 17 & 19 Carlton Parade, Torrensville 'Acoustic Services Aircraft Noise Assessment' report dated 13 December 2018 and the recommendations for Dwelling 2 noted on pp.4-5 of that report shall be adopted and installed prior to the occupancy of the development.

*Reason: To protect the amenity of residents of the dwelling from aircraft noise.*

3. The roof of the dwelling approved herein shall be finished in Colorbond® sheeting with a corrugated profile.

*Reason: To maintain the historic character and amenity of the area.*

4. 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.*

5. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:

- a) 100 x 50 x 2mm RHS Galvanised Steel or
- b) 125 x 75 x 2mm RHS Galvanised Steel or
- c) Multiples of the above
- d) No connection through bus stop hard stand (if applicable).

*Reason: To maintain existing Council infrastructure.*

6. All landscaping shall be planted in accordance with the approved plans within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.

A watering system shall be installed and maintained at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

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

7. The upper storey windows on the front, rear and east elevations of the dwelling shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in good condition to the satisfaction of Council at all times.

*Reason: To maintain the privacy of neighbouring residents.*

8. Perimeter fencing shall be no higher than 1.8 metres and tapered down toward the street at the driveway entrance to the satisfaction of Council. All necessary approvals shall be sought where required.

*Reason: To maintain the heritage character of the street and locality.*

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

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

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved the following:

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent, for Application No. 211/1089/2018 by Fairmont Homes Pty Ltd to undertake the construction of a two storey detached dwelling and retaining walls and fencing to a maximum height of 2.2 metres at 19 Carlton Parade, Torrensville (CT 6037/730) as the proposed development is contrary to the following provisions of the West Torrens Council Development Plan Consolidated 12 July 2018:

1. Residential Zone, PDC 11

*Reason: The proposed side and rear setbacks are smaller than the minimum required in the zone.*

### **6.6 30-46 Rutland Ave, LOCKLEYS**

**6.56pm** *J Wood declared a perceived conflict of interest in this as she is an Elected Member of the City of West Torrens (the applicant) and left the meeting for the discussion and vote on the item.*

Application No           211/777/2018

## **RECOMMENDATION**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/777/2019 by City of West Torrens to undertake the construction of new tennis courts, tennis court lighting (12.3 metres in height), new oval light towers (22.3 metres in height), car parking and lighting, bicycle parking, and removal of two (2) regulated trees and one (1) significant tree at 30-46 Rutland Avenue, Lockleys (CT 5738/376) subject to the following conditions of consent and reserved matters:

### **Reserved Matters:**

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

1. A detailed stormwater management system and computations for the development. The stormwater management system shall adopt measures outlined in the Final Stormwater Management Concept prepared by TMK Consulting Engineers (Drawing No. 1705211-C1/A) 22 March 2019 that includes:
  - a. Harvesting and re-use of stormwater runoff from the reuse tank adjacent the new clubroom building that is to be designed by a suitably qualified stormwater/civil engineer;

- b. Permeable paving for car parking areas with underground detention and drainage;
- c. Surface runoff from the tennis courts directed to a rain garden and detention storage basin; and
- d. Stormwater quality improvement measures that are demonstrated to satisfy the State Government Water-Sensitive Urban Design policy guidelines.

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

2. A detailed landscape plan and schedule of plant species that provides a suitable mix of low to medium size shrubs and ground covers between the northern side of the proposed tennis courts and the Netley Avenue frontage. The landscaping shall be designed to provide visual screening at a height that will maintain a safe and secure public environment.

*Reason: To maintain the amenity of adjacent land in a manner that does not compromise public safety.*

3. A Construction Management Plan (CMP) for the proposed development. The CMP should identify potential issues and appropriate measures to minimise impacts and disruption to surrounding residents and business owners during the construction phase of the development.

*Reason: To ensure that construction is managed to minimise impacts on surrounding properties and their occupants.*

### **Development Plan Consent Conditions**

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below.

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

2. That all flood lighting for the oval approved herein shall be turned off by no later than 10.00pm on any given day.

*Reason: To ensure that the proposed lighting does not cause undue disturbance, annoyance or inconvenience to adjoining residents or motorists.*

3. That all tennis court lighting approved herein shall be turned off by no later than 10.00pm on Monday to Saturday, with no lighting permitted on Sunday.

*Reason: To ensure that the proposed lighting does not cause undue disturbance, annoyance or inconvenience to adjoining residents or motorists.*

4. That lighting timers shall be installed for the oval flood lights and tennis lighting approved herein, with lighting controls to be located securely to prevent unauthorised access.

*Reason: To ensure that the proposed lighting does not cause undue disturbance, annoyance or inconvenience to adjoining residents or motorists.*

5. That all lighting approved herein shall be designed, positioned and directed so that the light levels at the boundaries of surrounding residential properties are no greater than 10 lux at all times.

*Reason: To ensure that the proposed lighting does not cause undue disturbance, annoyance or inconvenience to adjoining residents or motorists.*

6. That all designated car parking areas shall be line marked to delineate the parking spaces prior to the occupation of the development.  
*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.*
7. That the maximum size vehicle permitted to service or access the site is limited to a Medium Rigid Vehicle (MRV) as outlined within AS 2890.2 - 2002.  
*Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.*
8. That floodlighting within car parks and around the clubroom building shall be restricted to that necessary for security purposes only and be directed and shielded in such a manner as to cause no light overspill nuisance of nearby properties.  
*Reason: To ensure that the proposed lighting does not cause undue disturbance, annoyance or inconvenience to adjoining residents or motorists.*
9. That all stormwater runoff from roofs and impervious surfaces shall be managed on-site in such a manner that it does not result in the entry of water into a building or adversely affect any adjoining property or public road.  
*Reason: To provide adequate protection against the possibility of stormwater inundation to neighbouring properties or public spaces.*
10. That the bicycle parking delineated on Site Plan – Overall (Sheet WD012 RevD) dated 21/01/19 prepared by Walter Brooke & Associates Pty Ltd shall be installed prior to occupation of the development.  
*Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.*

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

**7.04pm J Wood** returned to the meeting.

### **6.7 373 Anzac Highway, CAMDEN PARK**

Application No 211/716/2018 & 211/249/2018

#### **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 for Application No. 211/716/2018 by Diamanti Design Development to undertake a combined application: Land division - Torrens Title; SCAP No. 211/D094/18; Creating one additional allotment; and the alteration and addition to the existing dwelling at 373 Anzac Highway, Camden Park (CT5705/921) 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) Existing Residence floor plan by Diamanti Design, Drawing no. PD.04.P5, Dated 8/10/2018.
  - b) Proposed Site Plan by Diamanti Design, Drawing no. PD.03.P5, Dated 8/10/2018.
  - c) Existing Residence Elevations by Diamanti Design, Drawing no. PD.09.P5, Dated 8/10/2018.
  - d) Plan of division by Fyfe Pty Ltd, Drawing Number 63237\_pland\_1\_V01, dated 21/12/2018.
  - e) Civil plan by Zafiris and Associates Pty Ltd, drawing number CF5, dated 11 May 2018.

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

2. Prior to the occupation or use of the development, all driveways, parking and vehicle manoeuvring areas shall be constructed and surfaced with concrete, bitumen or paving, and shall be drained and maintained in a good condition at all times to the satisfaction of Council.

*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.*

3. All landscaping shown on the plans forming part of this application shall be established prior to the occupation or operation of the development and shall be maintained in good health at all times to the satisfaction of Council. Any plants that become diseased or die shall be replaced with a suitable species.

A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

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

## Department of Planning, Transport and Infrastructure Conditions

4. All vehicles must to enter and exit Anzac Highway in a forward direction.

*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*

5. All on-site vehicle manoeuvring areas shall remain clear of any impediments (including fencing, utility meters, vegetation or parked vehicles).

*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*

6. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Anzac Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*

7. All vehicles must enter and exit Anzac Highway in a forward direction.  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*
8. All on-site vehicle manoeuvring areas shall remain clear of any impediments (including fencing, utility meters, vegetation or parked vehicles).  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*
9. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Anzac Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*

### **Land Division Consent Conditions**

#### **Council Requirements**

Nil

#### **SCAP Requirements**

10. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0074570)

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard. A sewer main extension will be required for allotment 10.

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

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

11. Payment of \$6830.00 into the Planning and Development Fund (1 allotment @ \$6830.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.  
*Reason: To satisfy the requirements of the State Commission Assessment Panel.*
12. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.  
*Reason: To satisfy the requirements of the State Commission Assessment Panel.*

### **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/249/2018 by Diamanti Design Development to undertake a combined application: Land division - Community Title; SCAP No. 211/C024/18; Creating one additional allotment and construction of a two- storey residential flat building comprising two dwellings and a retaining wall and fence with a maximum height of 2.6m at 373 Anzac Highway, Camden Park (CT5705/921) 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) Lower floor plan by Diamanti Design, Drawing no. PD.05.P5, Dated 8/10/2018.
  - b) Upper floor plan by Diamanti Design, Drawing no. PD.06.P5, Dated 8/10/2018.
  - c) Proposed Site Plan by Diamanti Design, Drawing no. PD.03.P5, Dated 8/10/2018.
  - d) Elevations by Diamanti Design, Drawing no. PD.07.P5 & PD.08.P5, Dated 8/10/2018.
  - e) Plan of division by Fyfe Pty Ltd, Drawing Number 61740\_pland\_1\_V01, dated 21/12/2018.
  - f) Civil plan by Zafiris and Associates Pty Ltd, drawing number CF5, dated 11 May 2018.

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

2. Prior to the occupation or use of the development, all driveways, parking and vehicle manoeuvring areas shall be constructed and surfaced with concrete, bitumen or paving, and shall be drained and maintained in a good condition at all times to the satisfaction of Council.

*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.*

3. All landscaping shown on the plans forming part of this application shall be established prior to the occupation or operation of the development and shall be maintained in good health at all times to the satisfaction of Council. Any plants that become diseased or die shall be replaced with a suitable species.

A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.

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

4. Prior to the occupation or use of the development, the upper storey windows on the southern, eastern and western facades elevations of the dwellings shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties. The glazing in these windows shall be maintained in good condition at all times to the satisfaction of Council.

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

## Department of Planning, Transport and Infrastructure Conditions

5. All vehicles must enter and exit Anzac Highway in a forward direction.  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*
6. All on-site vehicle manoeuvring areas shall remain clear of any impediments (including fencing, utility meters, vegetation or parked vehicles).  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*
7. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Anzac Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.  
*Reason: To satisfy the requirements of the Department of Planning, Transport and Infrastructure.*

## Land Division Consent Conditions

### **Council Requirements**

Nil

### **SCAP Requirements**

8. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0069984)

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

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

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

9. Payment of \$6830.00 into the Planning and Development Fund (1 allotment @ \$6830.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

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

10. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

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

## COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

**6.8 49-51A Port Road, THEBARTON**

Application No 211/85/2018

*The Assessment Manager advised the Panel that the applicant has submitted a request to withdraw this development application. Thus, the Panel did not consider this item.*

**6.9 142 South Road, TORRENSVILLE**

Application No 211/1303/2018

**RECOMMENDATION**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1303/2018 by R L Haddad to undertake change of use from office to consulting rooms and office at 142 South Road, Torrensville (CT 5082/851) subject to the concurrence of the State Commission Assessment Panel and the following conditions of consent.

**Development Plan Consent Conditions**

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this application, except where varied by any conditions listed below.  
*Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.*
2. The operating hours of the site shall not exceed 8:30am to 5:30pm Monday to Friday.  
*Reason: To ensure the amenity of surrounding uses is maintained.*
3. The maximum size of service vehicles accessing the site, including any refuse collection vehicle, shall be limited to a SRV as specified in Australian Standard AS 2890.2 - 2002 *Parking Facilities, Part 2, Off-Street Commercial Vehicle Facilities.*  
*Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.*
4. Prior to the use of the development, all car parking spaces shall be line marked in accordance with the approved plans and with Australian Standard AS 2890.1, 2004 *Parking Facilities, Part 1, Off-Street Car Parking.*  
*Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.*

**COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

**6.10 185-187 Holbrooks Road, UNDERDALE**

Application No 211/1261/2018

**RECOMMENDATION**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1261/2018 by Mark Hay to construct one illuminated sign (1.0m x 1.0m) and one entrance and exit sign attached to a 1 metre high pole - non-complying at 185-187 Holbrooks Road, Underdale (CT 6178/258) subject to the following conditions of consent and the concurrence of the State Commission Assessment Panel:

**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 conditions listed below:
  - a) Goodstart early learning hanging logo plan, illuminated lettering, Revision A by Sigtific;
  - b) Entry and exit sign plan by Sigtific.

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

2. The entry and exit signs shall not be internally or externally illuminated at any time without the prior approval of Council.

*Reason: To reduce unnecessary distraction to motorists and assist in preserving the amenity for residents of the adjoining dwellings.*

**COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

**6.11 1A Northcote Street, TORRENSVILLE**

Application No 211/1023/2018

**RECOMMENDATION**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1023/2018 by Ian Sims to construct a pylon sign (1.2m x 0.9m and height of 2.4m) at 1A Northcote Street, Torrensville (CT 5761/14) subject to the following conditions of consent and the concurrence of the State Commission Assessment Panel (SCAP):

**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 conditions listed below:

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

2. The advertising signage shall not be internally or externally illuminated at any time without the prior approval of Council.

*Reason: To reduce unnecessary distraction to motorists and assist in preserving the amenity of the adjoining dwellings.*

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **6.12 6 Elba Avenue, LOCKLEYS**

Application No 211/1302/2018

#### **RECOMMENDATION**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1302/2018 by Ms Tammy Marcotte to undertake a Land division - Torrens Title; SCAP No. 211/D164/18; Create one (1) additional allotment at 6 Elba Avenue, Lockleys (CT 5365/560) subject to the following conditions of consent:

#### **Development Plan Consent Conditions:**

1. Development is to take place in accordance with the plans prepared by Pyper Leaker Surveying Services relating to Development Application No. 211/1302/2018 (SCAP 211/D164/18).

*Reason: To ensure the proposal is established in accordance with approved plans and documents.*

#### **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.

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.

*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](http://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.*

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

### **6.13 2A Norwich Street, WEST RICHMOND**

Application No 211/1177/2018

#### **RECOMMENDATION**

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/1177/2018 by A Venizelou to construct a carport at 2A Norwich Street, West Richmond (CT 5266/556) as the proposed development is contrary to the following provisions of the West Torrens Council Development Plan Consolidated 12 July 2018:

- General Section - Design and Appearance: Principle of Development Control 20.  
*Reason: The proposed carport will not contribute positively to the appearance and desired character of the locality.*
- General Section - Residential Development: Principle of Development Control 16.  
*Reason: The proposed carport will be sited closer to the primary road frontage than the associated dwelling.*
- Residential Zone: Principle of Development Control 8.  
*Reason: The proposed carport will not be set back at least the average of the adjacent buildings.*
- Residential Zone: Low Density Policy Area 20: Objective 1.  
*Reason: The proposed carport does not contribute to the desired character of the policy area which seeks carports to be located behind the front façade of the associated dwelling.*
- Residential Zone: Low Density Policy Area 20: Principle of Development Control 2.  
*Reason: The proposed carport is not consistent with the desired character of the policy area, in that it will not be located behind the front façade of the associated dwelling.*

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

**7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER**

Nil

**8 SUMMARY OF COURT APPEALS****8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - April 2019**

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.

**COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

**9 OTHER BUSINESS****9.1 Accredited Professional Scheme Code of Conduct**

The Assessment Manager advised Panel Members that the Accredited Professionals Scheme is now in operation and reminded the independent Members of the requirement to obtain the status of Accredited Professional, Level 2 as part of their Council Assessment Panel Membership.

**10 MEETING CLOSE**

The Presiding Member declared the meeting closed at 7.26pm.