

CITY OF WEST TORRENS



# Notice of Panel Meeting

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

will be held by electronic platform only

on

**TUESDAY, 11 AUGUST 2020  
at 5.00pm**

Panel members, representors and applicants eligible to be heard will be provided with log-in details prior to the meeting.

Information on public access to the meeting is available at:  
<https://www.westtorrens.sa.gov.au/livestream>

**Hannah Bateman  
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.**

Please note that the above meeting will be recorded and live streamed on the internet. All endeavours will be undertaken to ensure images in public gallery are not live streamed and or/recorded. However, no assurances can be given to that the public gallery will not be live streamed and/or recorded. It is assumed that consent has been given by any person in the public gallery to broadcast their image.

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**1 MEETING OPENED****1.1 Evacuation Procedures****1.2 Electronic Platform Meeting****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 14 July 2020 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 26 Birdwood Terrace, NORTH PLYMPTON

Application No 211/55/2020 & 211/1/2020

Appearing before the Panel will be:

Representors: **K & R Willits** of 24B Birdwood Terrace, North Plympton wishes to appear in support of the representation.

**N Stevenson** of 41 Talbot Avenue, North Plympton wishes to appear in support of the representation.

**P O'Connell** of Unit 1, 37 Keith Avenue, North Plympton wishes to appear in support of the representation.

**V Benelli** of 28B Birdwood Terrace, North Plympton wishes to appear in support of the representation.

Applicant: **Christian Albertini** of Alba Building Designers wishes to appear in response to the representations.

### DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Community Title; SCAP No. 211/C009/20; Create two (2) additional allotments and common property	Construction of one (1) two-storey detached dwelling fronting Birdwood Terrace and three (3) two-storey group dwellings with associated landscaping
APPLICANT	MARLIP Pty Ltd	Alba Building Designers
APPLICATION NO	211/55/2020	211/1/2020
LODGEMENT DATE	30 January 2020	3 January 2020
ZONE	Residential Zone	
POLICY AREA	Medium Density Policy Area 19	
APPLICATION TYPE	Merit	
PUBLIC NOTIFICATION	Category 1	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> <li>City Assets</li> </ul> External <ul style="list-style-type: none"> <li>SCAP</li> <li>SA Water</li> </ul>	Internal <ul style="list-style-type: none"> <li>City Assets</li> <li>City Operations</li> </ul>
DEVELOPMENT PLAN VERSION	12 July 2018	
DELEGATION	<ul style="list-style-type: none"> <li>The relevant application proposes a merit form of development which does not meet the minimum site area requirements in the relevant Zone or Policy Area by 7.5% or more.</li> <li>The relevant application is for a merit, Category 2 or Category 3 form of development, representations have been received and one or more representors wish to be heard on their representation.</li> </ul>	
RECOMMENDATION	Support with conditions	Support with conditions
REPORT AUTHOR	Brendan Fewster	

## **SUBJECT LAND AND LOCALITY**

The subject land comprises one allotment commonly known as 26 Birdwood Terrace, North Plympton. The subject land is formally described as Allotment 37 in Filed Plan 7183 in the area named North Plympton Hundred of Adelaide, Volume 5214 Folio 886.

The subject land is rectangular in shape with a frontage of 19.81 metres (m) to Birdwood Terrace and has a total site area of 1195.5 square metres (m<sup>2</sup>).

It is noted that there are no easements, encumbrances or Land Management Agreements on the Certificate of Title.

The site currently contains a single storey detached dwelling, and while there is a mature tree with a large canopy in the middle of the site, this tree is not Regulated or Significant. The land is naturally flat with only a gentle fall of some 300mm from the northern corner of the site to the road frontage.

The land is immediately opposite the Westside Bikeway and is around the corner from a public reserve and a short walk from Weigall Oval to the south. The nearest centre zone is just over 400 metres away to the west on Marion Road.

The locality comprises an established residential area with a mixed built form character. Existing development includes detached and semi-detached dwellings, group dwellings and residential flat buildings up to two storey in height and at low to medium densities. The immediate locality, which is bound by Talbot Avenue to the north, McArthur Avenue to the east and Keith Avenue to the south, includes significant infill development that has resulted in a diverse allotment pattern and a compact built form character.

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



## RELEVANT APPLICATIONS

DA Number	Description of Development	Decision	Decision Date
211/54/2020	Land division - Torrens Title; SCAP No. 211/D008/20; Create one (1) additional allotment	Approved	27 July 2020

## PROPOSAL

The proposed development is summarised as follows:

### Application 1 (211/55/2020)

The application is for a Community Title land division to create two additional allotments and common property.

The proposed allotments have the following site areas and frontage widths.

Lot	Site Area (m <sup>2</sup> )	Frontage (m)	Dwelling Type
1	272	13.81	Detached dwelling
2	243	6 - common property	Group dwelling
3	192	6 - common property	Group dwelling
4	192	6 - common property	Group dwelling

Note: Lot 1 is being created under 211/54/2020.

### Application 2 (211/1/2020)

The application is for the construction of one two-storey detached dwelling fronting Birdwood Terrace and three two-storey group dwellings. While Dwellings 3 and 4 would have the appearance of one building (i.e. a residential flat building), the dwellings would be built up to a new dividing boundary and therefore are considered group dwellings.

Dwelling 1 is setback a minimum of 4.54m from the road boundary, with the garage setback further at 6m. The group dwellings will front onto a new common driveway.

The proposed dwellings are designed with a common architectural style. The dwellings are modern, with well-proportioned facades that include feature front porticos, wall projections and recesses, double garaging and pitched roofs. External materials and finishes include rendered power panel (natural white) and brick veneer (red) cladding, aluminium frame windows and doors and colorbond roof sheeting (monument).

A mix of landscaping will be provided along the road frontage and common driveway.

Refer to **Attachment 2** for the plan of division and **Attachment 3** for a copy of the dwelling plans.

## PUBLIC NOTIFICATION

Application 1 (211/55/2020) is assigned to Category 1 for public notification purposes pursuant to Section 38 of the *Development Act 1993* and Schedule 9 , Part 1, 2(f) of the *Development Regulations 2008*.

Application 2 (211/1/2020) is assigned to Category 2 for public notification purposes pursuant to Section 38 of the *Development Act 1993* and Schedule 9, Part 2, 18(b) of the *Development Regulations 2008*.

<b>Properties notified</b>	39 properties were notified during the public notification process.
<b>Representations</b>	5 representations were received.
<b>Persons wishing to be heard</b>	4 representors who wish to be heard: <ul style="list-style-type: none"> <li>• K &amp; R Willits of 24B Birdwood Terrace, North Plympton;</li> <li>• N Stevenson of 41 Talbot Avenue, North Plympton wishes;</li> <li>• P O'Connell of Unit 1, 37 Keith Avenue, North Plympton; and</li> <li>• V Benelli of 28B Birdwood Terrace, North Plympton</li> </ul>
<b>Summary of representations</b>	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> <li>• Overshadowing</li> <li>• Overlooking</li> <li>• Boundary setbacks</li> <li>• Visual impact of boundary development</li> <li>• Loss of a significant tree</li> <li>• Loss of property value</li> </ul>
<b>Applicant's response to representations</b>	Summary of applicant's response: <ul style="list-style-type: none"> <li>• As we have complied with councils rear setback and obscure upper floor glazing requirement, we believe no change is required. However we are happy to increase the good neighbour fencing height from 1.8m to 2.0m to increase the privacy aspect.</li> <li>• The open air terrace structure of residence 2 being built on the Willits boundary can be moved back 150mm to suit a standard fascia/gutter detail. This in turn will not effect the current fencing.</li> <li>• As Mrs Benelli's property is over 6m away from any 2 storey portion of the development, it can be said the overshadowing impact will be very minimal. We believe no change is required.</li> <li>• As we have complied with councils setbacks and obscure upper floor glazing requirement, we believe no change is required.</li> <li>• We believe the tree in question to be non-significant and able to be removed for the purpose of this development.</li> </ul>

A copy of the representations and the applicant's response is contained in **Attachment 4**.

**INTERNAL REFERRALS**

Department	Comments
<b>City Assets</b>	<ul style="list-style-type: none"> <li>• The FFLs of the proposed development (100.10 minimum) have been assessed as satisfying minimum requirements (99.95) in consideration of street and/or flood level information.</li> <li>• Stormwater connection for Dwelling 1 is less than 1.5m offset to existing street tree.</li> <li>• Stormwater connection for Dwelling 2 is less than 0.5m offset to existing crossover.</li> <li>• Existing tree in conflict with proposed crossover has been supported to be removed.</li> <li>• The crossover servicing the rear dwelling should be separated from the existing crossover servicing the adjacent property. The offset between the crossovers is required to be a minimum of 1m (measured at the front property boundary).</li> <li>• Although crossover servicing Dwelling 1 has been proposed to be retained, the crossover is too narrow to service a double garage. There is sufficient kerb space for a new crossover located 0.5m offset from existing stobie pole and 2m offset from existing street tree.</li> <li>• A 5.5m wide crossover with 0.3m flaring on both ends will be supported for the crossover servicing the rear properties.</li> <li>• To meet verge offset requirements and at the same time allow a smoother access to the double garage, an invert flaring crossover (3.6m wide at kerbline with 0.3m flaring towards the boundary on each side - 4.2m wide at the boundary) will be supportable for Dwelling 1's crossover.</li> <li>• The garage dimension for Dwelling 1 - 4 as indicated in provided plan set has been assessed as satisfying minimum requirements.</li> <li>• Although the plan has removed the car parking space located directly next to the 5.5m by 5.0m passing entry within the property, however there may still be vehicle parking at that location.</li> <li>• The provided turning circle does not comply with the manoeuvrability analysis generated by "AutoTrack" or "AutoTurn" which complies with relevant parking requirements.</li> <li>• The stormwater management approach provides a good consideration of stormwater detention, stormwater volume reduction, stormwater quality improvement and stormwater re-use within each dwelling.</li> </ul> <p>The initial concerns raised by City Assets have been resolved by way of amendments. City Assets are now satisfied with the proposal subject to the inclusion of conditions that are outlined in the recommendation.</p>

<b>City Operations (Street Trees)</b>	<ul style="list-style-type: none"> <li>There is conflict with an existing Lophostomen confertus (Queensland brush box) street tree for the proposed shared crossover location on the southern side of the allotment. In this instance City Operations will support the removal of this street tree.</li> <li>There is a second existing Lophostomen confertus (Queensland brush box) street tree located 13.1m from the southern property boundary, City Operations will require a 1.5m offset from the existing street tree to the proposed stormwater outlet for Dwelling 1 for this proposal to be supported.</li> </ul> <p>A note has been included in the recommendation to ensure the applicant is fully aware of the costs involved in removing the street tree.</p>
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## EXTERNAL REFERRALS

Department	Comments
SCAP	<ul style="list-style-type: none"> <li>SCAP raised no concerns with the proposal. Standard conditions of consent have been included in the recommendation.</li> </ul>
SA Water	<ul style="list-style-type: none"> <li>SA Water raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been included in the recommendation.</li> </ul>

A copy of the relevant referral responses are contained in **Attachment 5**.

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, is with Medium Density Policy Area 19 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

### Residential Zone - Desired Character:

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

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

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

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

### **Medium Density Policy Area 19 - Desired Character:**

*Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.*

*New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.*

*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.*

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

### **QUANTITATIVE STANDARDS**

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

DA211/55/2020

<b>DEVELOPMENT PLAN PROVISIONS</b>	<b>STANDARD</b>	<b>ASSESSMENT</b>
ALLOTMENT AREA <i>Medium Density Policy Area 19 PDC 7</i>	270m <sup>2</sup>	Lot 2 = 243m <sup>2</sup> Lot 3 = 192m <sup>2</sup> Lot 4 = 192m <sup>2</sup> <b>Does Not Satisfy</b>
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 19 PDC 7</i>	9m	Lot 2 = 0m Lot 3 = 0m Lot 4 = 0m <b>Does Not Satisfy</b>

DA211/1/2020

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	270m <sup>2</sup> - detached and group dwellings	Lot 1 = 272m <sup>2</sup> <b>Satisfies</b>  Lot 2 = 243m <sup>2</sup> Lot 3 = 192m <sup>2</sup> Lot 4 = 192m <sup>2</sup> <b>Does Not Satisfy</b>
SITE FRONTAGE <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	9m	Dwelling 1 - 13.81m <b>Satisfies</b>  Dwellings 2-4 - 6m common property
SITE COVERAGE <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	60% (max.)	39% <b>Satisfies</b>
PRIMARY STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m (min.)	4.54m – ground floor 4.8m – upper floor <b>Satisfies</b>
SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	Side 1m minimum - vertical side wall is 3 metres or less  2m minimum - vertical side wall is between 3 and 6 metres	1m min - ground floor 2.66m min - upper floor Garage on boundary <b>Satisfies</b>
REAR SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	6m (min.)	3m – ground floor <b>Does Not Satisfy</b>  8m – upper floor <b>Satisfies</b>
BUILDING HEIGHT <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3 storeys or 12.5m (max.)	2 storeys (7.25m) <b>Satisfies</b>
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	24m <sup>2</sup> (min. area) 3m (min. dimension) 16m <sup>2</sup> (min. area accessible from a habitable room).	36m <sup>2</sup> - 72m <sup>2</sup> <b>Satisfies</b>

<b>LANDSCAPING</b> <i>Module: Landscaping, Fences &amp; Walls</i> <b>PDC 4</b>	A minimum of 10 per cent of a development site	10%+ (inclusive of private yards) <b>Satisfies</b>
<b>CARPARKING SPACES</b> <i>Transportation and Access</i> <b>PDC 34</b>	Detached dwellings 2 car-parking spaces required (1 covered)  Group dwellings 2 car-parking spaces required (1 covered) + 0.25 spaces per dwelling (visitors)	2 covered spaces per dwelling plus 2 visitor spaces <b>Satisfies</b>
<b>DOMESTIC STORAGE</b> <i>Site Facilities and Storage</i> <b>Module</b> <b>PDC 4</b>	Minimum storage area of 8m <sup>3</sup>	8m <sup>3</sup> + within garages, under stairs, laundry and bedrooms <b>Satisfies</b>

## ASSESSMENT

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

### Land Division

Principle of Development Control (PDC) 7 of Medium Density Policy Area 19 prescribes a minimum allotment area of 270m<sup>2</sup>. Similarly, PDC 4 prescribes a minimum site area of 270m<sup>2</sup> for all kinds of dwellings, as the subject land is not located within 400m of a centre zone. It is noted that the subject land is approximately 500m from the nearest centre zone.

While the plan of division indicates that Lots 3 and 4 in particular would have a significant shortfall in site area, the 'average' site area (inclusive of common areas) would be 300m<sup>2</sup>. This indicates that the overall allotment density is generally within the desired range.

The intent of minimum allotment sizes is to achieve a residential density that is consistent with the desired character for the area. The Desired Character for Medium Density Policy Area 19 is for allotments to be at medium densities. On the basis of the land having a total area of 1196m<sup>2</sup>, the 'net' residential density of the development has been calculated at 33 dwellings per hectare. As defined by the *Planning Strategy (30 Year Plan for Greater Adelaide - 2017 Update)*, the proposed development is of low density (i.e. upper end of low density). Therefore, whilst the site areas would be less than the recommended minimum of 270m<sup>2</sup>, the overall density of the development would be lower than what is desired for the Policy Area. When balanced against the relevant Development Plan provisions and the existing and desired character, the proposed allotment density is considered appropriate.

Furthermore, the streetscape and character impacts would not be significant given that the proposed frontage is wide enough for a detached dwelling to suitably address the street and for common access to be provided.

Notwithstanding the allotment size shortfall, it has been demonstrated by the built form proposal that the allotments are large enough for the proposed dwellings to reasonably satisfy the relevant quantitative requirements relating to building height and scale, private open space, site coverage and vehicle access and manoeuvrability.

### Desired Character and Density

The Desired Character for Medium Density Policy Area 19 envisages medium density development and more specifically:

*Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.*

As considered above, the proposed development has an overall dwelling density that is within the low density range. The subject land is also located immediately adjacent to the Westside Bikeway, is around the corner from a public reserve and is a short walk from Weigall Oval. The nearest centre zone is just over 400 metres away to the west on Marion Road, which has high frequency public bus routes.

It is observed also that many allotments within the immediate locality have been developed at similar densities, as outlined within the following table:

Address	Average site area (m <sup>2</sup> )	Net density (dwellings/hectare)
24 Birdwood Terrace	270	37
28 Birdwood Terrace	268	37
30 Birdwood Terrace	278	36
35 Keith Avenue	340	29
37 Keith Avenue	271	37
35 Talbot Avenue	348	29
37 Talbot Avenue	333	30

As considered in more detail below, the proposed site areas would not compromise the spatial and functional characteristics of the development in terms of the built form relationship with the street and adjoining properties, on-site car parking and vehicle manoeuvrability or the internal amenity for future occupants.

From a streetscape perspective, the proposed detached dwelling at the front of the site would not appear cramped or visually overbearing due to the modest building height and separation to both side boundaries and the group dwellings would be well setback from the road and thus would have a 'recessive' appearance.

The overall dwelling density and allotment layout of the proposal is considered compatible with the existing and desired built form characteristics of the locality.

### Design and Appearance

The proposed development would be located amongst a variety of dwelling types, sizes and styles, including single storey detached dwellings, two storey group dwellings and residential flat buildings, some of modern appearance.

The proposed dwellings are designed with a common architectural style. The dwellings are modern, with well-proportioned facades that include feature front porticos, wall projections and recesses, double garaging and pitched roofs. External materials and finishes include rendered power panel (natural white) and brick veneer (red) cladding, aluminium frame windows and doors and colorbond roof sheeting (monument).

The façades include windows to both the ground and upper floors that facilitate passive surveillance of the adjacent footpath and internal driveway and the dwelling entrances are readily identifiable and accessible from the road frontage and vehicle parking areas. The facades are also recessed at certain points to break up the building mass and proportions and different materials and colour variations provide visual interest.

In terms of internal dwelling design, the living rooms have an outlook to private space and reasonable access to sunlight, and the internal floor areas would provide functional living environments.

The Desired Character and PDC 3 of Medium Density Policy Area 19 envisage building heights of three storeys or 12.5m above ground level for allotments that overlook the Westside Bikeway. The proposal comprises two storey buildings with a maximum height of 7.25m. The proposed building height and scale is consistent with the desired character, which is seeking a transition to medium density development with buildings of up to three storeys. The proposed building height is therefore considered appropriate.

Overall, the design and appearance of the proposed development is considered to adequately address the relevant provisions of the Development Plan, and in particular Objective 1 and PDCs 1, 2 and 5 of the General Section (Design and Appearance).

## **Boundary Setbacks**

### ***Front Setbacks***

The front setback for dwellings in Medium Density Policy Area 19 should be a minimum of 3m as recommended by PDC 3. The main front wall of Dwelling 1 is setback a minimum of 4.54m from the road boundary. The front building setbacks are therefore acceptable and the front façade is relatively well-articulated and landscaped.

### ***Rear Setbacks***

Dwellings 3 and 4 are setback from the rear boundary at a distance of 3m at ground level and 8m at the upper level. PDC 3 of Medium Density Policy Area 19 recommends a minimum setback distance of 6m to both ground and upper levels.

Typically, Development Plan policies allow for single storey buildings to be located closer to rear boundaries than two storey buildings as there is potentially less visual and overshadowing impacts associated with single storey buildings. This is recognised in PDC 11 of the Residential Zone and similarly in the complying standards under Schedule 4 of the *Development Regulations 2008*. These policies only require the ground floor of a dwelling to be setback 3m from a rear boundary. The complying standards are a material planning consideration in this case given that the subject land is situated within a code complying area, as determined by the Minister for Planning. Whilst the proposed development is not complying, it would however be possible to develop the subject land with a dwelling or dwellings located within 3m of the rear boundary 'as-of-right'.

Accordingly, the rear boundary setbacks are considered acceptable for the followings reasons:

- Only the ground floors are located less than 6 metres from the boundary;
- The rear walls at ground level are of modest size;
- The upper storey setbacks are greater than the recommended standard;
- The building height is well within the maximum height parameters;
- The locality is characterised by dwellings and outbuildings located in close proximity to rear boundaries; and
- There is adequate area within the rear yard for landscaping.

The proposal is therefore considered to satisfy the intent of PDC 3 of Medium Density Policy Area 19.

### **Side setbacks**

The ground and upper levels of dwellings 2, 3 and 4 are setback at least 1m and 2m respectively, which satisfies PDC 11 of the Residential Zone. It is noted that the garage wall of Dwelling 1 is sited on the northern side boundary, however the length and height of the wall (6m long x 2.75m high) is well within the parameters outlined in PDC 13(b) for boundary development.

### **Vehicle Access and Car Parking**

A new common driveway onto Birdwood Terrace will provide vehicular access to Dwellings 2 to 4 while Dwelling 1 at the front of the site will utilise an existing crossover, which will be modified slightly as recommended by Council's City Assets Department. There would be adequate lines of sight in both directions for all access points, with no obstructions with street infrastructure, noting that an existing street tree is to be removed. The removal of the street tree has been supported by Council's City Operations Department. The access arrangements are considered safe and convenient.

In response to concerns raised by Council's City Assets Department regarding vehicle manoeuvrability, a full set of turning diagrams has been provided which also demonstrate safe and convenient on-site vehicle movement.

All of the proposed dwellings are to be provided with at least two covered car parking spaces in accordance with PDC 34 of the General Section (Transportation and Access). In addition to the resident parking, *Table WeTo/2 – Off Street Vehicle Parking Requirements* prescribes an additional requirement of 0.25 spaces per group dwelling for visitors. As there would be three group dwellings, there is a Development Plan requirement for one additional car park (rounded up to one space). The proposal includes one common visitor space that is located adjacent to Dwelling 2.

Accordingly, there is considered to be sufficient on-site car parking to meet the anticipated demand generated by the proposed development. Accordingly, the proposal satisfies the intent of PDC 34 of the General Section (Transportation and Access).

### **Landscaping and Trees**

The proposal is considered to meet the minimum landscaping requirement of 10 per cent of the site. The applicant has provided a landscaping scheme for the development that includes a mix of trees, shrubs and ground cover to the front and rear yards and along the new common driveway. The proposed landscaping would enhance the internal amenity and external appearance of the development in accordance with PDCs 1 and 4 of the General Section (Landscaping, Fences and Walls).

In terms of existing trees, while some representors noted there is a mature tree with a large canopy in the middle of the site, this tree is not Regulated and thus is not a protected specimen.

### **Private Open Space**

The proposed dwellings would be provided with between 36m<sup>2</sup> and 72m<sup>2</sup> of private open space, which satisfies PDC 19 of the General Section (Residential Development). The rear yards achieve the minimum dimension guidelines and would also be accessible from a habitable room. Suitable private open space for entertaining and other domestic functions would therefore be provided for occupants of the proposed dwelling.

### **Overlooking**

Several representors are concerned that their privacy would be adversely impacted as a result of overlooking from the upper storey windows of the proposed dwellings.

The development has been designed with all side and rear and some front upper storey windows having either raised sills or fixed obscure glazing to a height of 1.7m above the floor level.

The proposed privacy measures are considered adequate in preventing 'direct' views from the upper storey windows of all dwelling into the habitable room windows and yards areas of adjoining properties. The proposal therefore satisfies PDC 27 of the General Section (Residential Development).

### **Overshadowing**

Concerns have been raised by the representors with respect to the overshadowing of windows and rear yards. The owners of Unit 1, 37 Keith Avenue and 28b Birdwood Terrace are particularly concerned with the siting and scale of Dwellings 3 and 4 at the rear of the site and the resulting shadow that would be cast.

Given the two storey scale of the proposed development and the orientation of the subject land, it is reasonable to expect that some shadow would be cast over the adjoining properties to the south, particularly during winter months. It is also noted that PDC 2 of the General Section (Residential Development) encourages single storey development on battleaxe allotments to minimise overshadowing and privacy impacts.

The upper level of each dwelling is relatively modest in size (74m<sup>2</sup> maximum) and is appropriately setback from side and rear boundaries, as considered above. The applicant has provided a series of shadow diagrams for the winter solstice. While the neighbouring properties immediately to the south at Unit 1, 37 Keith Avenue and 28c Birdwood Terrace would be most affected, the shadow diagrams confirm that the rear yard of 28c Birdwood Terrace which faces in a westerly direction would receive well in excess of two hours of natural light during the morning and early afternoon. Unit 1, 37 Keith Avenue would receive less light however the rear windows and yard would continue to receive more than two hours of natural light from mid-afternoon onwards.

Accordingly, the visual and overshadowing impacts would not be significant and on balance the proposal is considered to satisfy PDC 2, 10, 11 and 12 of the General Section (Residential Development).

### **Stormwater and Flood Management**

Stormwater runoff from each dwelling will be directed to a 3,000L rainwater retention tank and plumbed into all toilets and the laundry. Overflow from the rainwater tanks and hard paved surfaces will be discharged to the street water table in accordance with Council's standard requirements. Council's City Assets Department has confirmed that the proposed stormwater management system is acceptable.

## Waste collection

The proposed development can adequately cater for on-street waste collection with there being sufficient verge space available for at least 8 bins, as required for Council's standard kerbside service:

- 4 x 140L general waste - weekly service
- 4 x 240L comingled recycle - fortnightly service
- 4 x 240L organics - fortnightly service

A private waste contractor is therefore not required. The proposal is consistent with Objective 2 of the General Section (Waste).

## SUMMARY

When balanced against the existing site and locality characteristics and the Desired Character for Medium Density Policy Area 19, the proposed division of land and associated residential development is considered to be an orderly and desirable form of development.

The dwelling density and allotment layout of the proposal sufficiently accords with the Desired Character and is compatible with the changing pattern and built form characteristics of the locality. With the exception of the site area shortfalls, the proposal satisfies the relevant quantitative provisions of the Development Plan.

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

On balance, the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and warrants Development Plan Consent and Land Division Consent.

## RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/55/2020 by MARLIP Pty Ltd to undertake Land division - Community Title; SCAP No. 211/C009/20; Create two (2) additional allotments and common property at 26 Birdwood Terrace, North Plympton (CT5214/886) subject to the following conditions of consent:

### Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.

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

2. All existing buildings on the land shall be removed prior to the issue of clearance to this land division approved herein.

*Reason: To ensure development is undertaken in an orderly manner*

### Land Division Consent Conditions

### Council Requirements

Nil

## SCAP Requirements

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

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

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

4. Payment of \$15,232.00 into the Planning and Development fund (2 lots @ \$7,616/lot). 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.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

## 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. 211/1/2020 by Alba Building Design for construction of one (1) two-storey detached dwelling fronting Birdwood Terrace and three (3) two-storey group dwellings with associated landscaping at 26 Birdwood Terrace, North Plympton (CT5214/886) subject to the following conditions of consent:

### Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.

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

- 100 x 50 x 2mm RHS Galvanised Steel; or
- 125 x 75 x 2mm RHS Galvanised Steel; or
- Multiples of the above.

*Reason: To maintain existing Council infrastructure*

4. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times to the satisfaction of Council.

*Reason: To ensure safe and convenient vehicle access and to suppress dust*

5. All landscaping shall be planted in accordance with the approved plans (Site Plan prepared by Alba Building Designers dated 20/06/2020) 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.

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

6. The upper storey windows of all dwellings (except for the front windows of Dwelling 1) shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained to the satisfaction of Council at all times.

*Reason: To maintain the privacy of neighbouring residents*

7. No aboveground structures, such as letterboxes, service meters or similar shall be installed within the common driveway entrance and passing area.

*Reason: To ensure safe and convenient vehicle access*

8. All stormwater management measures for each dwelling approved herein, including harvest tanks and supply mechanisms, shall be installed and operational prior to occupancy of the dwellings.

## Notes

The existing *Lophostomen confertus* (Queensland brush box) street tree has been assessed and considered acceptable to be removed by Council's Arborist. Based on Council's standard schedule of fees and charges, a fee for the removal of the street tree is currently valued at \$1380.00. The fee stated is a value for the current financial year and will vary depending upon the year of removal, which is due to annual price increases and changes to the tree.




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## Attachments

1. Relevant Development Plan Provisions
2. Plan of Division
3. Dwelling Plans
4. Representations & Applicant's Response
5. Internal & Agency Referrals

## Relevant Development Plan Provisions

General Section		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 6, 7 & 8
<i>Design and Appearance</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 9, 10, 12, 13, 14, 15, 16, 21, 22 & 23
<i>Energy Efficiency</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2 & 3
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6 & 8
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 6
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1 & 3
<i>Residential Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 19, 20, 21, 22, 28, 30, 31, 32 & 33
<i>Transportation and Access</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 2, 8, 9, 11, 23, 24, 30, 34, 35, 36, 37 & 44

[Search](#) | [Configure Notification Email](#) | [Log Out](#)

### Application Form Details - DA. 211/C009/20 (Unique Id. 67088)

*NB* \* represents a mandatory field.

Application Type : C - Community Division \*

What Consents do you wish to apply for? :

☐ Provisional Development Plan Consent Only  
☒ Provisional Development Plan Consent with Land Division Consent

Certificate of Approval Fee:

☒ Pay Now  
☐ Pay Later

Is this a combined Land Division/Land Use application? :

☐ Yes  
☒ No

Council : City of West Torrens (211) \*

Submitting Agents OrganisationId : 533

Submitting Agents Name : Lock Surveys

Submitted By UserId : 689

Submitted By Details : Michael Lock, Lock Surveys

Agents Reference : 20002 CP

---

**APPLICANT DETAILS :**

Applicant Salutation :  \*

Applicant First Name :  \*

Applicant Last Name :  \*

Applicant Organisation Name : MARLIP Pty Ltd \* (Mandatory if Salutation, First, and Last Name have not been completed)

Postal Address Line 1 : c/o Lock Surveys \*

Postal Address Line 2 : 87 Springbank Road Clapham 5062 \*

Postal Address Line 3 :

State : South Australia

Country : AUSTRALIA \*

---

**OWNER DETAILS :**

Owner Salutation :  \*

Owner First Name :  \*

Owner Last Name :  \*

Owner Organisation Name : MARLIP Pty Ltd \* (Mandatory if Salutation, First, and Last Name have not been completed)

Postal Address Line 1 : c/o Lock Surveys \*

Postal Address Line 2 : 87 Springbank Road Clapham 5062 \*

Postal Address Line 3 :

State : South Australia

Country : AUSTRALIA \*

---

**CONTACT DETAILS :**

Contact Salutation : Mr \*

Contact First Name : Michael \*

Contact Last Name : Lock \*

Postal Address Line 1 : 87 Springbank Road

Postal Address Line 2 : Clapham 5062

Postal Address Line 3 :

State : South Australia

Country : AUSTRALIA

Telephone 1 : 8277 9552 \*

Telephone 2 : 0407 719 455

Fax 1 : 8357 6491

Fax 2 :

Email : michael@locksveys.com.au

Mobile : 0407719455

Existing Use : residential

Description of Proposed Development : 3 lot community division

**SUBJECT PROPERTY DETAILS :**

House Number : 26

Lot Number : 37

Street : Birdwood \*

Suburb/Town : North Plympton \*

Hundred : Adelaide \*

Reference Section :

**TITLE DESCRIPTION DETAILS :**

Title Reference Type : CT - Certificate of Title v \*

Volume : 5214 \*

Folio : 886 \*

**PLAN PARCEL DETAILS :**

Plan Type : F - Filed Plan v \*

File Plan Number : 7183 \*

Parcel Number : a37 \*

Does either schedule 21 or 22 of the  
Development Regulations 1993  
Or schedule 9, item 16 of the PDI Regs 2019  
apply? : ☐ Yes  
☒ No

Notes :

Lodgement Date : 23 Jan 2020

Acknowledgement : I acknowledge that copies of this application and supporting  
documentation may be provided to interested persons in accordance  
with the Development Regulations 1993

☒ Yes  
☐ No

**COMMUNITY DIVISION :**

Total Area of Land to be Divided :  Square metres  \*

Reserve Area :  Square metres  \*

Number of existing allotments :  \*

Number of proposed lots (excluding Road and Reserve) :  \*

Number of additional lots :

Is the development for residential purposes? : ☒ Yes  
☐ No

Is a development lot being created? : ☐ Yes  
☒ No

**APPLICATION DOCUMENTS**[Hide](#)

Document Title	Document Type	Version #	State	File Size (Kb)	Date Uploaded	Notes
<a href="#">proposal plan</a>	Proposed Plan of Division	1	Uploaded	129.9700000	23 Jan 2020	<a href="#">Show</a>
<a href="#">ct 5214/886</a>	Certificate of Title/Lease	1	Uploaded	60.4900000	23 Jan 2020	<a href="#">Show</a>
<a href="#">Lodgement Fee Receipt</a>	Miscellaneous	1	Uploaded	29.3300000	23 Jan 2020	<a href="#">Show</a>
<a href="#">Location Plan Enlargement</a>	Miscellaneous	1	Uploaded	250.7500000	24 Jan 2020	<a href="#">Show</a>
<a href="#">Location Plan</a>	Miscellaneous	1	Uploaded	480.8100000	24 Jan 2020	<a href="#">Show</a>
<a href="#">LOTS Admin Interests</a>	Miscellaneous	1	Uploaded	29.5000000	24 Jan 2020	<a href="#">Show</a>
<a href="#">DAC Regulation 29 Letter</a> <b>New</b>	Miscellaneous	1	Uploaded	2.3100000	29 Jan 2020	<a href="#">Show</a>

**Cancel**

DisclaimerTerms andDepartment of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, ADELAIDE South Australia 5000 - P 1800 752 664 Copyright Conditions



Product Register Search (CT 5214/886)  
Date/Time 08/01/2020 10:29AM  
Customer Reference 20002  
Order ID 20200108002581



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



## Certificate of Title - Volume 5214 Folio 886

Parent Title(s) CT 1485/119  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 15/09/1994 Edition 4 Edition Issued 18/03/2019

## Estate Type

FEE SIMPLE

## Registered Proprietor

MARLIP PTY. LTD. (ACN: 140 598 170)  
OF CARE OF 130 FRANKLIN STREET ADELAIDE SA 5000

## Description of Land

ALLOTMENT 37 FILED PLAN 7183  
IN THE AREA NAMED NORTH PLYMPTON  
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

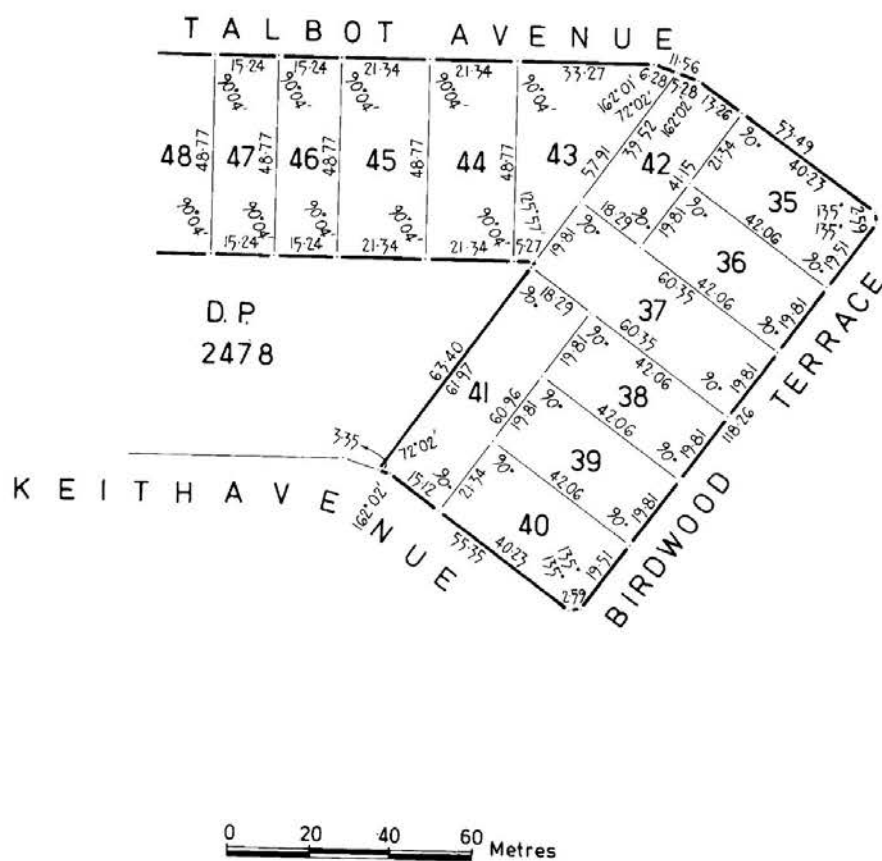
Dealing Number	Description
13074430	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

## Notations

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



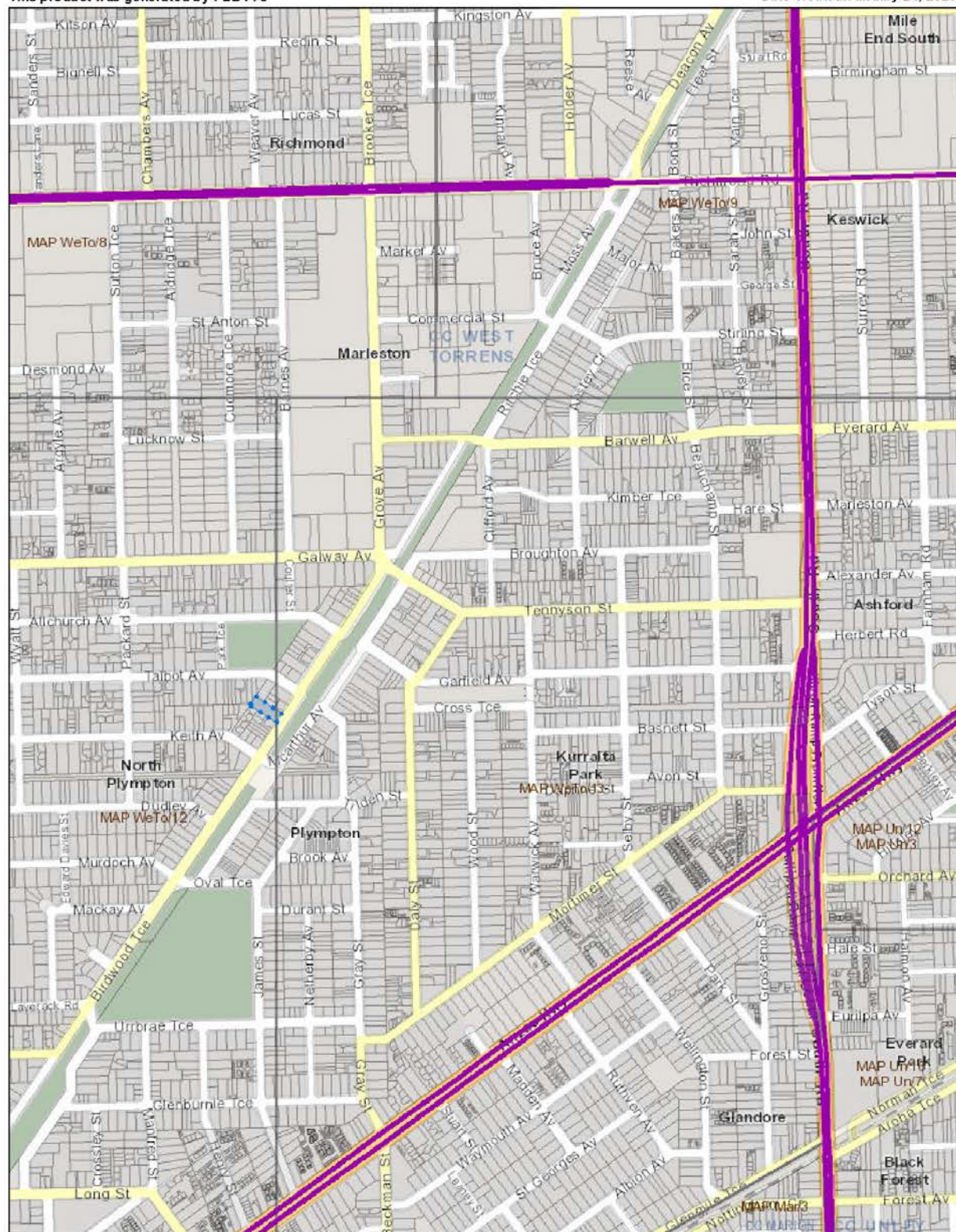
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 Date/Time 08/01/2020 10:29AM  
 Customer Reference 20002  
 Order ID 20200108002581





This product was generated by PLB Pro

Date created: January 24, 2020

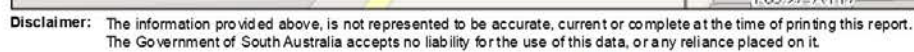


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[DPTI.GISOffice@sa.gov.au](mailto:DPTI.GISOffice@sa.gov.au)

Government of South Australia  
Department of Planning,  
Transport and Infrastructure



[DPTI.GISOoffice@sa.gov.au](mailto:DPTI.GISOoffice@sa.gov.au)



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**Tax Invoice / Receipt**

**ABN:** 92 366 288 135  
**Agency:** Department of Planning, Transport and Infrastructure  
**Address:** PO Box 1815, Adelaide SA 5001  
**Phone:** 7109 7018

---

Fee Description	GST excl.	GST	GST incl.
Lodgement Fee (additional allotment)	\$225.00	\$0.00	\$225.00
Land Division Fee (additional allotment)	\$169.00	\$0.00	\$169.00
Land Division Fee (per Additional Allotment)	\$32.00	\$0.00	\$32.00
Statement of Requirements Fee (additional allotment)	\$447.00	\$0.00	\$447.00
Certificate of Approval Fee (additional allotments)	\$373.00	\$0.00	\$373.00
DAC Consultation Report Fee (additional allotments)	\$224.00	\$0.00	\$224.00
<b>Total</b>	<b>\$1470.00</b>	<b>\$0.00</b>	<b>\$1470.00</b>

---

**APPLICATION DETAILS**

**Unique Id:** 67088  
**Development Number:** 211/C009/20  
**Agents Reference:** 20002 CP  
**Applicant:** MARLIP Pty Ltd  
**Owner:** MARLIP Pty Ltd  
**Type:** CreditCard  
**Agent:** Lock Surveys  
**Address:** 87 Springbank Road Clapham 5062  
South Australia

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**TRANSACTION DETAILS**

**Received:** Thursday, 23 Jan 2020  
**Receipt Ref. No:** 50602316122  
**Process Id:** DEV6708820200123175316533  
**Amount Paid:** \$1470.00  
**Payment Method:** Credit Card

Contact Planning Services  
Telephone 7109 7016  
Email [ldptipdclearanceletters@sa.gov.au](mailto:ldptipdclearanceletters@sa.gov.au)



29-January-2020

The Chief Executive Officer  
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No.** 211/C009/20 (ID 67088)  
**for Land Division (Community**  
**Title) by** MARLIP Pty Ltd

I refer to the above application received at this office and advise that the State Commission Assessment Panel (SCAP) will, within the prescribed time, forward to Council its report in accordance with Regulation 29 of the Development Regulations 2008 and (if applicable) any requirements under Section 33 (1)(d) of the Development Act 1993.

Yours faithfully

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

## GOVERNMENT ADMINISTRATIVE INTERESTS

- **Land Division interests**

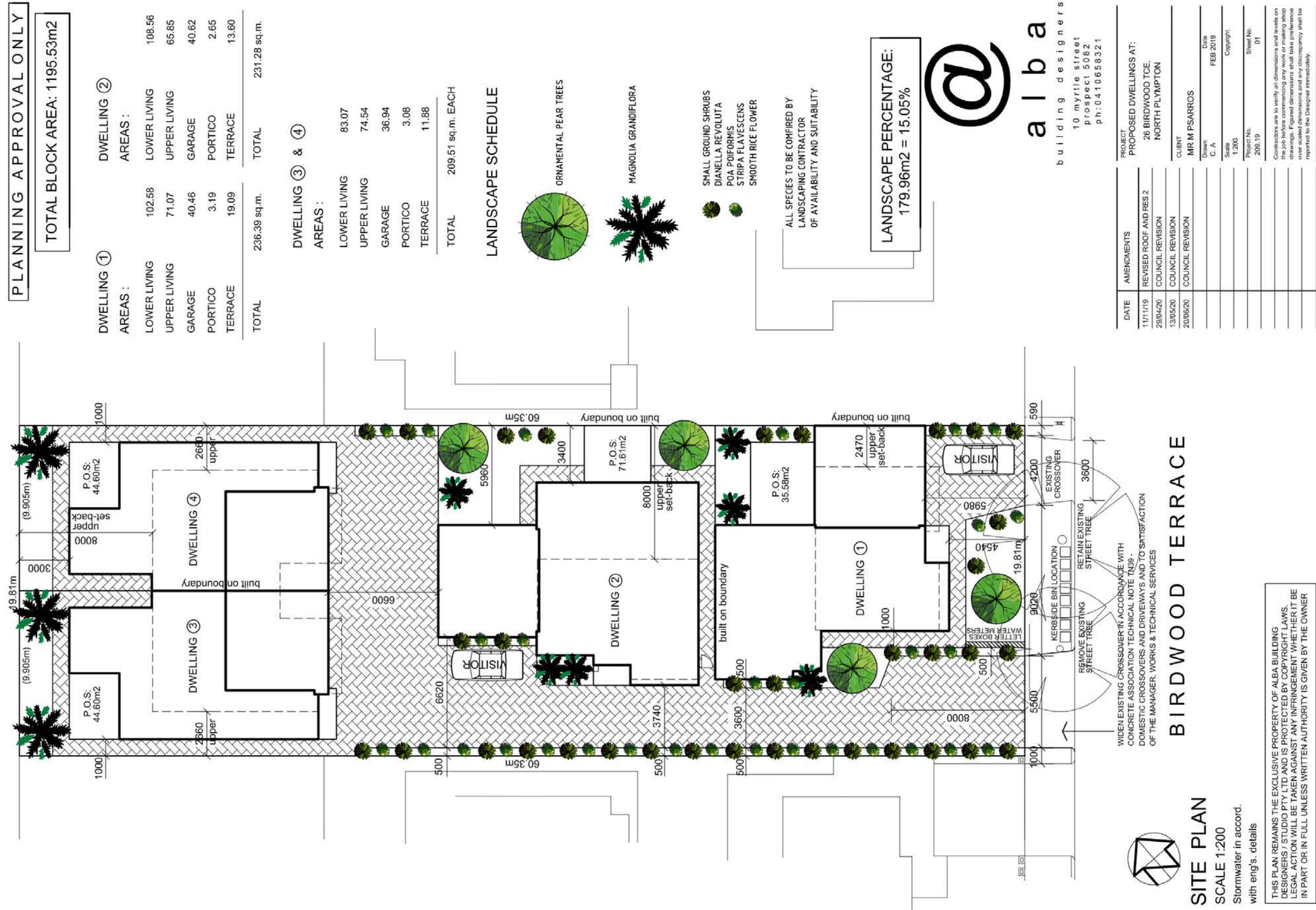
211/D008/20 – current (preceding application)

- No Environmental Protection Act interests
- No State Heritage interests
- No Aboriginal Heritage interests

Record on the Property Interests System for this property at the date of lodgement of the application

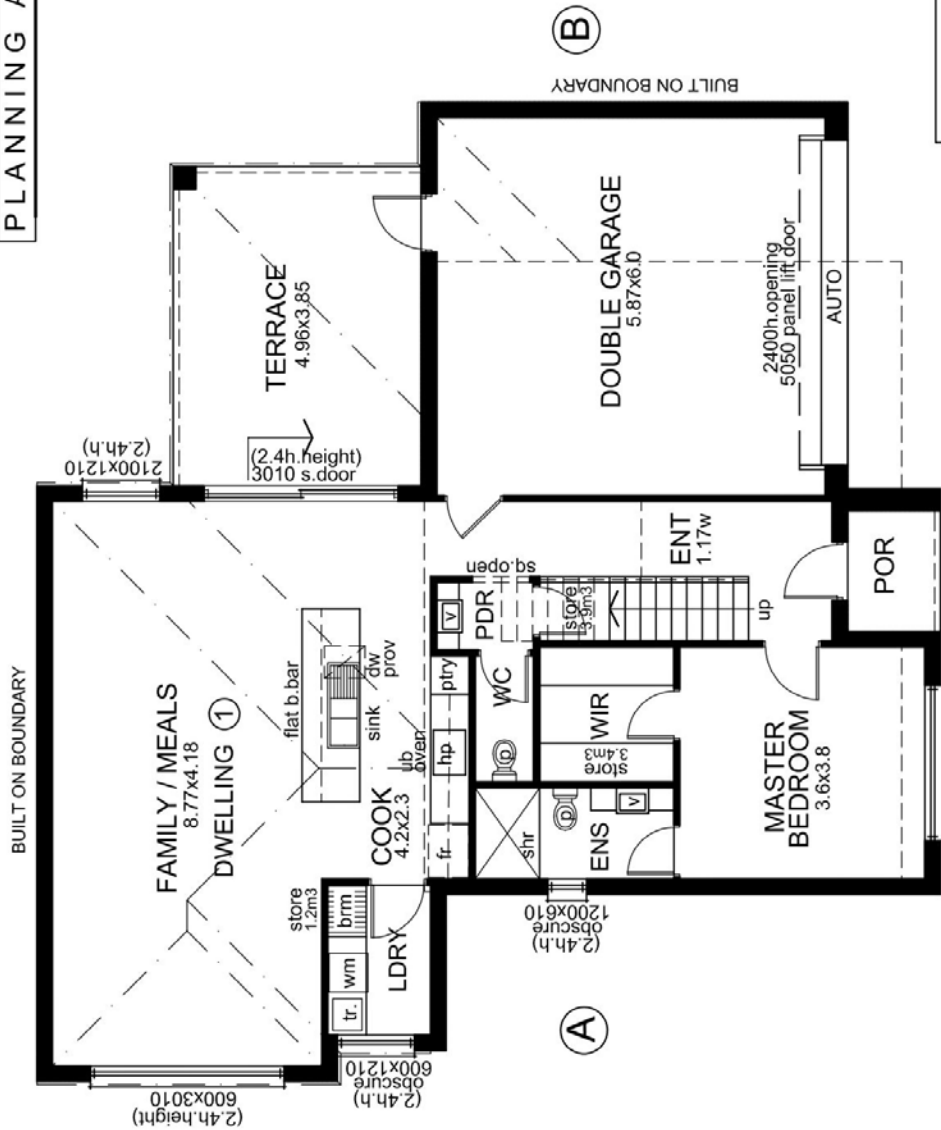
Other Government Departments may have administrative interests recorded but this has not been searched by the Planning Services Branch of the Department of Planning, Transport and Infrastructure

NOTE: The Certificate of Title should be checked for registered interests e.g. Land Management Agreements



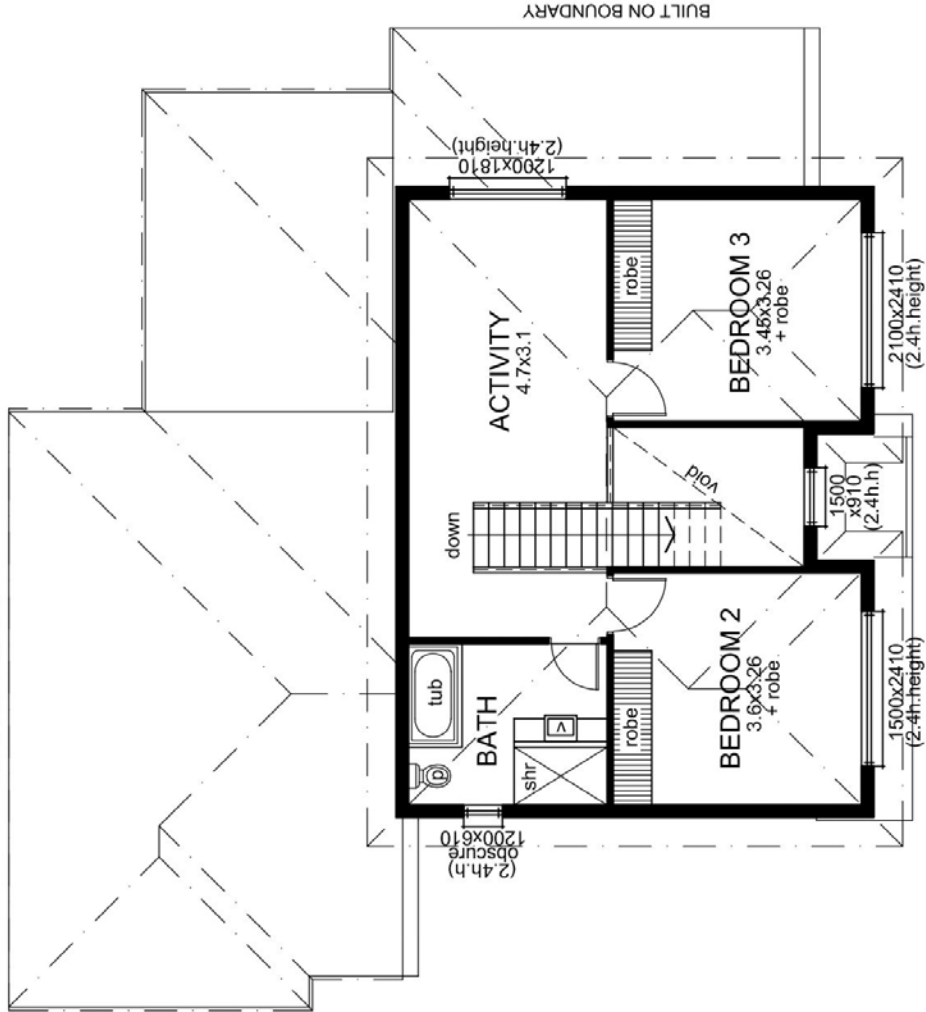
PLANNING APPROVAL ONLY

DWELLING 1



STORAGE CALCULATION	
UNDER STAIRCASE -	3.9m <sup>2</sup>
LEFT SIDE OR WIR -	3.4m <sup>2</sup>
LAUNDRY CUPBOARD -	1.2m <sup>2</sup>
TOTAL STORAGE -	8.5m <sup>2</sup>

LOWER FLOOR PLAN  
(2.4h. height)  
NOTE: ROOM SIZES APPROX. ONLY  
FIGURED DIMENSIONS TAKE PREFERENCE  
OVER SCALED DIMENSIONS



UPPER FLOOR PLAN  
NOTE: ROOM SIZES APPROX. ONLY  
FIGURED DIMENSIONS TAKE PREFERENCE  
OVER SCALED DIMENSIONS

**@**  
**al b a**  
building designers  
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS
11/11/19	REVISED ROOF AND RES 2
29/04/20	COUNCIL REVISION

PROJECT	PROPOSED DWELLINGS AT:
	26 BIRDWOOD TCE,
	NORTH PLYMPTON

CLIENT	MR M PSARROS
Drawn	C. A.
Date	FEB 2019
Scale	1:100
Copyright	
Project No.	209.19
Sheet No.	02

Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

DWELLING ①

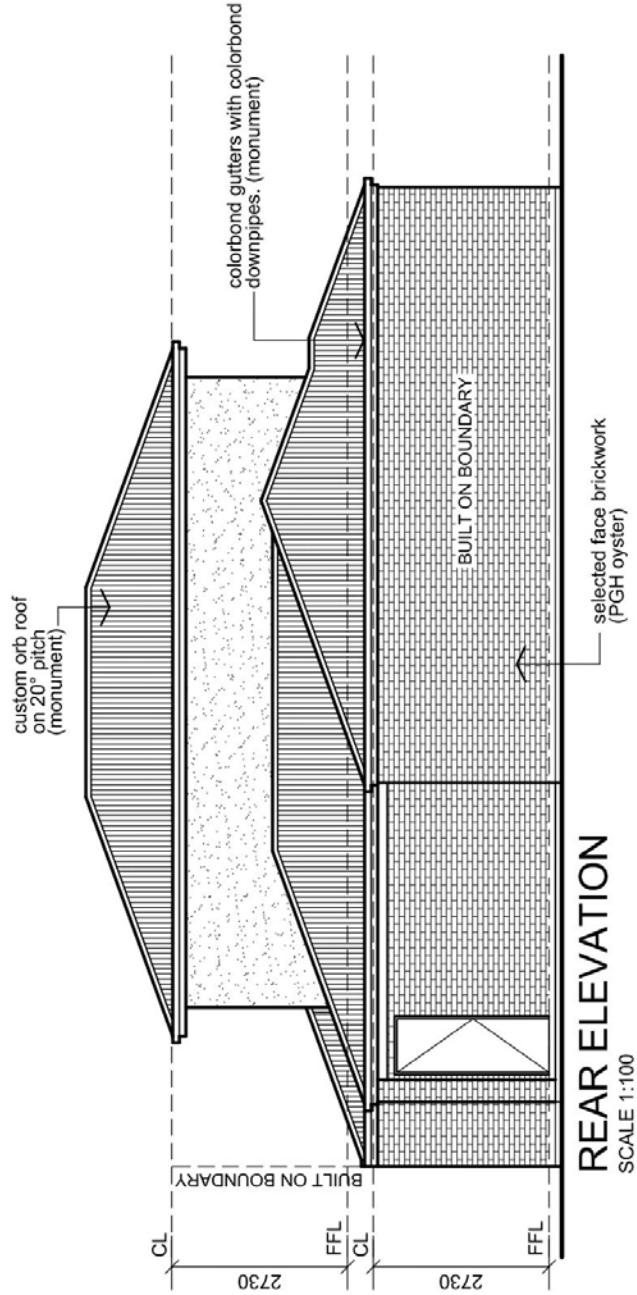
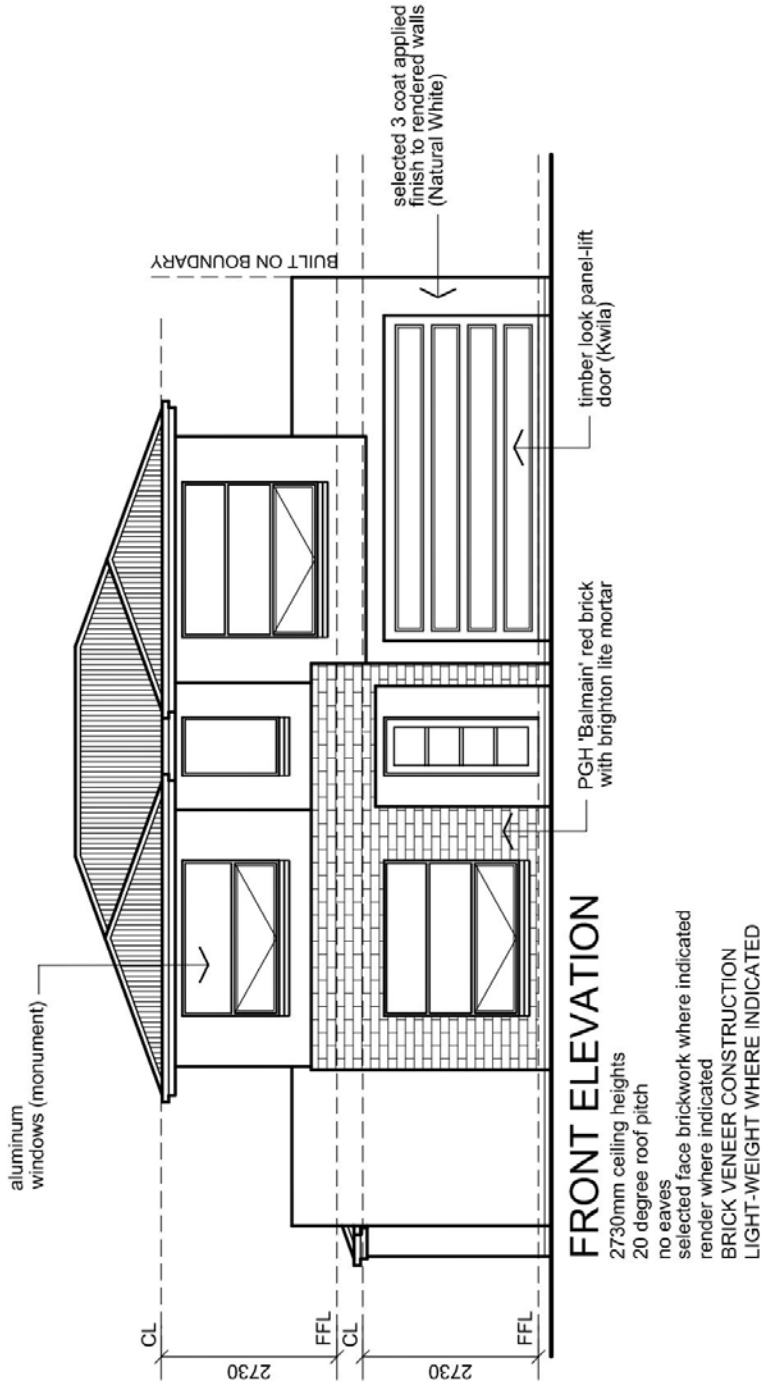
AREAS :

LOWER LIVING	102.58
UPPER LIVING	71.07
GARAGE	40.46
PORTICO	3.19
TERRACE	19.09
TOTAL	236.39 sq.m.

THIS PLAN REMAINS THE EXCLUSIVE PROPERTY OF ALBA BUILDING DESIGNERS / STUDIO PTY LTD AND IS PROTECTED BY COPYRIGHT LAWS. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT WHETHER IT BE IN PART OR IN FULL UNLESS WRITTEN AUTHORITY IS GIVEN BY THE OWNER

DWELLING 1

PLANNING APPROVAL ONLY



@

a l b a

building designers

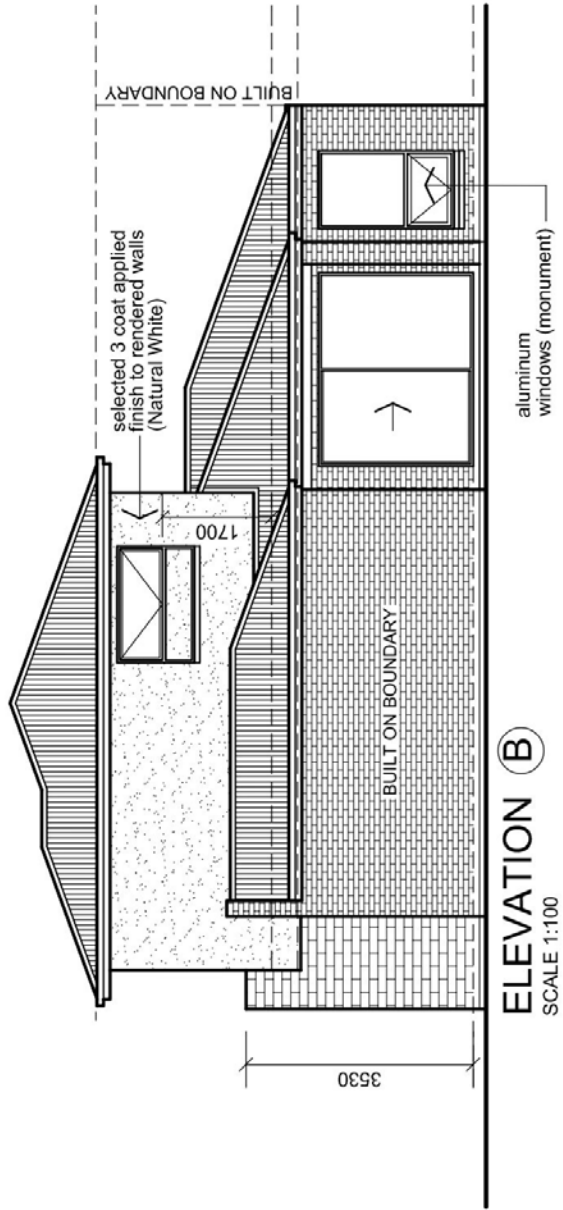
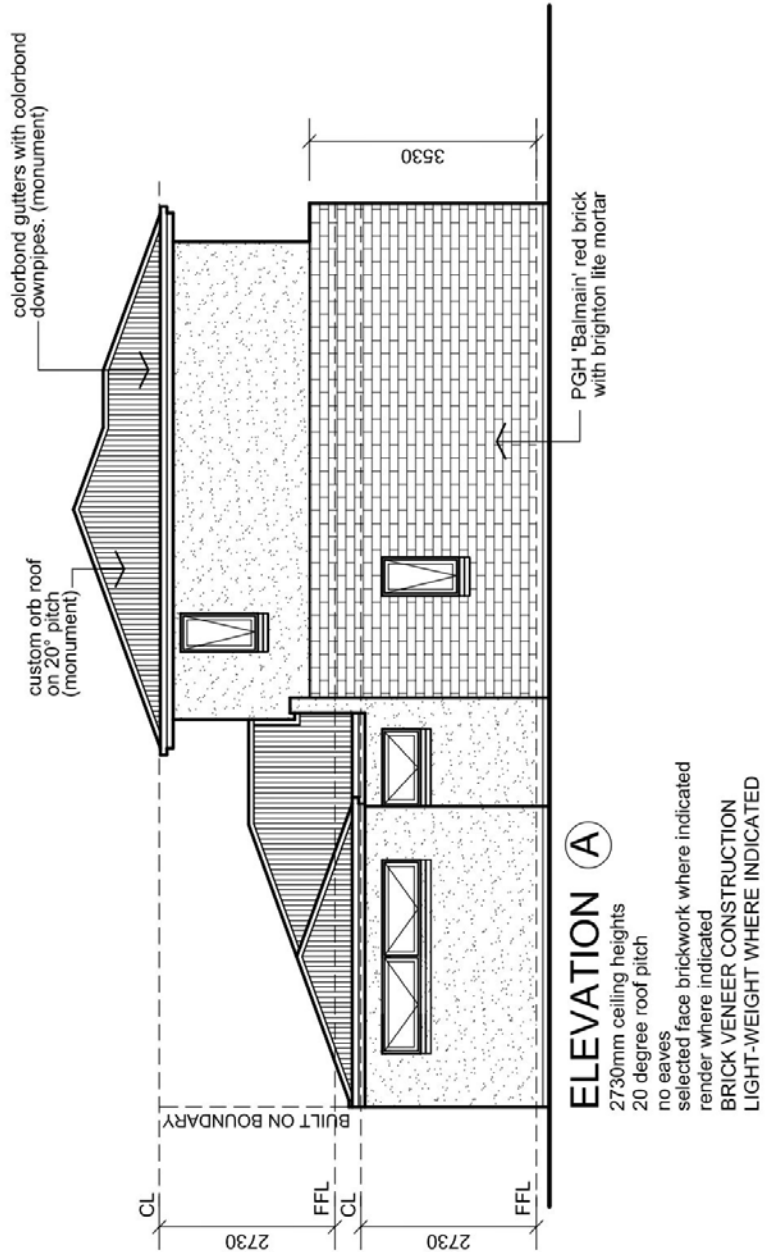
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS	PROJECT
11/11/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT:
29/04/20	COUNCIL REVISION	26 BIRDWOOD TCE, NORTH PLYMPTON
		CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 03
		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

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DWELLING 1

PLANNING APPROVAL ONLY



@

a l b a

building designers

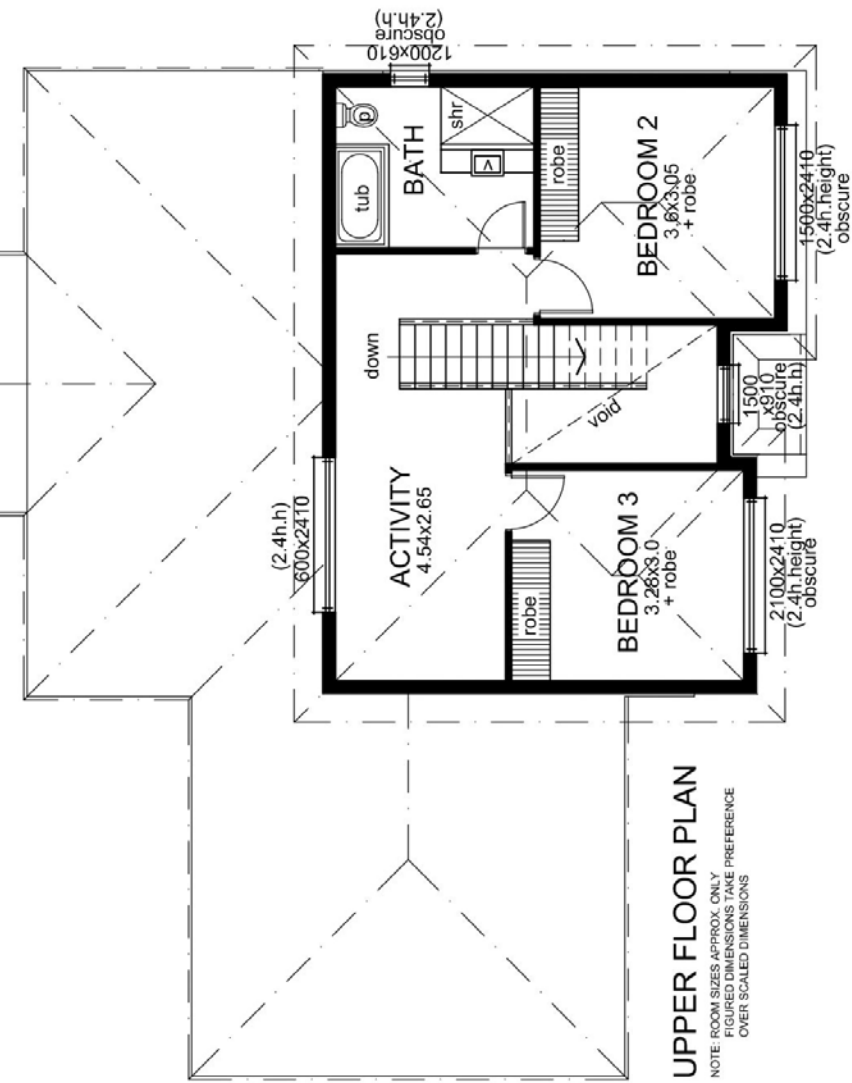
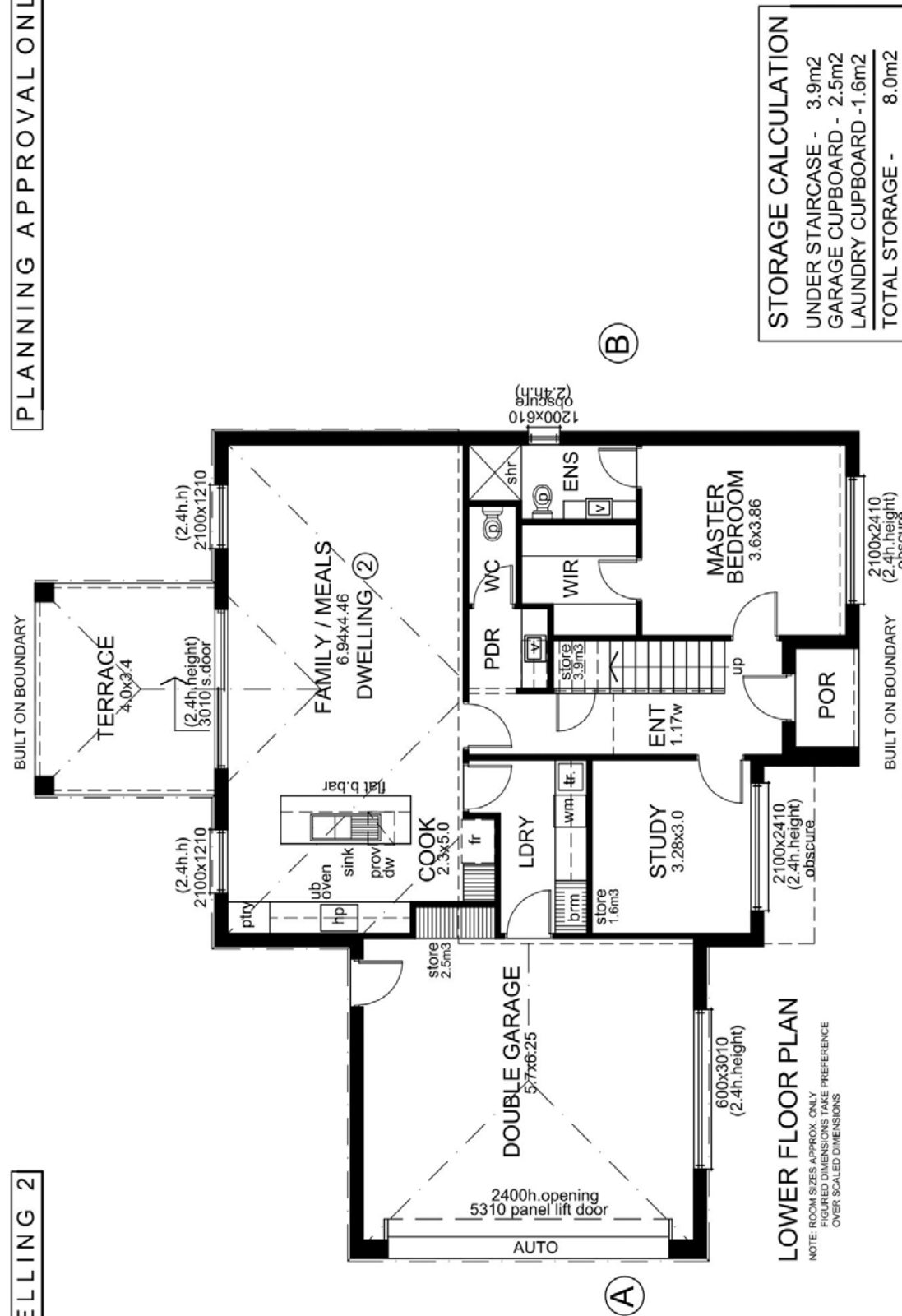
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS	PROJECT
11/11/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT:
29/04/20	COUNCIL REVISION	26 BIRDWOOD TCE, NORTH PLYMPTON
		CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 04
		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

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## Dwelling 2

PLANNING APPROVAL ONLY

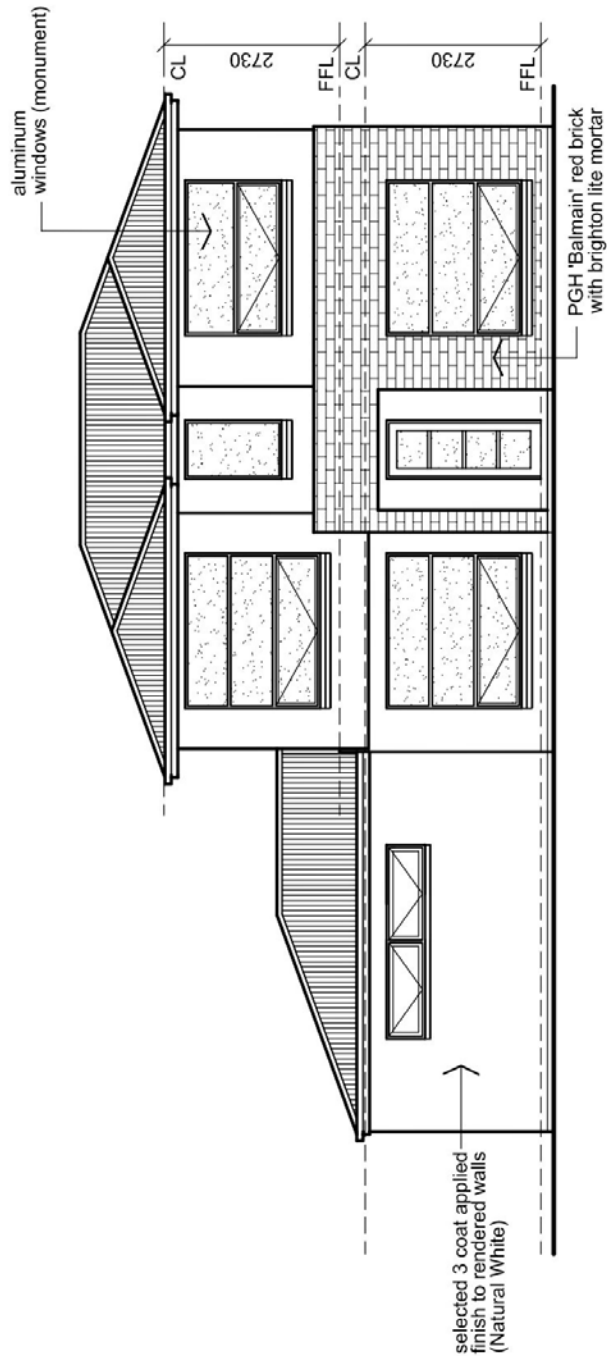


**@**  
**a | b a**  
building designers  
10 myrtle street  
prospect 5082  
ph: 0410658321

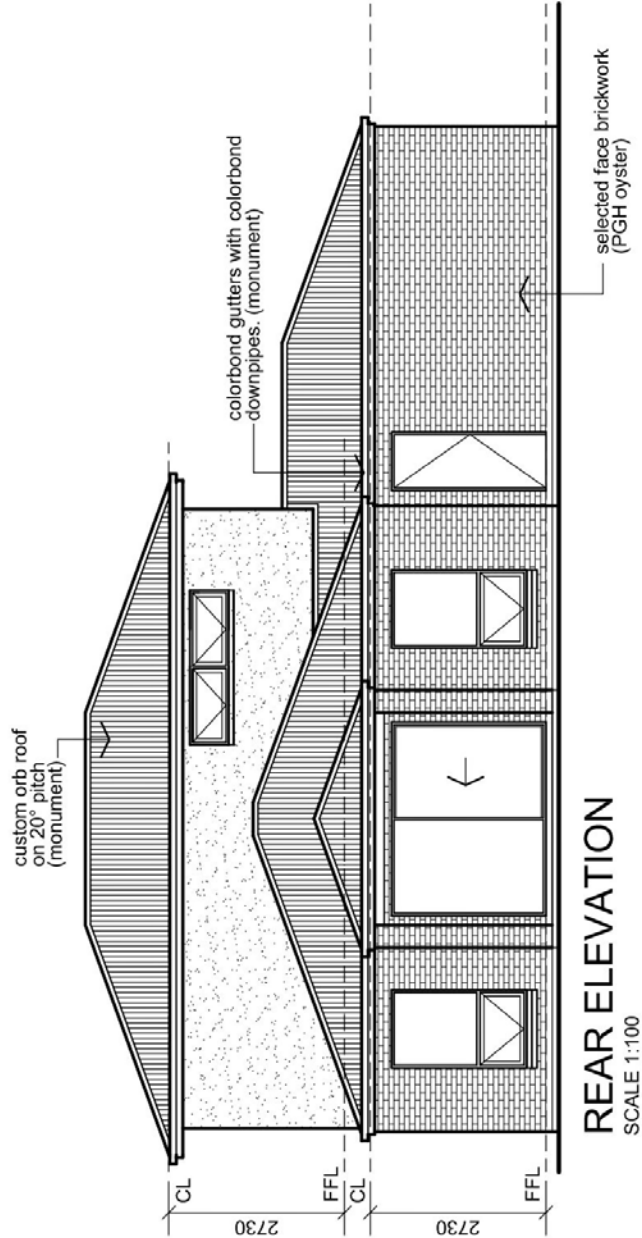
DWELLING ② AREAS :	DATE	AMENDMENTS	PROJECT PROPOSED DWELLINGS AT: 28 BIRDWOOD TCE, NORTH PLYMPTON
	11/11/19	REVISED ROOF AND RES 2	
	29/04/20	COUNCIL REVISION	
LOWER LIVING	108.56		CLIENT MR M PSARROS
UPPER LIVING	65.85		Drawn C. A Date FEB 2019
GARAGE	40.62		Scale 1:100 Copyright
PORTICO	2.65		Project No. 209-19 Sheet No. 06
TERRACE	13.60		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.
TOTAL	231.28 sq.m.		

DWELLING 2

PLANNING APPROVAL ONLY



2730mm ceiling heights  
no eaves  
selected face brickwork where indicated  
render where indicated  
BRICK VENEER CONSTRUCTION  
LIGHT-WEIGHT WHERE INDICATED



SCALE 1:100

@

a l b a

building designers

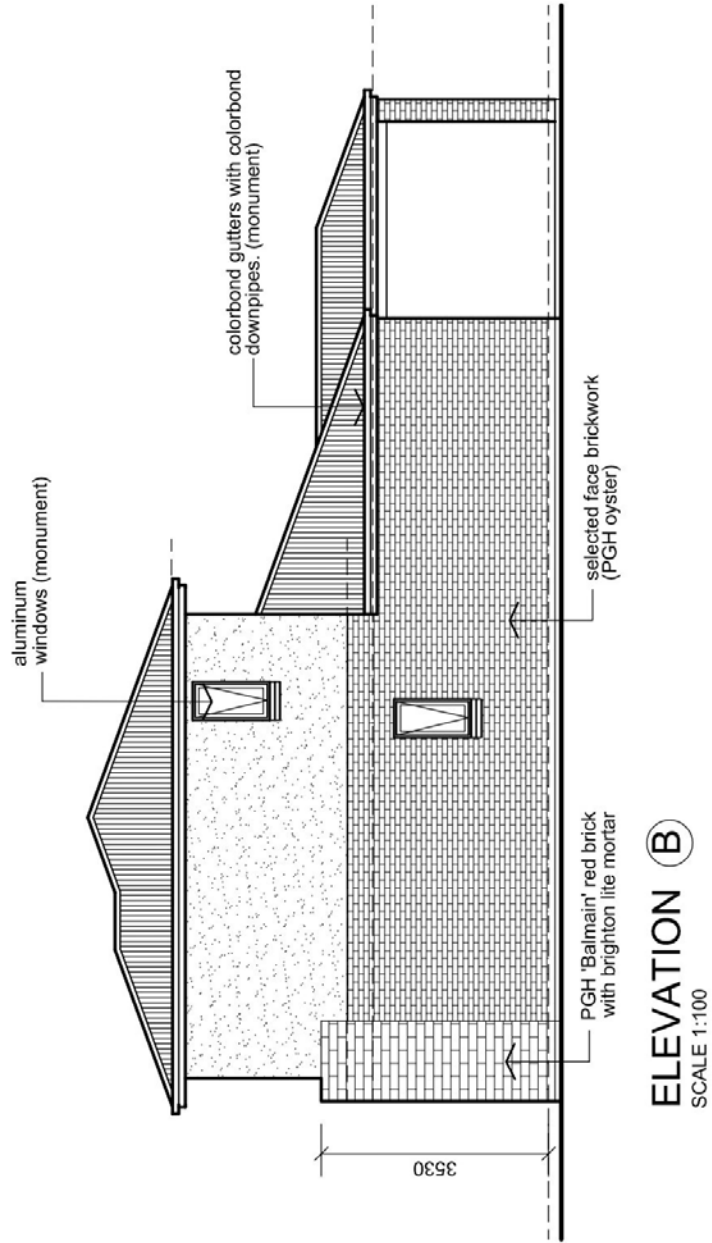
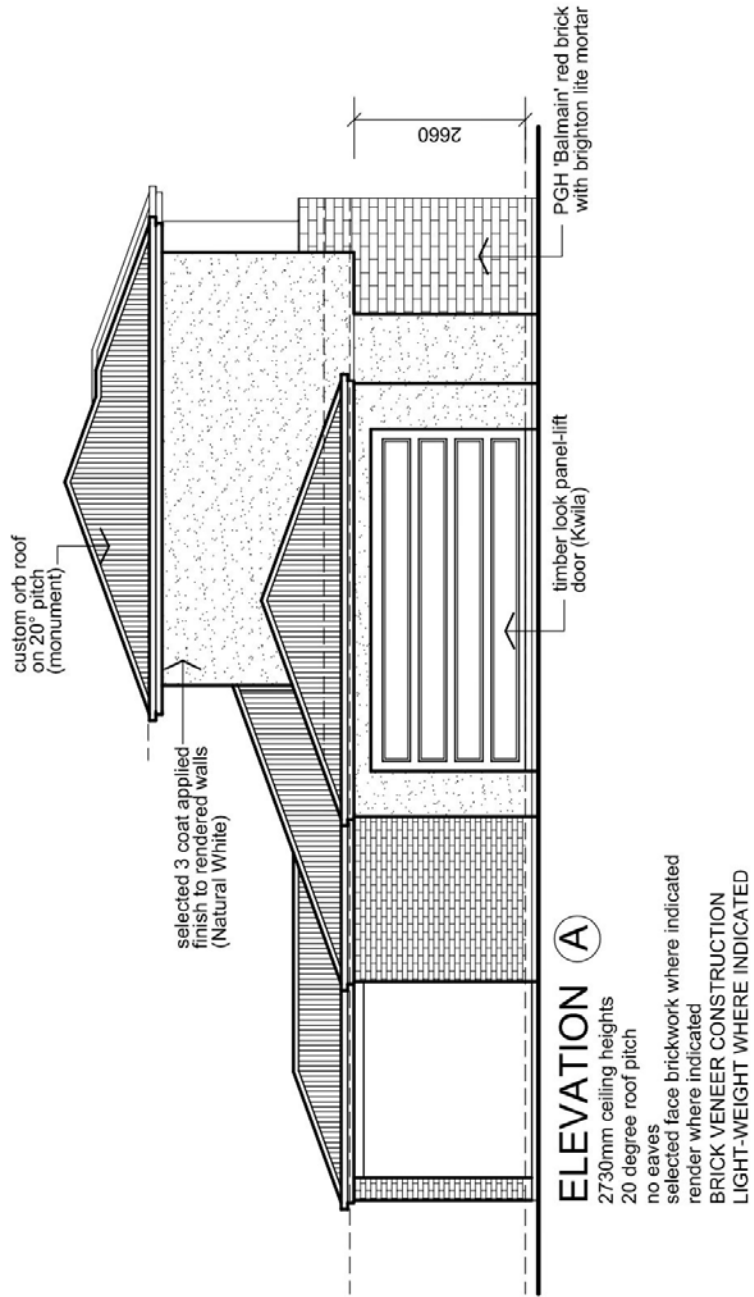
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS	PROJECT
11/11/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT: 26 BIRDWOOD TCE, NORTH PLYMPTON
		CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 06
		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

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DWELLING 2

PLANNING APPROVAL ONLY



  
**a l b a**  
building designers  
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS	PROJECT
11/11/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT: 26 BIRDWOOD TCE, NORTH PLYMPTON
		CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 07
		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

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PLANNING APPROVAL ONLY



2730mm ceiling heights  
20 degree roof pitch  
no eaves  
selected face brickwork where indicated  
render where indicated  
BRICK VENEER CONSTRUCTION  
LIGHT-WEIGHT WHERE INDICATED



NOTE: ROOM SIZES APPROX. ONLY  
FIGURED DIMENSIONS TAKE PREFERENCE  
OVER SCALED DIMENSIONS



NOTE: ROOM SIZES APPROX. ONLY  
FIGURED DIMENSIONS TAKE PREFERENCE  
OVER SCALED DIMENSIONS

AREAS:

LOWER LIVING  
UPPER LIVING  
GARAGE  
PORTICO  
TERRACE

<b>STORAGE CALCULATION</b>	
UNDER STAIRCASE -	5.4m2
GARAGE CUPBOARD -	1.4m2
LAUNDRY CUPBOARD -	1.6m2
<b>TOTAL STORAGE -</b>	<b>8.4m2</b>

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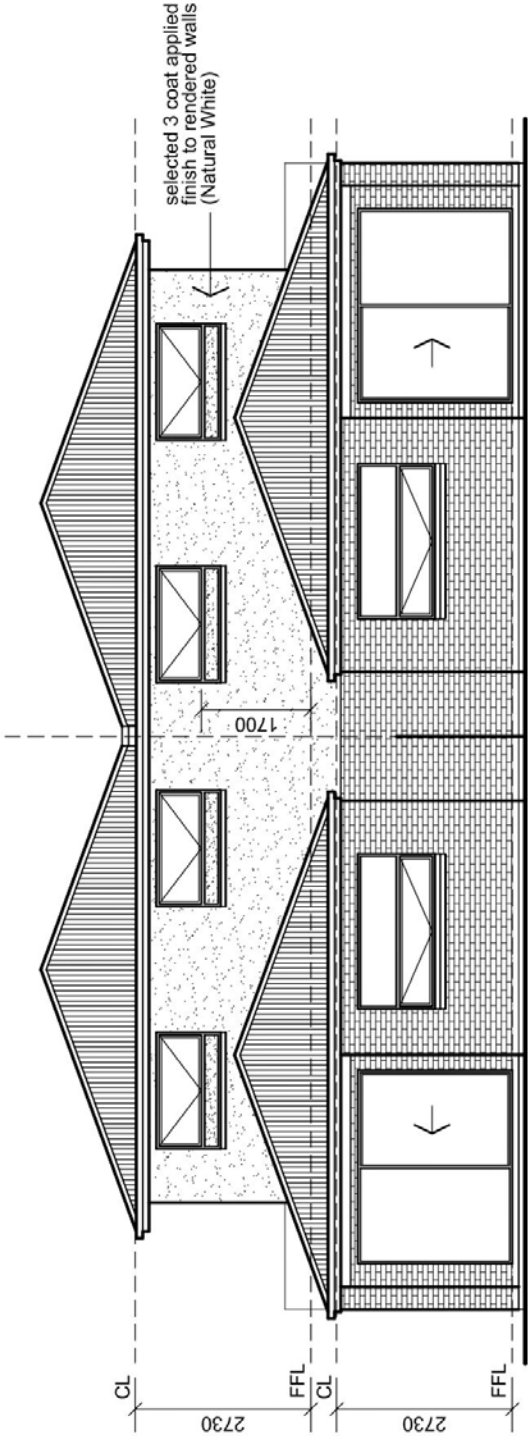
PROJECT	PROPOSED DWELLINGS AT: 26 BIRDWOOD TCE, NORTHPLYMPTON
CLIENT	MR M PSARROS
Drawn	Date
C. A	FEB 2019
Scale	Copyright:
1:100	
Project No.	Sheet No.
205.19	06
<p>Considers are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.</p>	

Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

Page 38

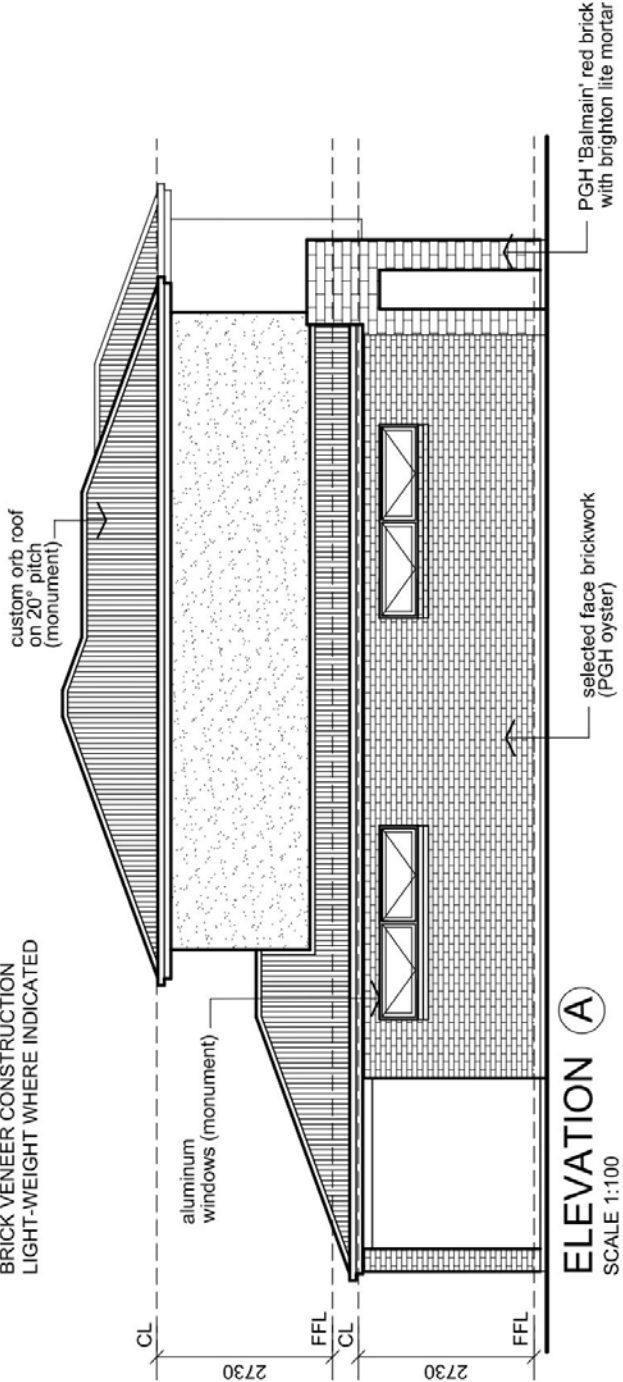
DWELLING 3

PLANNING APPROVAL ONLY



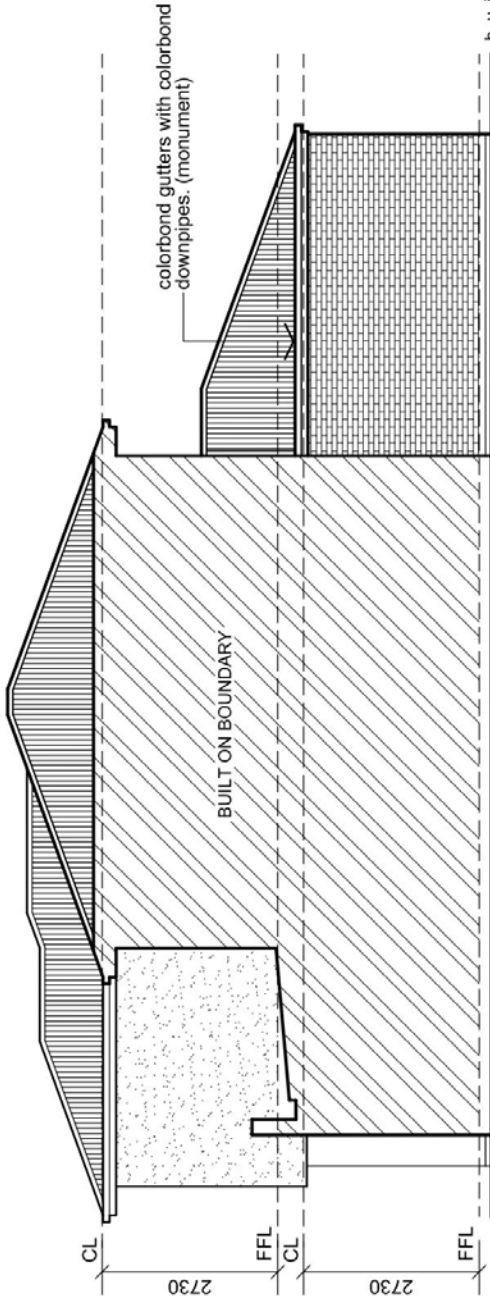
REAR ELEVATION

2730mm ceiling heights  
20 degree roof pitch  
no eaves  
selected face brickwork where indicated  
render where indicated  
BRICK VENEER CONSTRUCTION  
LIGHT-WEIGHT WHERE INDICATED



ELEVATION (A)

SCALE 1:100



ELEVATION (B)

SCALE 1:100

@

a l b a

building designers

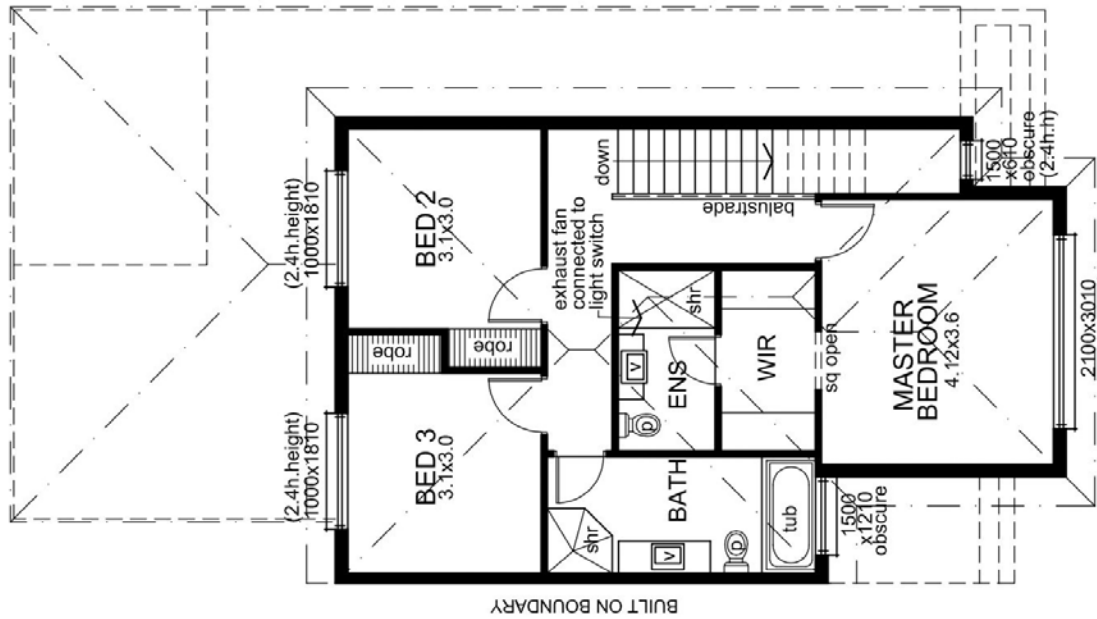
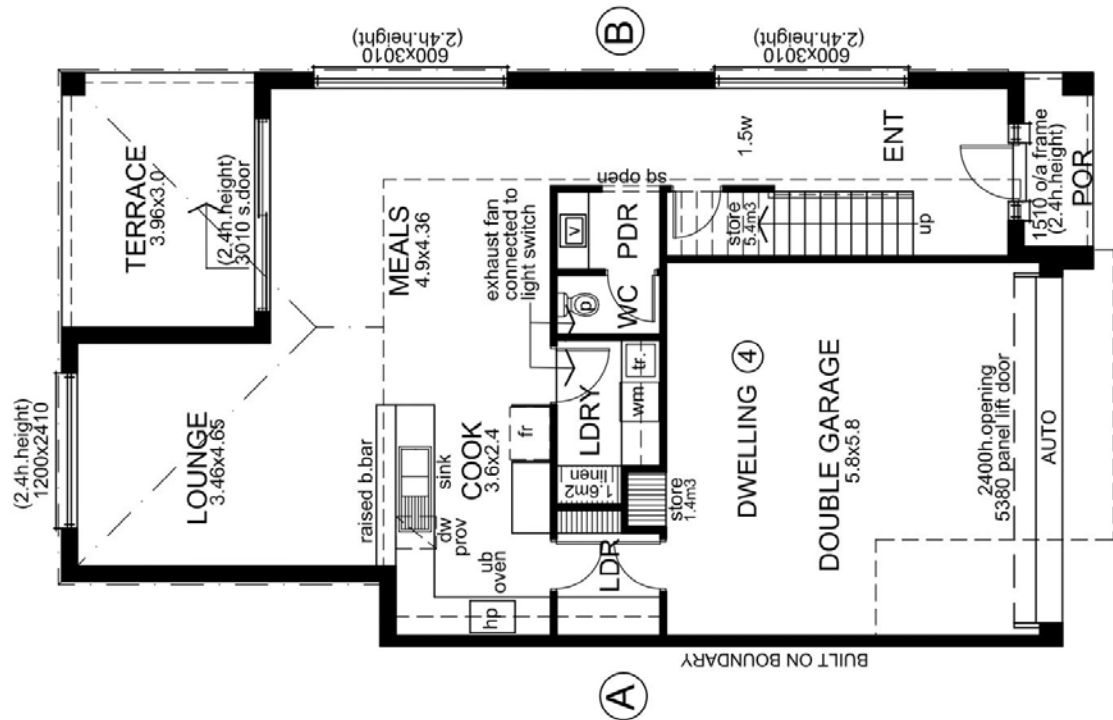
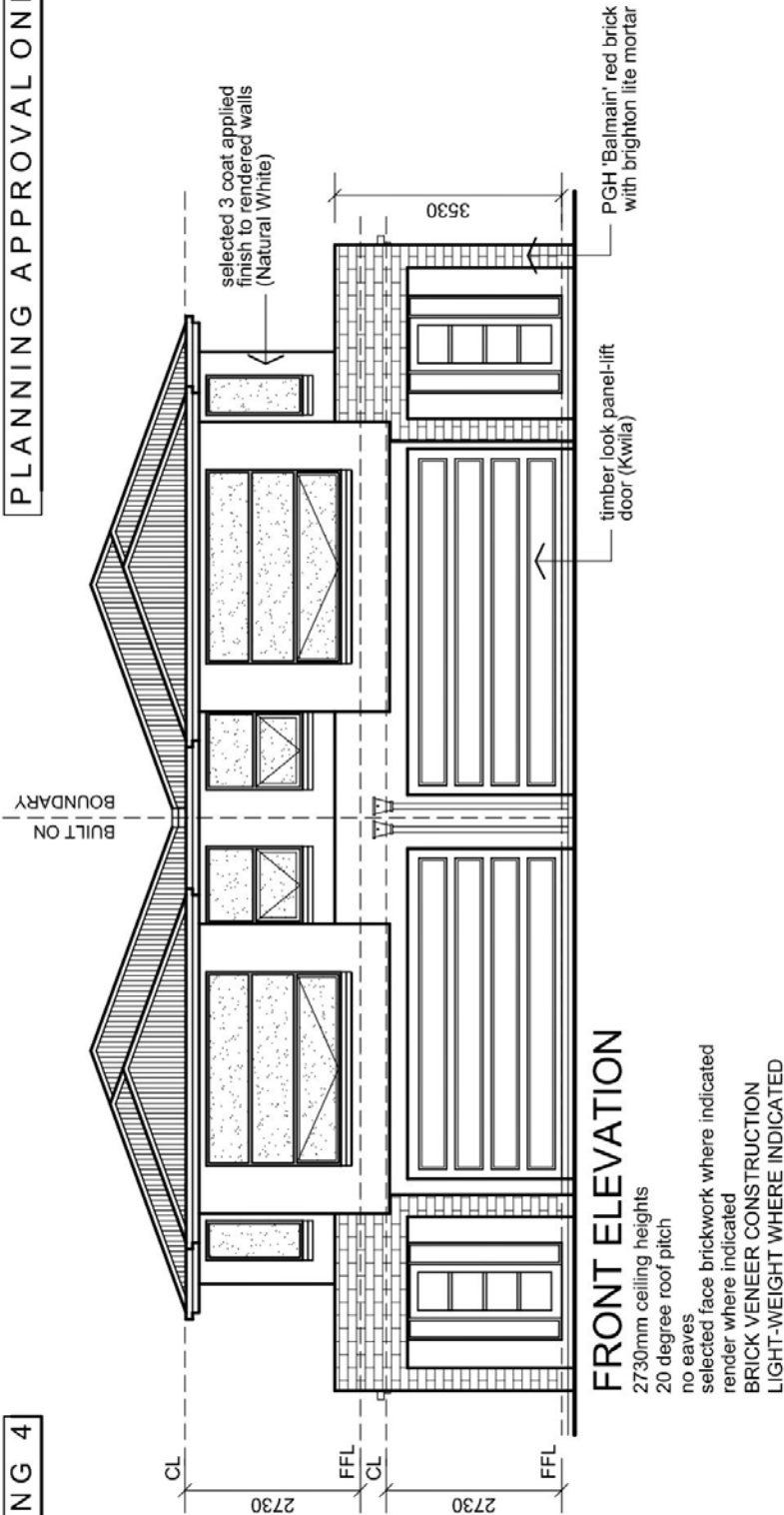
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS	PROJECT
11/1/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT: 26 BIRDWOOD TCE, NORTH PLYMPTON
		CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 09
		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

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DWELLING 4

PLANNING APPROVAL ONLY



**@**

**al b a**

building designers

10 myrtle street  
prospect 5082  
ph: 0410658321

DWELLING ④

AREAS :	
LOWER LIVING	83.07
UPPER LIVING	74.54
GARAGE	36.94
PORTICO	3.08
TERRACE	11.88
TOTAL	209.51 sq.m.

STORAGE CALCULATION	
UNDER STAIRCASE -	5.4m <sup>2</sup>
GARAGE CUPBOARD -	1.4m <sup>2</sup>
LAUNDRY CUPBOARD -	1.6m <sup>2</sup>
TOTAL STORAGE -	8.4m <sup>2</sup>

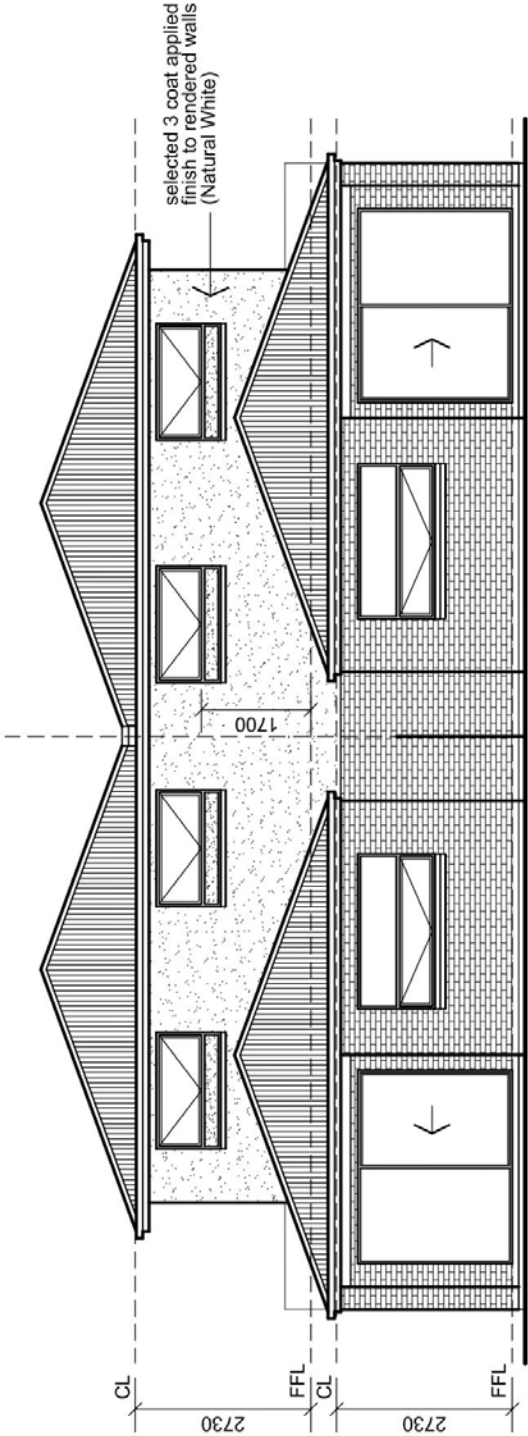
DATE	AMENDMENTS	PROJECT
11/11/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT:
28/04/20	COUNCIL REVISION	26 BIRDWOOD TCE, NORTH PLYMPTON
12/06/20	WIDEN GARAGE DOOR	CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 10

Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

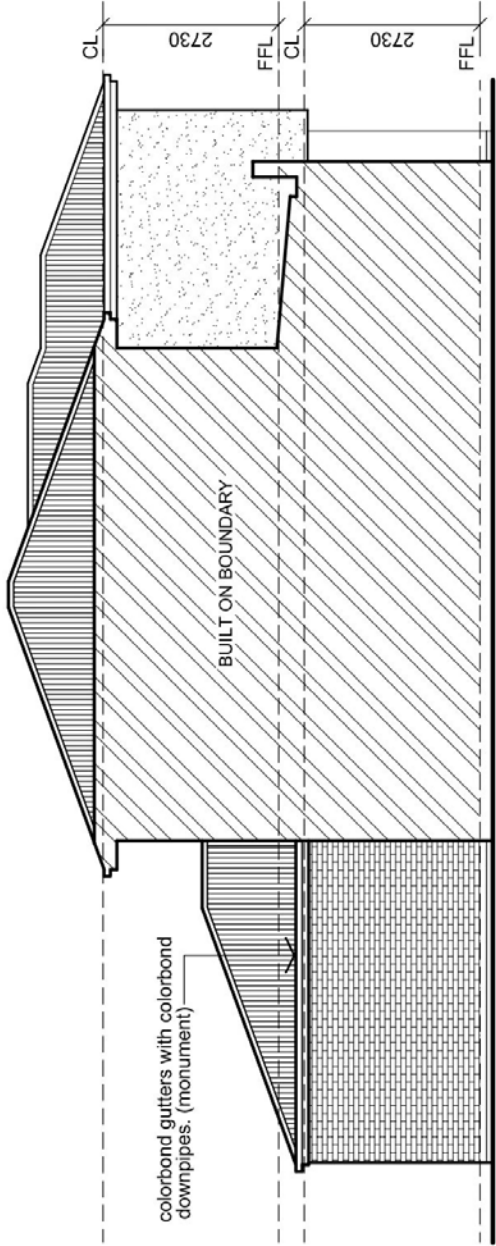
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DWELLING 4

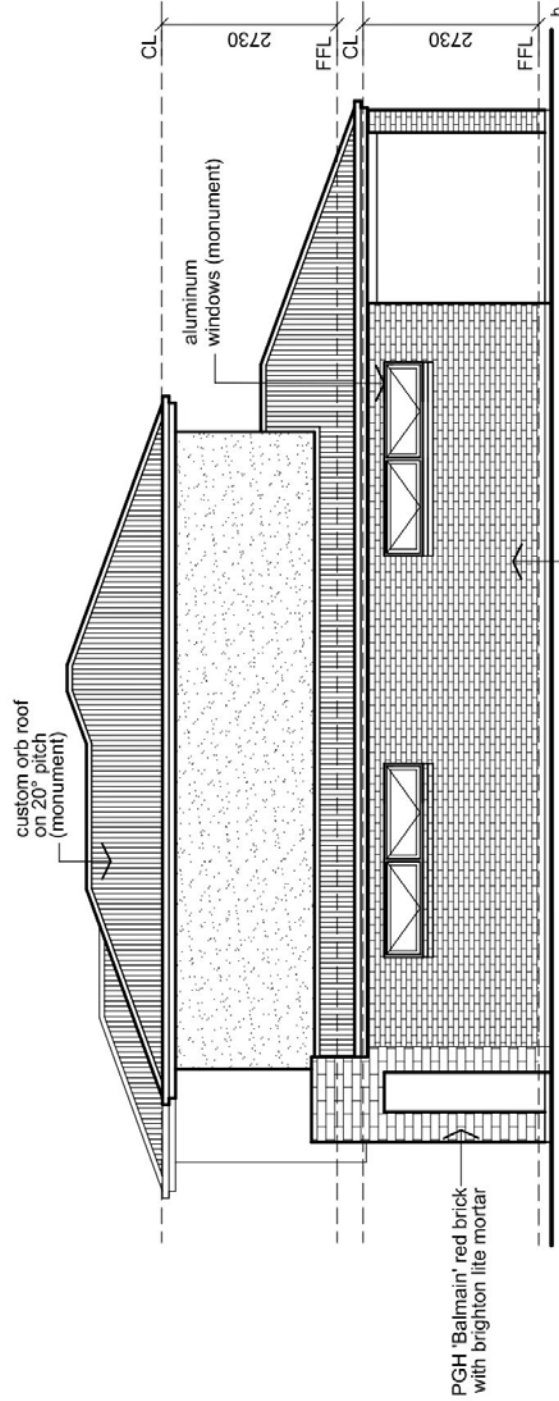
PLANNING APPROVAL ONLY



**REAR ELEVATION**  
2730mm ceiling heights  
20 degree roof pitch  
no eaves  
selected face brickwork where indicated  
render where indicated  
BRICK VENEER CONSTRUCTION  
LIGHT-WEIGHT WHERE INDICATED



**ELEVATION (A)**  
SCALE 1:100

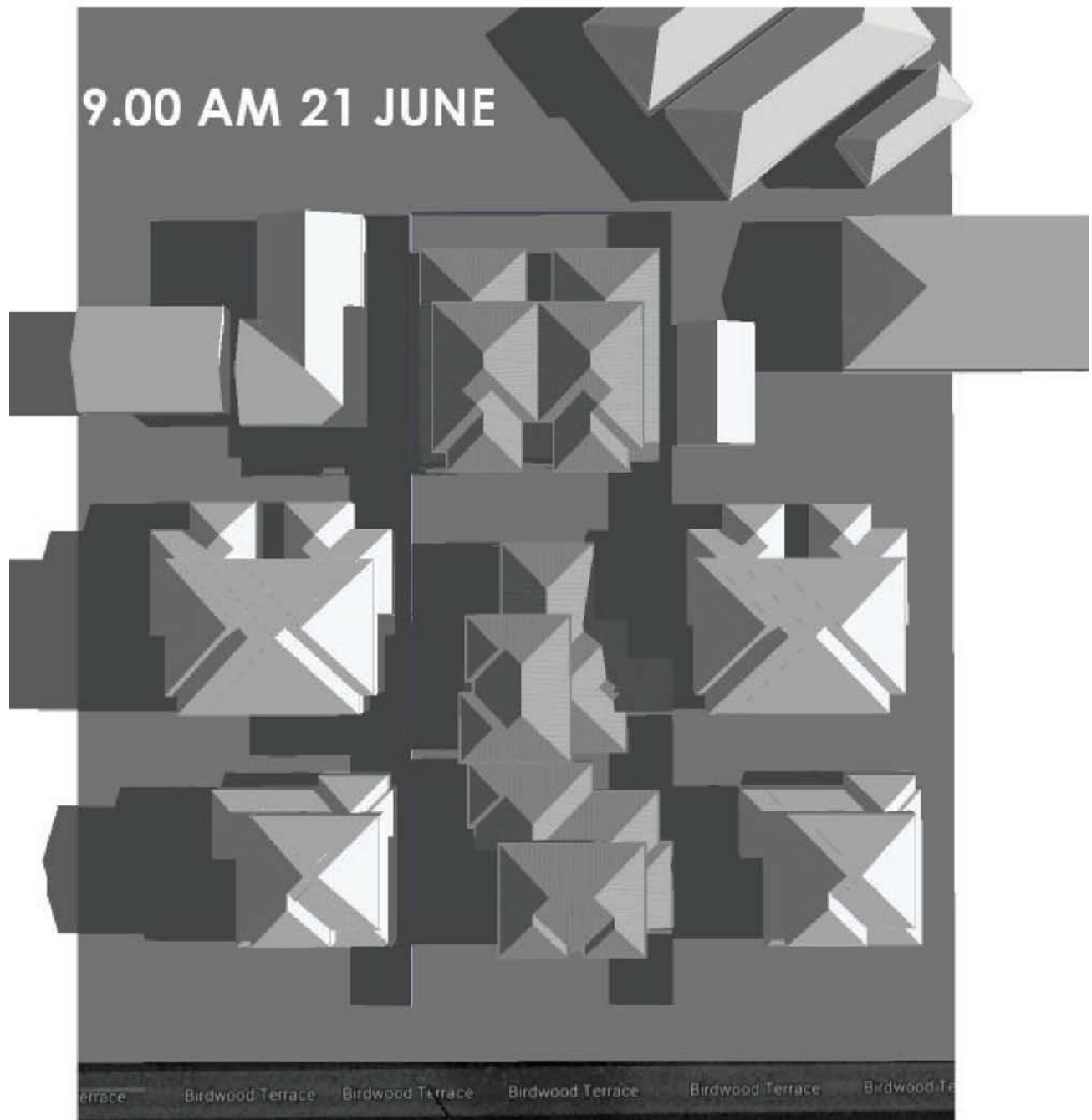


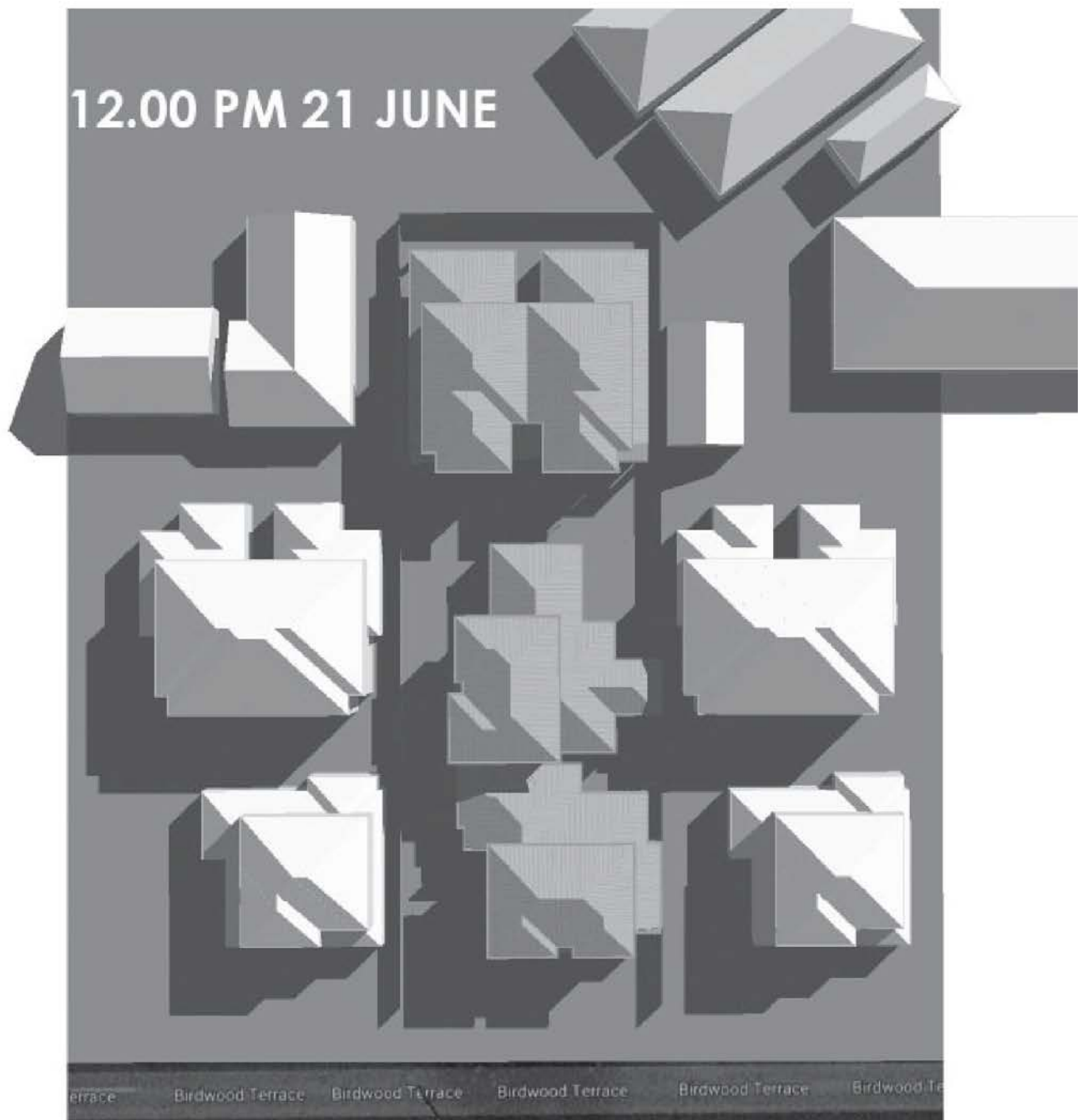
**ELEVATION (B)**  
SCALE 1:100

**@**  
**al b a**  
building designers  
10 myrtle street  
prospect 5082  
ph: 0410658321

DATE	AMENDMENTS	PROJECT
11/11/19	REVISED ROOF AND RES 2	PROPOSED DWELLINGS AT: 26 BIRDWOOD TCE, NORTHPLYMPTON
		CLIENT
		MR M PSARROS
		Drawn C. A
		Date FEB 2019
		Scale 1:100
		Copyright
		Project No. 209.19
		Sheet No. 11
		Contractors are to verify all dimensions and levels on the job before commencing any work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Designer immediately.

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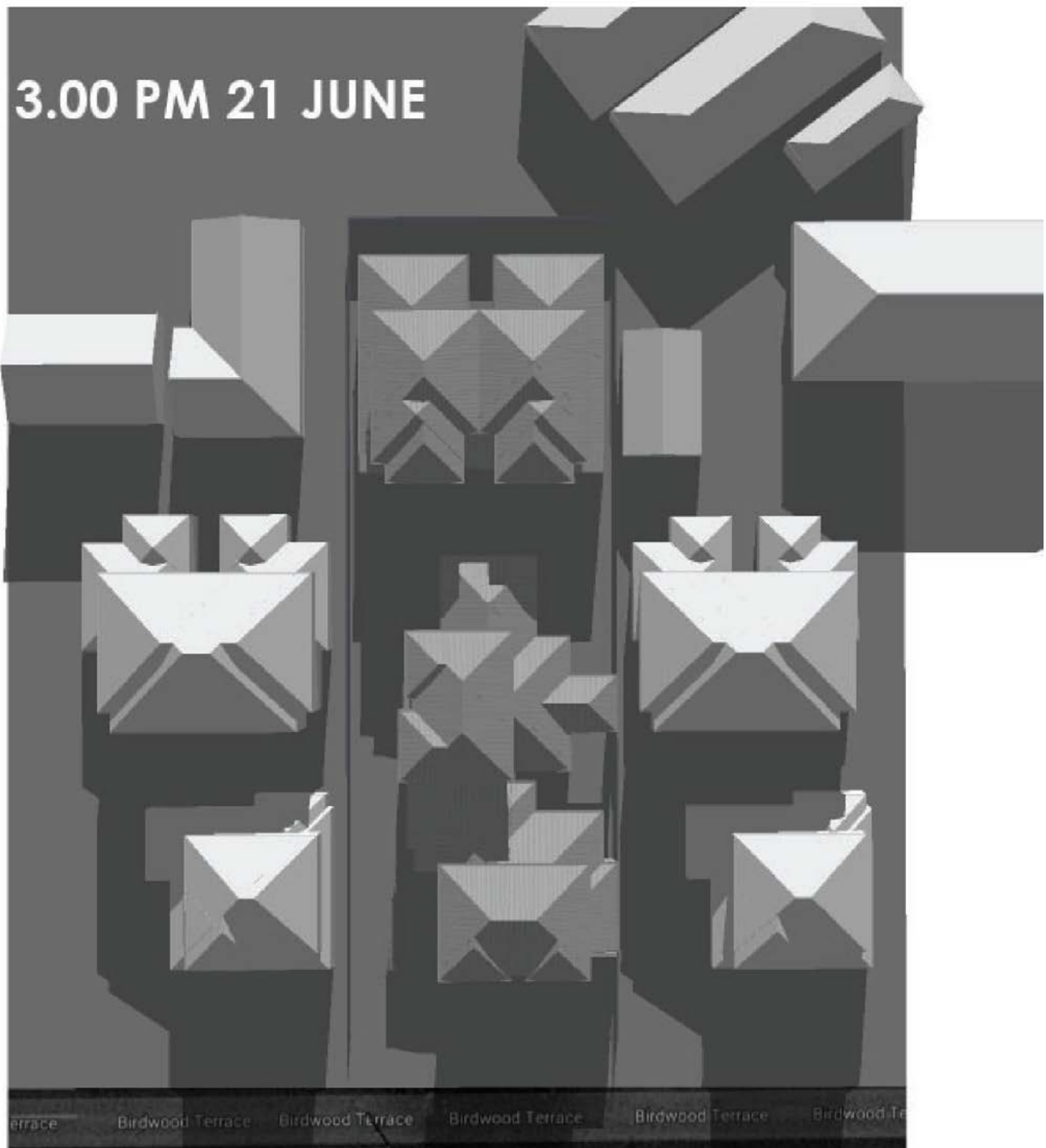




FIGURE 1: D1 B85 NE GARAGE SPACE ENTRY A, D4 NE GARAGE SPACE B85 ENTRY

PHIL WEAVER & ASSOCIATES  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street
DATE: 12/06/20		UNLEY SA 5061
Site Address: 26 Birdwood Terrace, North Plympton	DWG BY: AH	P: 08 8271 5999
	CHK BY: PW	E: mail@philweaver.com.au



FIGURE 2: D1 B85 NE GARAGE SPACE EXIT A, D4 NE GARAGE SPACE B85 EXIT

PHIL WEAVER & ASSOCIATES  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street
DATE: 12/06/20		UNLEY SA 5061
DWG BY: AH		P: 08 8271 5999
CHK BY: PW		E: mail@philweaver.com.au

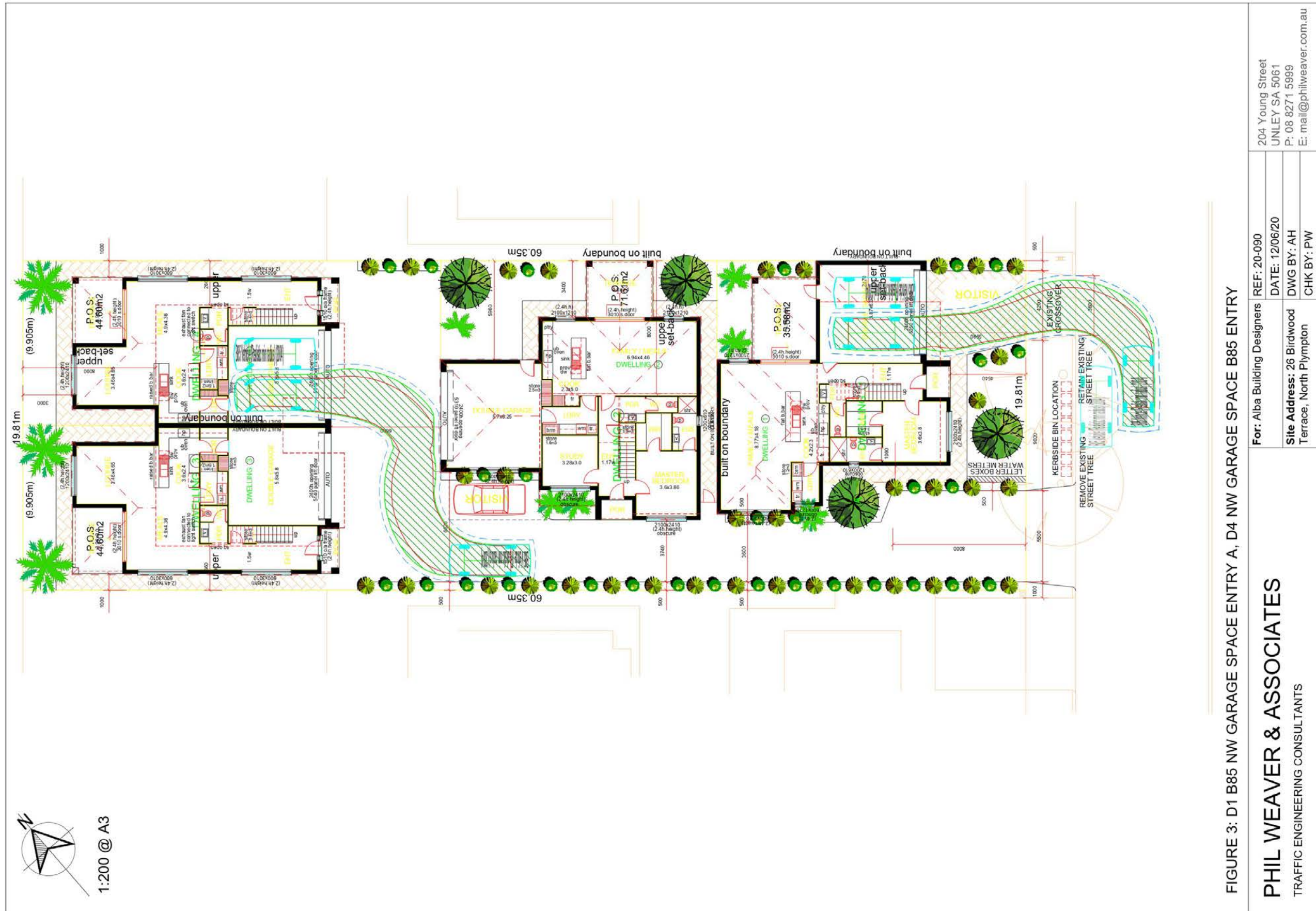




FIGURE 4: D1 B85 NW GARAGE SPACE EXIT A, D4 NW GARAGE SPACE B85 EXIT

**PHIL WEAVER & ASSOCIATES**  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street
DATE: 12/06/20		UNLEY SA 5061
DWG BY: AH		P: 08 8271 5999
CHK BY: PW		E: mail@philweaver.com.au





FIGURE 6: D1 B85 VISITOR SPACE EXIT A, D2 NE GARAGE SPACE B85 EXIT

PHIL WEAVER & ASSOCIATES  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090
DATE: 12/06/20	
Site Address: 26 Birdwood Terrace, North Plympton	
CHK BY: PW	
	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au



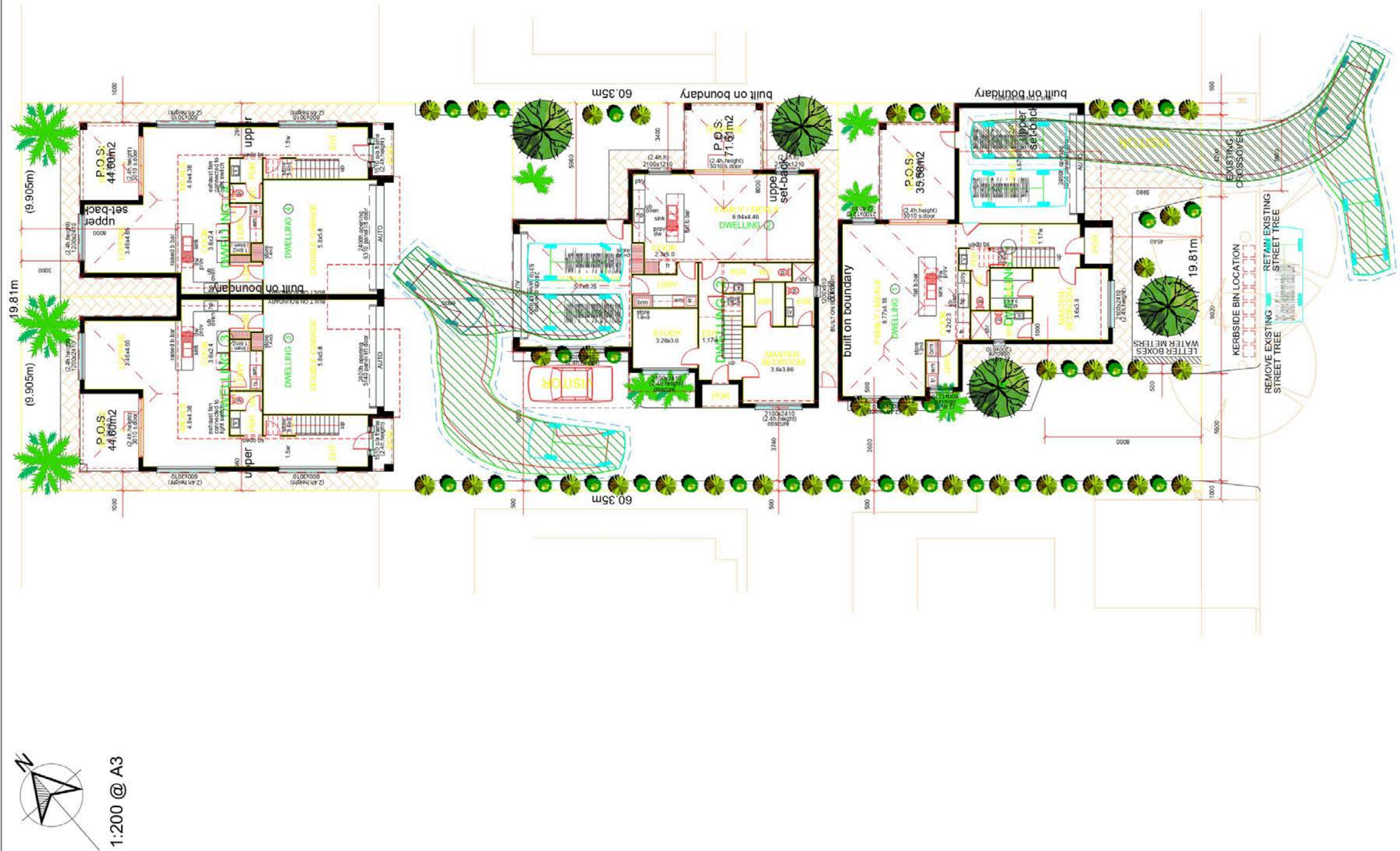


FIGURE 8: D1 B85 NE GARAGE SPACE EXIT B, D4 NW GARAGE SPACE B85 EXIT

**PHIL WEAVER & ASSOCIATES**  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street
	DATE: 12/06/20	UNLEY SA 5061
	DWG BY: AH	P: 08 8271 5999
	CHK BY: PW	E: mail@philweaver.com.au



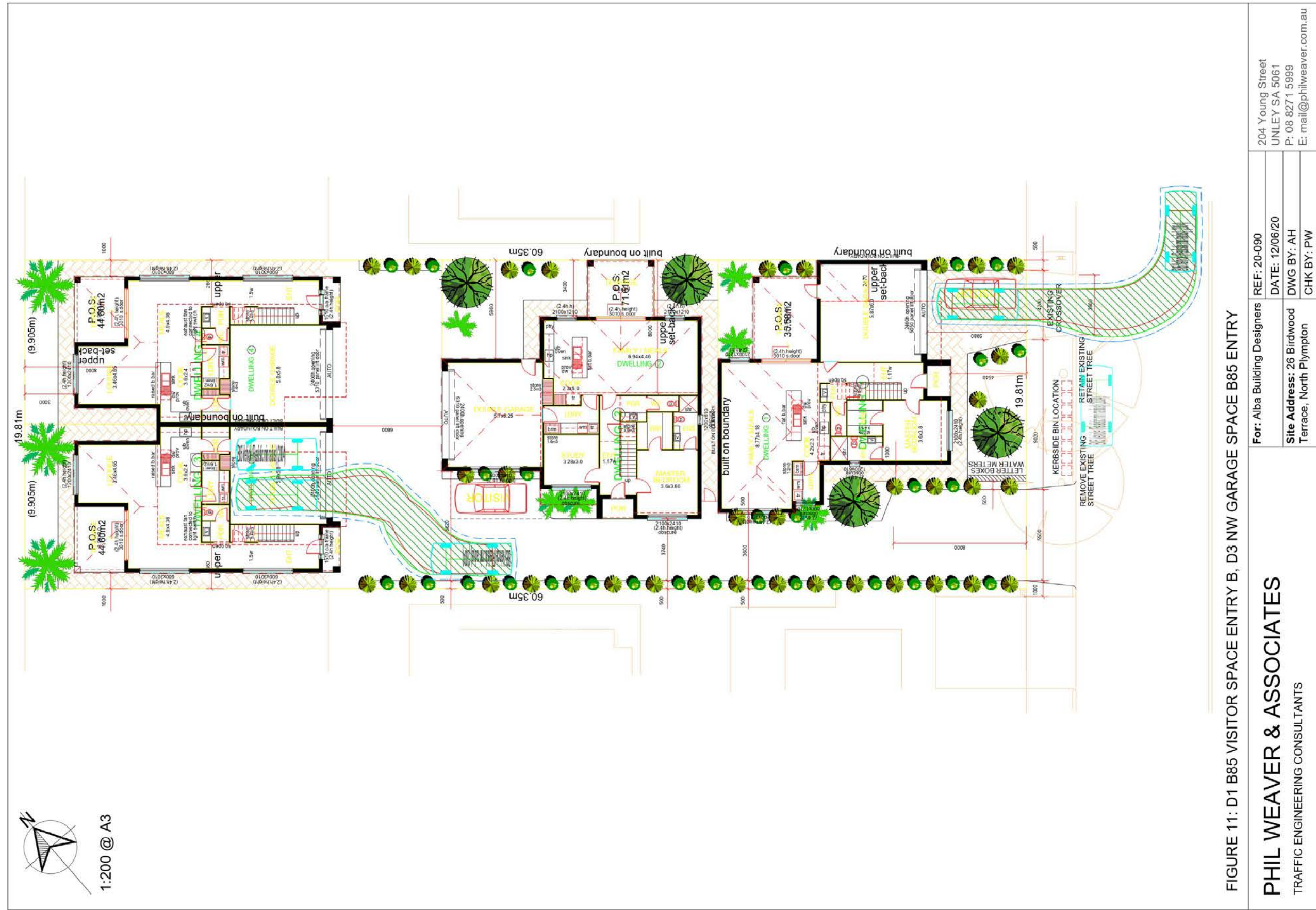
FIGURE 9: D1 B85 NW GARAGE SPACE ENTRY B, D3 NE GARAGE SPACE B85 ENTRY

**PHIL WEAVER & ASSOCIATES**  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090
DATE: 12/06/20	
Site Address: 26 Birdwood Terrace, North Plympton	
DWG BY: AH	
CHK BY: PW	

204 Young Street  
UNLEY SA 5061  
P: 08 8271 5999  
E: mail@philweaver.com.au





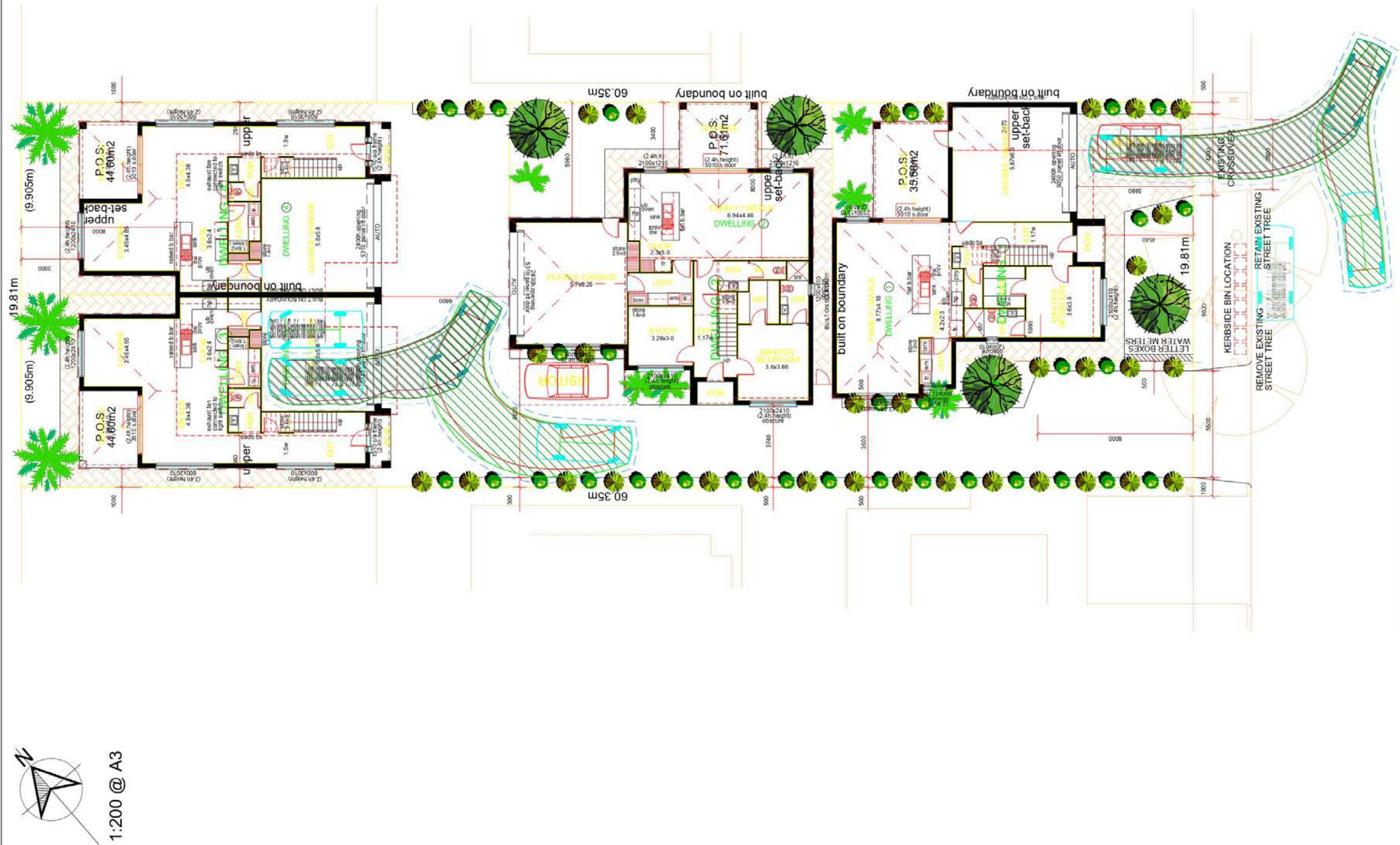


FIGURE 12: D1 B85 VISITOR SPACE EXIT B, D3 NW GARAGE SPACE B85 EXIT

**PHIL WEAVER & ASSOCIATES**  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
DATE: 12/06/20		
DWG BY: AH		
CHK BY: PW		

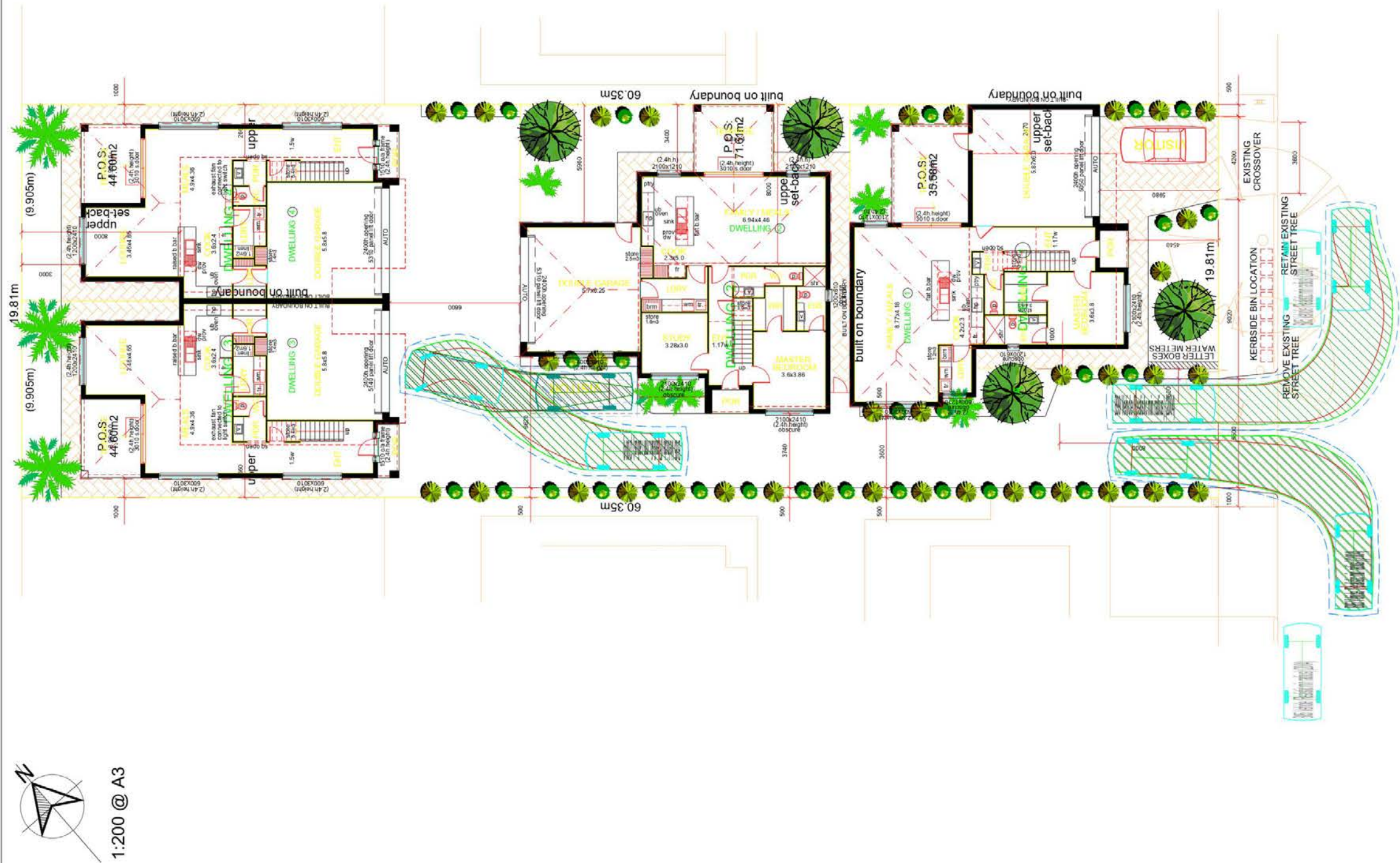


FIGURE 13: B85 SHARED VISITOR SPACE ENTRY, SIMULTANEOUS SITE B85 ENTRY / B99 EXIT

**PHIL WEAVER & ASSOCIATES**  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street
	DATE: 12/06/20	UNLEY SA 5061
	DWG BY: AH	P: 08 8271 5999
	CHK BY: PW	E: mail@philweaver.com.au

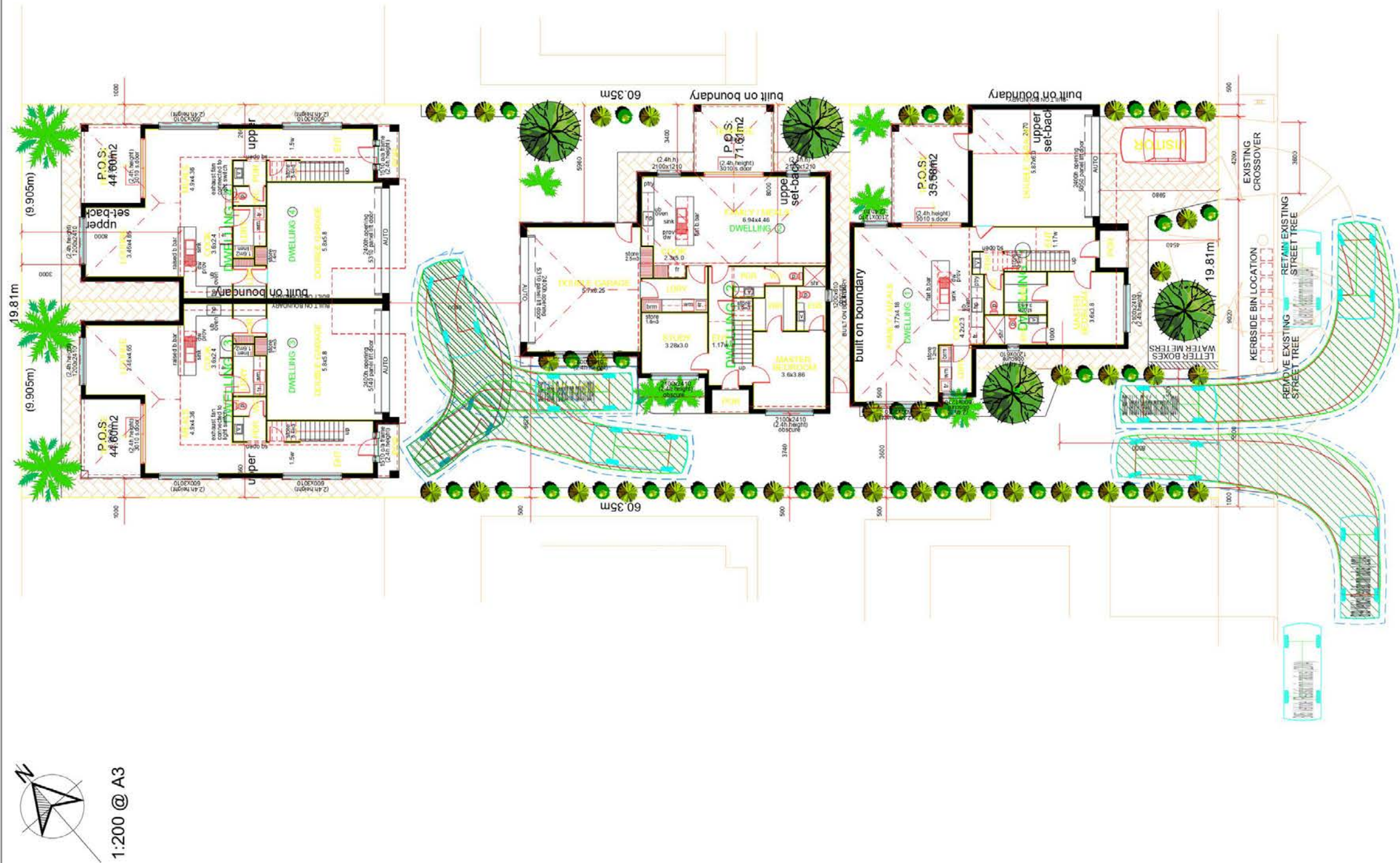
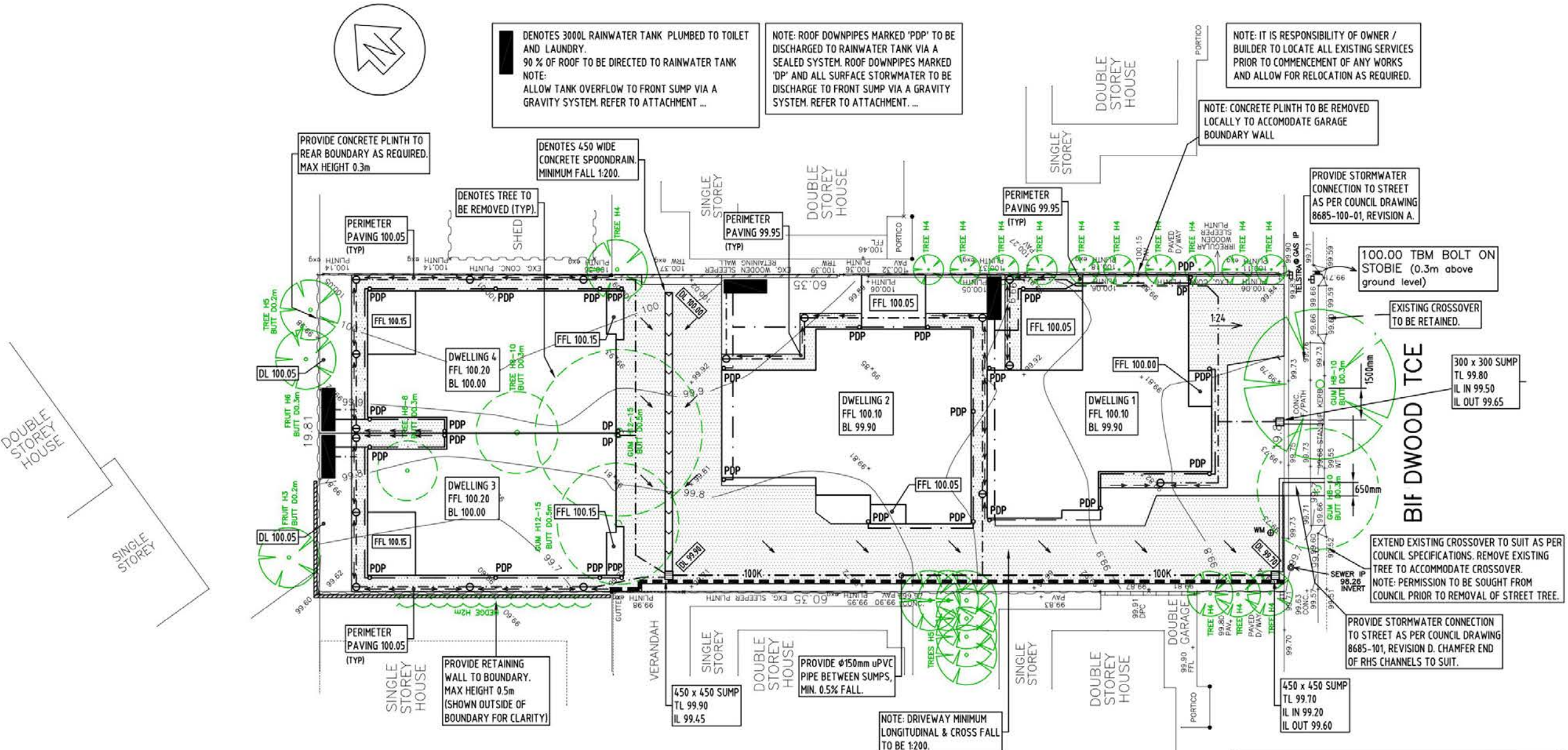


FIGURE 14: B85 SHARED VISITOR SPACE EXIT, SIMULTANEOUS SITE B99 ENTRY / B85 EXIT

PHIL WEAVER & ASSOCIATES  
TRAFFIC ENGINEERING CONSULTANTS

For: Alba Building Designers	REF: 20-090	204 Young Street
DATE: 12/06/20		UNLEY SA 5061
Site Address: 26 Birdwood Terrace, North Plympton	DWG BY: AH	P: 08 8271 5999
	CHK BY: PW	E: mail@philweaver.com.au



note: this is not a boundary survey :- boundary plotted is purely indicative

**NOTES**

- THIS IS AN ENGINEERING SURVEY PLAN ONLY AND IS NOT TO BE USED AS A BOUNDARY IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN ON THIS PLAN IS A GUIDE ONLY.
- FLEXIBLE CONNECTION FOR ALL STORMWATER & SEWER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD1 FOR DETAILS.
- RETAINING WALLS & STORMWATER SYSTEM BY OWNER. STORMWATER SYSTEM AND PERIMETER PAVING MUST BE INSTALLED WITHIN 6 MONTHS OF HANDOVER.
- ALL SURPLUS SOIL SHALL BE THE RESPONSIBILITY OF THE OWNER. FOR CONSTRUCTION AT OR NEAR BOUNDARY CARE MUST BE TAKEN TO ENSURE STABILITY OF ANY ADJACENT STRUCTURES. CONTACT ENGINEER IF IN DOUBT.
- PROVIDE 150mm COVER TO ALL STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECTED TO VEHICULAR LOADING IN WHICH CASE 300mm IS REQUIRED. IF COVER CANNOT BE ACHIEVED ENCASE PIPE 100mm CONCRETE OR A 5mm THICK CAST IRON SLEEVE.

**DESIGN LEGEND**

- paving - refer to PS1
- design batter 1:2 (u.n.o.)
- Ø90 upvc stormwater pipe min grade 1:200 (u.n.o.)
- Ø100 upvc stormwater pipe (sealed system)
- Ø100 sewer pipe min grade 1:60
- spoon drain & direction of flow
- 100mm KERB & GUTTER.

**SURVEY LEGEND**

- existing spot levels
- TEMPORARY BENCH MARK
- STOBIE
- WATER METER
- SEWER IP
- ETSA
- LIGHTPOLE
- existing contours
- GI FENCE
- BRUSH FENCE
- WIRE FENCE
- TIMBER PALING FENCE
- GAS
- TELSTRA
- PEG FOUND
- SEP SINGLE SEP
- METAL PIN/SPIKE/RAMSET NAIL

**AMENDMENT A:** COUNCIL REQUESTED AMENDMENTS MAY'20  
**AMENDMENT B:** COUNCIL REQUESTED AMENDMENTS JUN'20

**SITE AND DRAINAGE PLAN**

**PROPOSED RESIDENCES**

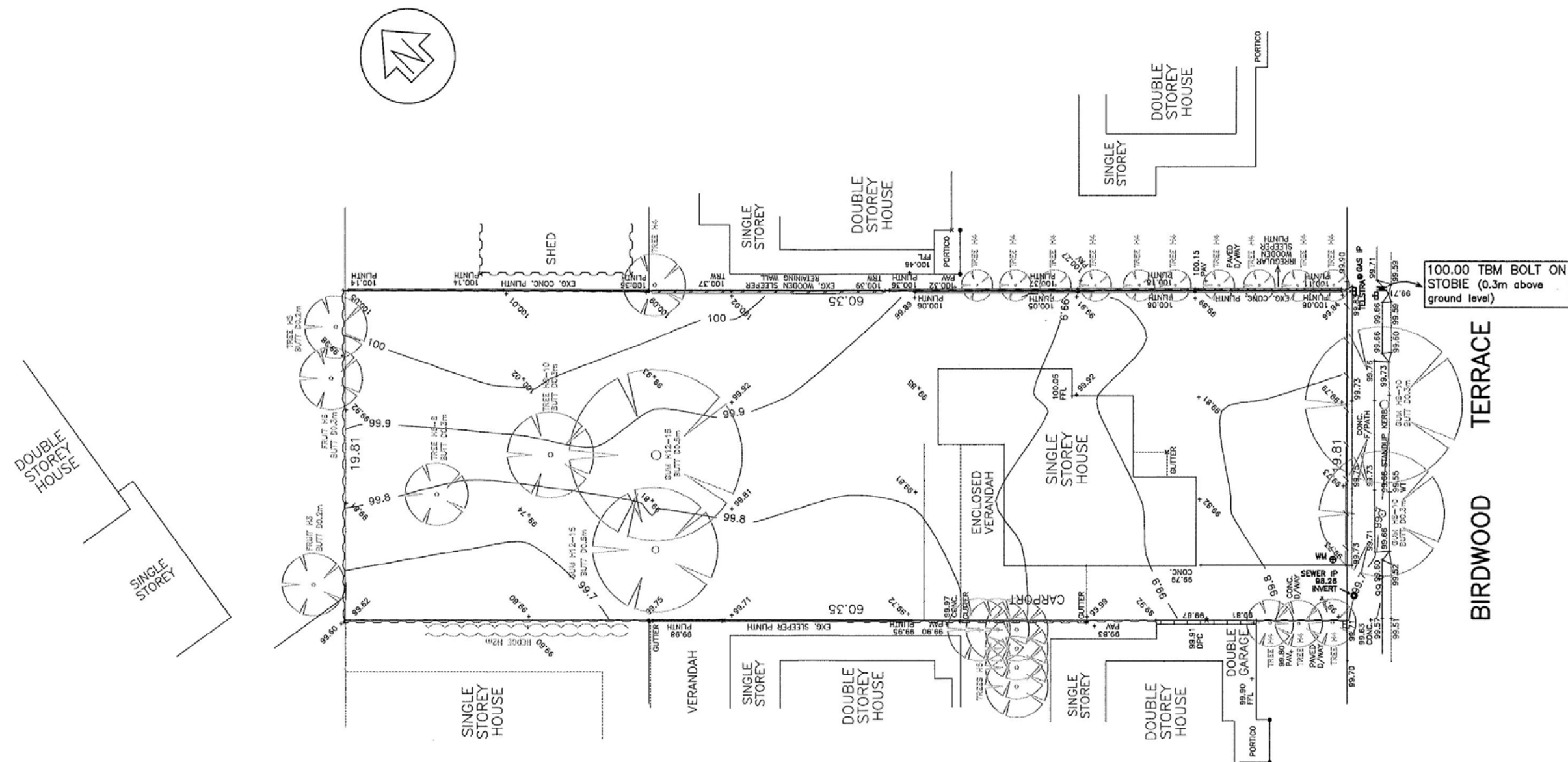
AT 26 BIRDWOOD TERRACE  
NORTH PLYMPTON

OWNER M. PSARROS

info@axisengineers.com.au  
Ph. 0411 364 117

**Axis Consulting Engineers**  
ALISO 43 152 270 215

DRAWN	S.K	SCALE	1:250	JOB NO.	19/014
DESIGN	S.K	DATE	DEC'19	DWG NO.	SP1/B



NOTE: LEVEL SURVEY BY  
SPECIALTY SURVEYS (20.11.19).

note: this is not a boundary survey :- boundary plotted is purely indicative

## NOTES

- THIS IS AN ENGINEERING SURVEY PLAN ONLY AND IS NOT TO BE USED AS A BOUNDARY IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN ON THIS PLAN IS A GUIDE ONLY.
- FLEXIBLE CONNECTION FOR ALL STORMWATER & SEWER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD1 FOR DETAILS.
- RETAINING WALLS & STORMWATER SYSTEM BY OWNER. STORMWATER SYSTEM AND PERIMETER PAVING MUST BE INSTALLED WITHIN 6 MONTHS OF HANDOVER.
- ALL SURPLUS SOIL SHALL BE THE RESPONSIBILITY OF THE OWNER.
- FOR CONSTRUCTION AT OR NEAR BOUNDARY CARE MUST BE TAKEN TO ENSURE STABILITY OF ANY ADJACENT STRUCTURES. CONTACT ENGINEER IF IN DOUBT.
- PROVIDE 150mm COVER TO ALL STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECTED TO VEHICULAR LOADING IN WHICH CASE 300mm IS REQUIRED. IF COVER CANNOT BE ACHIEVED ENCASE PIPE 100mm CONCRETE OR A 5mm THICK CAST IRON SLEEVE.

- 100mm CONCRETE OR A 5mm THICK CAST IRON SLEEVE.
- ALL STORMWATER DISPOSAL TO SATISFY COUNCIL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK THAT MIN REQUIRED SEWER FALLS CAN BE ACHIEVED WITH THE NOMINATED FINISHED FLOOR LEVEL. CONTACT ENGINEER IF FLOOR LEVELS NEED TO BE AMENDED PRIOR TO COMMENCEMENT OF SITEWORKS.

## SURVEY LEGEND

- 199.95 existing spot levels
- existing contours
- TEMPORARY BENCH MARK
  - STOBIE
  - WATER METER
  - SEWER IP
  - ETSA
  - LIGHTPOLE
  - GAS
  - TELSTRA
  - PEG FOUND
  - SEP SINGLE SEP
  - METAL PIN/SPIKE/RAMSET NAIL
  - GI FENCE
  - BRUSH FENCE
  - WIRE FENCE
  - TIMBER PALING FENCE

## DESIGN LEGEND

- paving - refer to PS1
- design batter 1 : 2 (u.n.o.)
- Ø90 upvc stormwater pipe min grade 1 : 200 (u.n.o.)
- Ø100 upvc stormwater pipe (sealed system)
- Ø100 sewer pipe min grade 1 : 60
- spoon drain & direction of flow
- 300 Sq grated sump (u.n.o.)
- borehole
- selected downpipe
- grated inlet 150 DIA
- grated trench
- retaining wall (as specified)
- finished floor level
- bench level
- design surface/paving level
- top of retaining wall
- bottom of retaining wall

## ENGINEERING SURVEY

### PROPOSED RESIDENCES

AT 26 BIRDWOOD TERRACE  
NORTH PLYMPTON

OWNER M. PSARROS

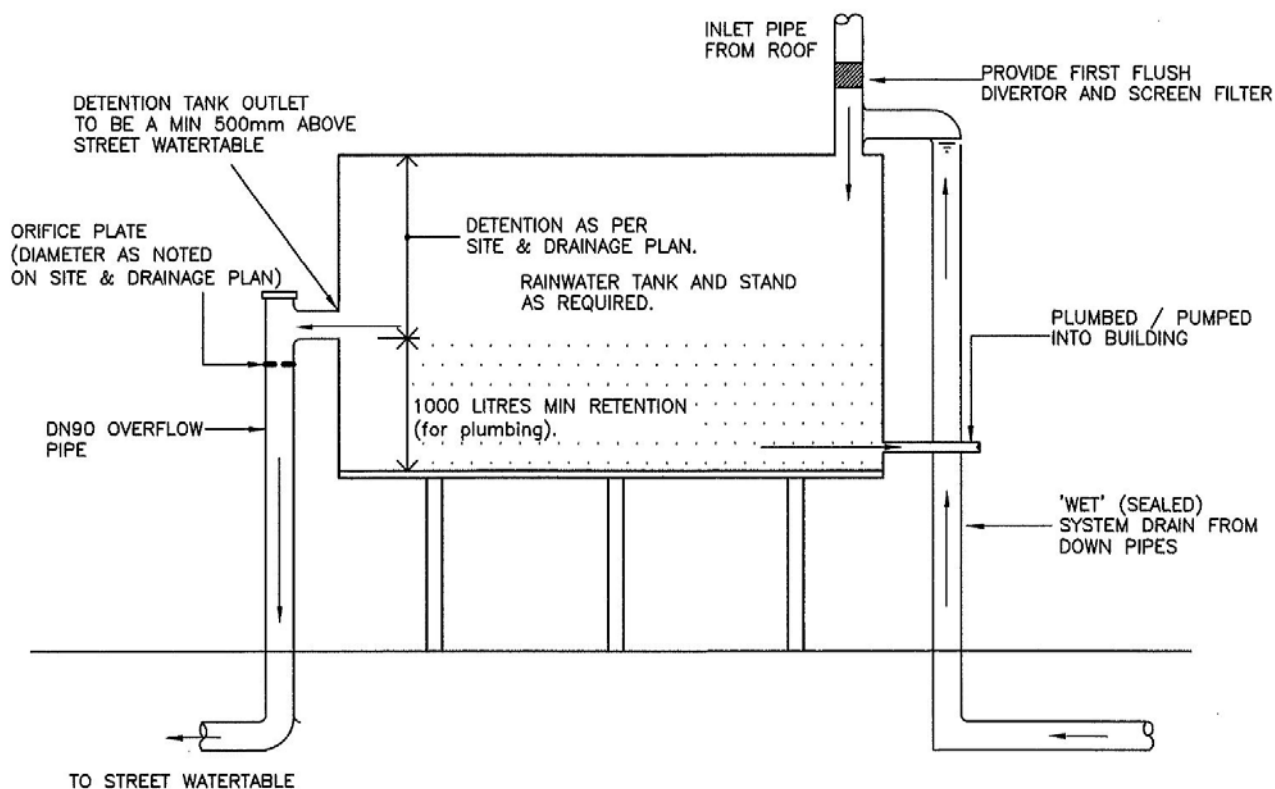
info@axisengineers.com.au  
Ph. 0411 364 117



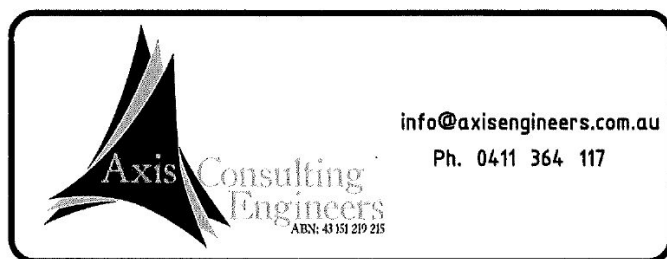
DRAWN	S.K	SCALE	1:250	JOB NO.	19/014
DESIGN	S.K	DATE	DEC'19	DWG NO.	ES



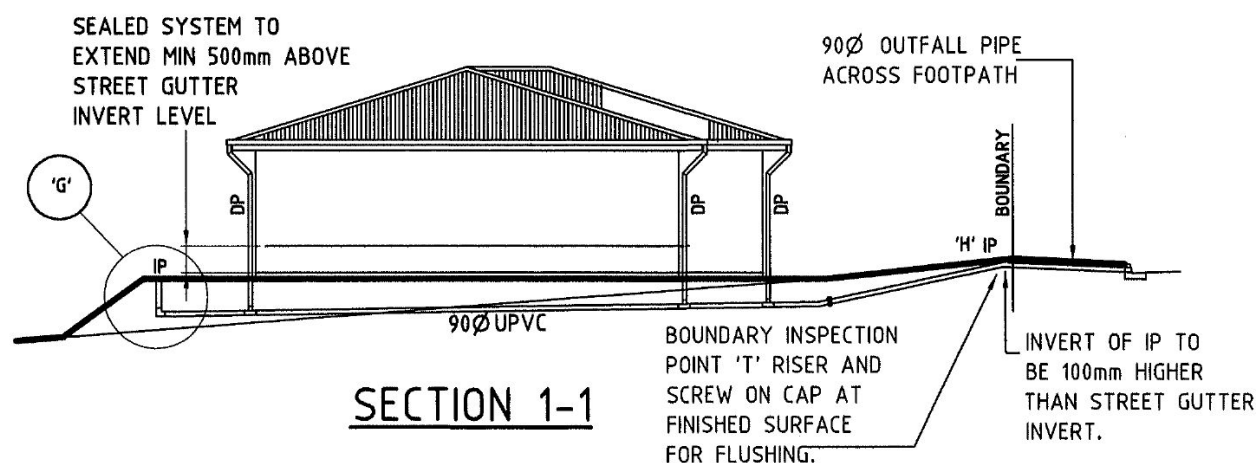
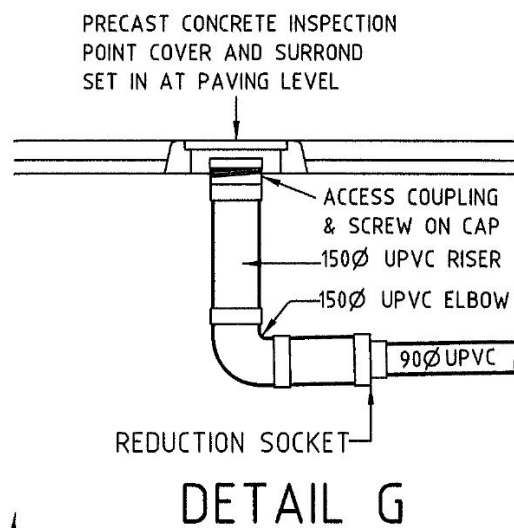
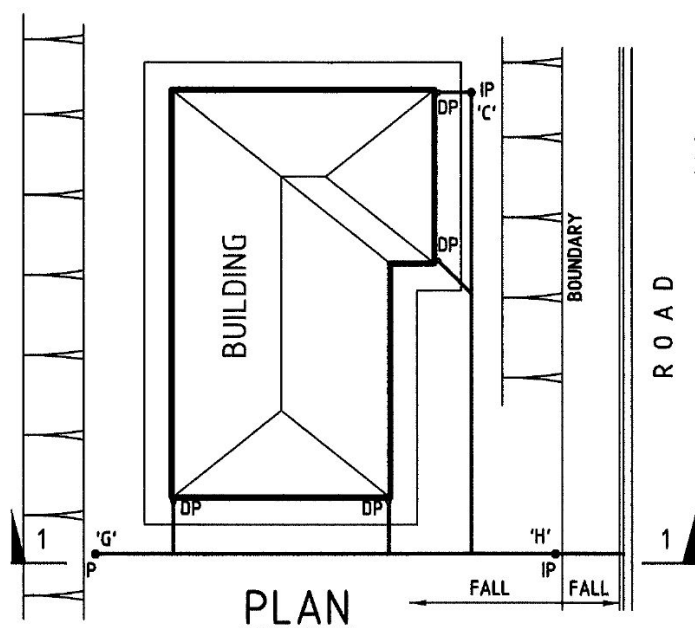
Sheet	<b>DT1</b>	<b>TYPICAL DETENTION TANK DETAIL</b>
Date	JUL'12	
Scale	N.T.S.	



## DETENTION / STORAGE



Sheet	<b>SSD</b>	<b>DOMESTIC SEALED STORMWATER SYSTEM</b>
Date	JULY'11	
Scale	N.T.S.	



#### NOTES

1. SEALED SYSTEM TO BE CONSTRUCTED TO PRESSURE LINE STANDARD ( GLUED JOINTS FOR UPVC) STATIC TESTED BEFORE BACKFILLING.
2. NO SURFACE INLETS (SUMPS, GRATED PITS ETC.) TO BE CONNECTED TO SEALED SUSTEM.
3. DO NOT USE METAL DOWN PIPES OR FITTINGS. ALL PIPES MUST BE PVC.
4. 'C' DENOTES RISER AND SCREW ON INSPECTION CAP AT FINISHED SURFACE LEVEL OR CLEANING EYE IN DP FOR RODDING OR FLUSHING PURPOSES AT 'DEAD END' BRANCHES.
5. REGULAR FLUSHING AND MAINTENANCE BY OWNER IS REQUIRED.

Job: 19/014  
 Design: AXIS  
 Date: DEC'19  
 Page: 1

## PRE & POST DEVELOPMENT CALCULATIONS - 26 Birdwood Terrace Nth Plumpton

### 1. PRE-DEV FLOW

20% AEP

Site area = 1195 m<sup>2</sup>  
 Run-off coefficient (C) = 0.25 (assumed)  
 Time of concentration (t<sub>c</sub>) = 10 mins  
 Rainfall intensity (I) = 59.3 mm/hr  
 Q<sub>pre</sub> = CIA / 3600 = 4.92 l/s

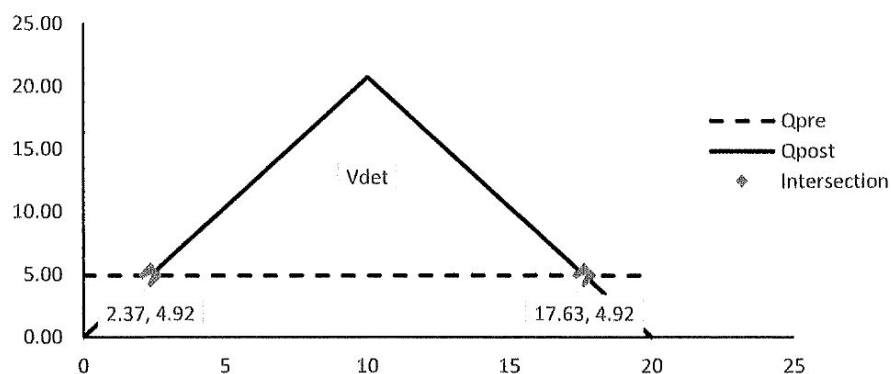
### 2. POST-DEV FLOW

5 % AEP

Roof = 600 m<sup>2</sup> C= 0.90  
 Connected paving = 430 m<sup>2</sup> C= 0.70  
 Lawn, unconnected paving = 165 m<sup>2</sup> C= 0.10  
 Time of concentration (t<sub>c</sub>) = 10 mins  
 Rainfall intensity (I) = 87.1 mm/hr  
 Q<sub>post</sub> = CIA / 3600 = 20.75 l/s

### 3. DETENTION

Time	0	10	20
Q <sub>pre</sub>	4.92	4.92	4.92
Q <sub>post</sub>	0.00	20.75	0.00



$$V_{det} = \frac{(Q_{post} - Q_{pre})^2}{Q_{post}} \times t_c \times 60 = 7243 \text{ litres}$$

Orifice diameter = 30 mm A = 707  
 Q<sub>orifice</sub> = AC<sub>d</sub> (2gH)<sup>0.5</sup> 1.57 l/s C<sub>d</sub> = 0.60 H = 0.70

Adopt 3500 L rainwater tank for each dwelling with 1000L for retention, 2500L for detention. Provide 30mm orifice at discharge outlet to restrict discharge flow rate to 1.6l/s.

### RESIDENTIAL FOOTINGS SPECIFICATION

#### • SITE PREPARATION

- i. In areas where a slab on ground is to be constructed, the area is to be cleared of all rubbish, debris and vegetation.
- ii. In areas where fill is required below a new slab, the filling is to be of non-clay material and shall be compacted to a minimum 95% standard density in 150mm layers in accordance with AS 1289. For filling of greater than 400mm, double mesh will be required unless the fill is compacted under supervision and a controlled fill certificate is provided to the engineer prior to the excavation of any trenches.

#### • CONCRETE

- i. All concrete materials and construction methods shall comply with AS 3600.
- ii. Concrete to have a compressive strength ( $F'c$ ) equal to 20Mpa at 28 days with maximum 20mm aggregate.
- iii. Concrete shall be mechanically vibrated into place. Refer to engineering drawing sheet FP1 for footing dimensions and details.

#### • REINFORCEMENT

- i. Refer to engineering drawing sheet FP1 for footing beam and slab reinforcement sizes.
- ii. All reinforcement details for steps, beam intersections, etc, shall be strictly as shown on detail sheets FS1-FS4.
- iii. All bars laps to be minimum 45 bars diameters.
- iv. Cover to reinforcement to be as follows
  - 30mm from base and sides of trench for bottom steel reinforcement when using a raft footing system with waterproof membrane (i.e. fortecon)
  - 25mm from finished floor level for slab reinforcement internally.
  - 65mm to top and bottom reinforcement of a footing beam when using a strip footing system.
- v. Reinforcement designations as follows
  - SL : wire fabric to AS 1304
  - N : hot rolled deformed bars to AS 1302
  - W : wire bar to AS 1303



### RESIDENTIAL FOOTINGS SPECIFICATION

#### • SLAB ON GROUND

- i. All slabs on ground to have a waterproof membrane (fortecon) to the underside of the slab. All joints in membrane are to be taped and have minimum 150mm lap. Joints to be staggered in areas where two layers of waterproof membrane is required. Refer to engineering sheet FP1 for minimum requirements.
- ii. Slab thickness and reinforcement to be as noted on engineering sheet FP1.
- iii. Surface of slab to be generally within + 10mm of level.
- iv. Finishing of surface to be suitable for specific floor coverings. Where no specification is provided a steel trowelled finish with a tolerance of +5mm from a 3m straight edge shall be used.
- v. Where the surface is to be covered using brittle floor coverings (i.e. tiles), a flexible mortar bed is to be used, or alternatively the top reinforcement in the slab is to be increased to SL92 mesh.
- vi. Where underfloor heating is to be installed, provide two layers of SL72 mesh. Underfloor heating pipes are to be tied to the underside of the top layer of mesh.

#### • PLUMBING AND STORMWATER DRAINAGE

- i. Where pipes are required to pass through a footing beam (in a perpendicular direction to the beam), the following lagging requirements need to be followed:
  - Class S,M - 20mm thick lagging
  - Class H – 20mm thick closed cell polyethylene lagging
  - Class E – 40mm thick closed cell polyethylene lagging
- ii. Plumbing pipes are not to run along the length of footing beams.
- iii. Trenches are to be sloped away from the house to prevent water build up against the footings of the house.
- iv. Where excavations are required for the installation of plumbing, the depth of excavation shall not extend lower than 45 degrees below the horizontal base of the footing beam.
- v. Flexible connections are to be used on sites which have a soil classification greater than M-D, and / or are classified as a problem site (i.e. M-D/P). Refer to engineering sheet SP1 for classification.
- vi. All plumbing connections to comply with SA Water requirements.
- vii. All stormwater and plumbing pipes to have a positive fall away from the footings.



**RESIDENTIAL FOOTINGS SPECIFICATION**

- viii. Provide 50mm cover between reinforcement and pipes. In the event that bottom reinforcement in a beam is affected increase the depth of trench to suit.
- **THE OWNERS ATTENTION IS ALSO BROUGHT TO THE CSIRO NOTES: “Foundation Maintenance and Footing Performance: A Homeowner’s Guide”.**
  - **All footing details and specifications shall be in accordance with AS 2870 - 2011.**
  - **Any discrepancies/ queries shall be brought to the attention of the engineer.**




## Statement of Representation

Reference #	6294244
Status	Complete
Development No.	21112020
Property address	26 Birdwood Terrace, North Plympton, SA 5037
Full name	Skye Jacobi
Address	35D Keith Avenue, North Plympton, SA 5037
Phone number	
Email	
Nature of interest	Owner of land in the vicinity - property adjacent to development  I am extremely concerned about the loss of a significant tree on this property.
Reason/s for representation	Owner of land in the vicinity - property adjacent to development  I am extremely concerned about the loss of a significant tree on this property.
My representation would be overcome by:	Modified plans being developed to ensure that the significant tree on this property remains.  Noting that Birdwood Terrace is a main thoroughfare I am concerned about the lack of parking on this property.
Item # 253	I do not wish to be heard
Signature	
Today's date	08/06/2020
objParent	qA83388

<b>NamingIDs</b>	235,238
<b>formID</b>	eykwoz2wey
<b>formTitle</b>	Statement of Representation -
<b>Last Update</b>	2020-06-08 19:03:26
<b>Start Time</b>	2020-06-08 18:56:21
<b>Finish Time</b>	2020-06-08 19:03:26
<b>IP</b>	27.32.151.185
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## Statement of Representation

Reference #	6280656
Status	Complete
Development No.	211112020
Property address	26 Birdwood terrace North Plympton 5037
Full name	valentina benelli
Address	28b Birdwood Tce
Phone number	
Email	
Nature of interest	Adjoining resident
Reason/s for representation	1- The dwelling at the back will completely block the winter sun to reach my backyard, with the consequence that I will not have natural light for almost 6 months. 2- windows will overlook in my backyard
My representation would be overcome by:	Single storey allow
Item # 254	I desire to be heard personally
Signature	
Today's date	05/06/2020
objParent	qA83388
NamingIDs	235,238
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formTitle	Statement of Representation -
Last Update	2020-06-05 20:12:07
Start Time	2020-06-05 20:03:31
Finish Time	2020-06-05 20:12:07

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<b>OS</b>	Windows
<b>Referrer</b>	<a href="https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?Id=401820">https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?Id=401820</a>

**Statement of Representation**

<b>Reference #</b>	6294129
<b>Status</b>	Complete
<b>Development No.</b>	21112020
<b>Property address</b>	26 BirdwoodTerrace, North Plympton
<b>Full name</b>	PAULINE O'CONNELL
<b>Address</b>	Unit 1 37 Keith Avenue, North Plympton
<b>Phone number</b>	
<b>Email</b>	
<b>Nature of interest</b>	Adjoining owner.

**Reason/s for representation**

I have been living at Unit 1/37 Keith Ave, North Plympton for over 10 years and whilst I understand the importance of development in the area, I am concerned about the proposed development due to overshadowing on my property. The side of proposed building number 3 would run along the entire back of my unit, which comprises lounge, dining room and kitchen, with large windows which allow natural light, and natural heating from the sun. I am also concerned that sunlight will be blocked from my backyard and have a negative impact on plant life. Another concern is that there are 3 other groups of 2 storey units surrounding my property and I feel this new development would reduce the value of my property.

I have examined the overshadowing diagrams which were included in the Application for Category 2 Development, but they do not specify which season or time of day the diagrams relate to. I therefore require the diagrams to be labelled with this information and a comparative set of overshadowing diagrams detailing my property at this time. This will enable me to make an informed point of view. Given timing of this request I may require an extension of the deadline for assessment.

**My representation would be overcome by:**

Following a response from council to my request, I will then be able to advise.

**Item # 254**

I desire to be heard personally

**Signature**

*P O'Neill*

**Today's date**

08/06/2020

**objParent**

qA83388

**NamingIDs**

235,238

**formID**

eykwoz2wey

**formTitle**

Statement of Representation -

<b>Last Update</b>	2020-06-08 18:09:53
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### Statement of Representation

Reference #	6330487
Status	Complete
Development No.	21112020
Property address	26 Birdwood Terrace North Plympton SA 5037
Full name	Nigel Stevenson
Address	41 Talbot Avenue North Plympton SA 5037
Phone number	
Email	
Nature of interest	Adjoining property. The 2 back houses will be on my fence line, eliminating many years of privacy and impacting the investment we have made over the 20 years of ownership of our gardens.
Reason/s for representation	<p>The back properties are too close to the fence-lines and will reduce any privacy we currently have. As 20 year residents of West Torrens Council this needs to be addressed. It is unclear from the publicly available plans that the back windows will be sufficiently high to maintain reasonable privacy into the neighboring properties.</p> <p>On the existing block, there are 40 year plus gum trees that will be removed. These are used by native birds and wildlife and the replacement with European trees will eliminate that food source and shelter for those animals. This continues to happen all over North Plympton. I assume Council will seek verification that it is legal to remove these trees under State legislation.</p>


**My representation would be overcome by:**

Movement of the back houses forward towards Birdwood Terrace by at least another 1.5 - 2 meters away from our fence-lines at the back. Provide more space for the courtyards of those homes and amenity for the residents / families living in them.

If those existing gum trees can not be saved, the development should include native Australian trees instead of imported European trees. And Council should commit to planting more native Australian trees on the verges along Birdwood Terrace. It seems every time there is a removal of a house in North Plympton and adding of 3 or 4 new double story ones, the verge trees are also removed for all the rubbish bins that then appear on these blocks and that is unacceptable for the environment / amenity of the suburb.

Item # 254	I desire to be heard personally
Signature	
Today's date	12/06/2020
objParent	qA83388
NamingIDs	235,238
formID	eykwoz2wey
formTitle	Statement of Representation -
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OS	Windows
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## Statement of Representation

Reference #	6343821
Status	Complete
Development No.	21112020
Property address	26 Birdwood Terrace, North Plympton SA 5037
Full name	Kimberley and Ryan Willits
Address	PO 387, Port Adelaide, SA 5015
Phone number	
Email	
Nature of interest	Owner of adjoining property - 24B Birdwood Terrace, North Plympton SA 5037.
Reason/s for representation	A residence is being proposed to be built right on the boundary line of 26 and 24 Birdwood Terrace, North Plympton. Where the build is proposed, aligns directly with our living space and therefor would effect physical aesthetics, natural light and noise penetration. We do not permit to the current fence or structure being changed or amended.
My representation would be overcome by:	Our concerns would be overcome by no damage to the existing fence or boundary foundations and building an appropriate distance from the fence line (i.e. 1 metre).
Item # 254	I desire to be heard personally
Signature	
Today's date	15/06/2020
objParent	qA83388
NamingIDs	235,238

<b>formID</b>	eykwoz2wey
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<b>OS</b>	Windows
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Hi Brett,

In regards to the five representations attached to you email, please find my below responses

**N Stevenson 41 Talbot Ave, North Plympton**

As we have complied with councils rear setback and obscure upper floor glazing requirement, we believe no change is required. However we are happy to increase the good neighbour fencing height from 1.8m to 2.0m to increase the privacy aspect.

**R & K Willits 24B Birdwood Tce, North Plympton**

The open air terrace structure of residence 2 being built on the Willits boundary can be moved back 150mm to suit a standard fascia/gutter detail. This in turn will not effect the current fencing.

**V Benelli 28B Birdwood Tce, North Plympton**

As Mrs Benelli's property is over 6m away from any 2 storey portion of the development, it can be said the overshadowing impact will be very minimal. We believe no change is required.

**P H O'Connell 1/37 Keith Ave, North Plympton**

As we have complied with councils setbacks and obscure upper floor glazing requirement, we believe no change is required.

**S Jacobi 35D Keith Ave, North Plympton**

We believe the tree in question to be non-significant and able to be removed for the purpose of this development.

Please feel free to contact me directly if you have any questions

Regards Christian

Alba Building Designers  
10 Myrtle Street, Prospect SA 5082

## Preliminary Traffic, Flooding & Stormwater Assessment

**Development Application No: 211/1/2020**

<b>Assessing Officer:</b>	Brendan Fewster
<b>Site Address:</b>	26 Birdwood Terrace, NORTH PLYMPTON SA 5037
<b>Certificate of Title:</b>	CT-5214/886
<b>Description of Development</b>	Construction of one (1) two-storey detached dwelling fronting Birdwood Terrace and three (3) two-storey group dwellings with associated landscaping

### 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 - Brendan Fewster**

**DATE 27 May, 2020**

City of **West Torrens**

Between the City and the Sea

## Memo

To                      Brendan Fewster  
From                  Richard Tan  
Date                  27-May-2020  
Subject              211/1/2020, 26 Birdwood Terrace, NORTH PLYMPTON SA 5037

Brendan Fewster,

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

### 1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

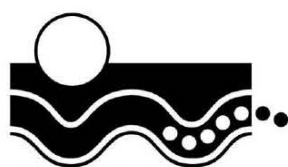
- 1.1 In accordance with the provided 'Site and Drainage Plan' (ACE, Ref: 19/014-SP1/A, dated 12/2019), the FFLs of the proposed development (100.10 minimum) have been assessed as satisfying minimum requirements (99.95) in consideration of street and/or flood level information.

### 2.0 Verge Interaction

- 2.1 In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment (unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically desired to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the kerb line, except for driveway separation which will be measured from property boundary). An absolute minimum offset of 0.5m from new crossovers and stormwater connections to other existing road verge elements is acceptable in cases where space is limited.

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be



City of **West Torrens**

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removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

The following dot points should be addressed accordingly to meet the above requirements:

- 2.1.1** Stormwater connection for Dwelling 1 is less than 1.5m offset to existing street tree.

**It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.**

- 2.1.2** No further assessment provided. Item still considered outstanding.

Stormwater connection for Dwelling 2 is less than 0.5m offset to existing crossover.

**It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.**

- 2.1.3** Existing tree in conflict with proposed crossover has been supported to be removed

- 2.1** No further assessment provided. Item still considered outstanding.

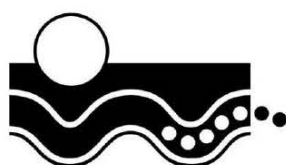
It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

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

- 2.2** No further assessment provided. Item still considered outstanding.

The crossover servicing the rear dwelling should be separated from the existing crossover servicing the adjacent property. The offset between the crossovers is required to be a minimum of 1m (measured at the front property boundary). The 1m separation allows for a pedestrian refuge. The extension and separation of the driveway crossover shall be



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undertaken prior to the completion of any building works at the expense of the applicant.

Refer to dot point 3.1 for more information.

**It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.**

**2.3** No further assessment provided. Item still considered outstanding.

Although crossover servicing Dwelling 1 has been proposed to be retained, however, the crossover is too narrow to service a double garage. There is sufficient kerb space for a new crossover located 0.5m offset from existing stobie pole and 2m offset from existing street tree.

**It is recommended that revised plans showing the location of new crossover comply with the above requirements should be provided to Council.**

**2.4** No further assessment provided. Item still considered outstanding.

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** No further assessment provided. Item still considered outstanding.

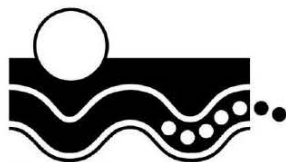
Following dot point 2.3, a 5.5m wide crossover with 0.3m flaring on both ends will be supported for the crossover servicing the rear properties.



**It is recommended that the crossover servicing the rear of the subject site be revised to the required dimensions indicated above. Revised plans showing a crossover that satisfies the above provisions should be provided to Council.**

**3.2** No further assessment provided. Item still considered outstanding.

To meet verge offset requirements and at the same time allow a smoother access to the double garage, an invert flaring crossover (3.6m wide at kerbline with 0.3m flaring towards the boundary on each side - 4.2m wide at the boundary) will be supportable for Dwelling 1's crossover.

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

- 3.3** The garage dimension for Dwelling 1 - 4 as indicated in provided plan set (Objective ID: A2414694) has been assessed as satisfying minimum requirements.
- 3.4** Although the plan has removed the car from the parking space located directly next to the 5.5m by 5.0m passing entry within the property, however there may still be vehicle parking at that location.

City Assets does not support this arrangement and considers this to be this parking space will be blocking vehicle access to/from the rear properties

**It is recommended that a condition should be included to prevent vehicle parking within that area.**

- 3.5** The provided turning circle does not comply with the manoeuvrability analysis generated by "AutoTrack" or "AutoTurn" which complies with relevant parking requirements. Item still considered outstanding.



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Elements of the vehicle manoeuvrability within this development appear to be unsatisfactory in consideration of the requirements of the relevant parking standards.

It is unclear the impact of a visitor car park located next to the garage of Dwelling 2 to traffic manoeuvrability of vehicle accessing to/from the garage of properties.

In the revision of the traffic manoeuvrability design, it is required that information be provided to clearly demonstrate that satisfactory (safe and convenient) access can be provided to the garages.

**It is recommended that the applicant seek advice from someone suitably experienced in traffic design, to assist them in producing a vehicle manoeuvrability design for this site which complies with the relevant parking requirements, preferably through the use of either "AutoTrack" or "AutoTURN" demonstration. Reports and drawings should then be submitted to Council.**

#### **4.0 Waste Management**

- 4.1** There is approximately 9m wide verge width left for bin presentation if the applicant make the amendment to the plans based on recommendation as stated in dot point 2 and 3, which is likely sufficient to fit in 8 bin every fortnightly.

I leave this to the planner's consideration whether further assessment from Council's Waste Management Team is required.

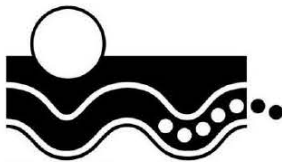
**It is recommended that further assessment from Council's Waste Management Team is required.**

#### **5.0 Stormwater**

- 5.1** Provided information, 'Site and Drainage Plan' (ACE, Ref: 19/014-SP1/A, dated 12/2019) would indicated that the applicant has chosen to adopt the 'Alternate' approach for desired stormwater management for this site.

This approach providing a good consideration of stormwater detention, stormwater volume reduction, stormwater quality improvement and stormwater re-use within each dwelling.

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



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- **All stormwater management measures for a dwelling, including harvest tanks and supply mechanisms, must be installed and operation prior to occupancy of that dwelling.**
- **Rainwater tank plumbed to deliver recycled water to all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).**

Regards  
Richard Tan  
Civil Engineer

## Arboricultural Assessment of Street Trees

Development Application No: **211/1/2020**

**REFERRAL DUE DATE:** 21 January 2020

Assessing Officer: **Brendan Fewster**  
Site Address: **26 Birdwood Terrace, NORTH PLYMPTON SA 5037**  
Certificate of Title: **CT-5214/886**  
Description of Development **Construction of four (4) x two-storey group 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 6 January 2020

### FROM THE TECHNICAL OFFICER

**I have examined the plans as requested and provide comments as follow.**

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

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

Verge interaction must consider all services that cross council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless existing or otherwise negotiated). All services must be indicated /documented on appropriate plans for Council assessment and approval.

**A site investigation together with the information provided has revealed that there is conflict with an existing *Lophostomen confertus* (Queensland brush box) street tree for the proposed shared crossover location on the southern side of the allotment.**

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

**There is a second existing *Lophostomen confertus* (Queensland brush box) street tree located 13.1m from the southern property boundary, City Operations will**

**require a 1.5m offset from the existing street tree to the proposed stormwater outlet for Dwelling 1 for this proposal to be supported.**

With reference to the City of West Torrens, Fees and Charges Document 2019-2020 "Tree removal for driveway construction", once Council has assessed all circumstances and considered it acceptable that a street tree can be removed, a fee is calculated based on Council's standard schedule of fees and charges.

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

**As a result of the proposed shared crossover on Birdwood Terrace, City Operations has considered the health, structure, form, useful life expectancy, and age of the street tree and will support the removal.**

**A fee of \$ 1380.00 will be required prior to the commencement of any work.**

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

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

---

**Rick Holmes  
Arboriculture Assistant  
165 Sir Donald Bradman Drive  
Hilton SA 5033**

**Telephone: 8416 6333  
Fax: 8443 5709**

**DATE: 16/01/2020**







Contact Planning Services  
Telephone 7109 7016  
Email [dldptpdclearanceletters@sa.gov.au](mailto:dldptpdclearanceletters@sa.gov.au)



04 February 2020

The Chief Executive Officer  
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C009/20 (ID 67088)  
for Land Division  
(Community Title Plan) by MARLIP Pty Ltd**

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 29 January 2020, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

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

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.  
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.  
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$15232 into the Planning and Development Fund (2 allotment(s) @ \$7616/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.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel (SCAP) for Land Division Certificate purposes.

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

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

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

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

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

Yours faithfully

A handwritten signature in blue ink, appearing to read "Biljana B.", is written over a light blue horizontal line.

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



04 February 2020

Our Ref: H0094349

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

Dear Sir/Madam

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

**PROPOSED LAND DIVISION APPLICATION NO: 211/C009/20 AT NORTH PLYMPTON**

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

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

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

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

Yours faithfully

JOSIE BONNET

**for MANAGER LAND DEVELOPMENT & CONNECTIONS**

**6.2 28 Kintore Street, THEBARTON**

Application No 211/188/2020

Appearing before the Panel will be:

Representor/s: **Peter Wilson** on behalf of Kumar Mahadevan and Katherine Wilson of 30 Kintore Street, Thebarton wishes to appear in support of the representation.

Applicant/s: **Keith Teagle** of Billson and Sawley Architects Pty Ltd wishes to appear in response to the representation/s.

**DEVELOPMENT APPLICATION DETAILS**

DESCRIPTION OF DEVELOPMENT	Construction of alterations and additions to the existing dwelling, plus a two storey garage and habitable outbuilding
APPLICANT	Billson and Sawley Architects Pty Ltd
LODGEMENT DATE	10 March 2020
ZONE	Residential Zone
POLICY AREA	Thebarton Character Policy Area 27
APPLICATION TYPE	Consent
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"><li>• City Assets</li><li>• Heritage Advisor</li></ul> External <ul style="list-style-type: none"><li>• Nil</li></ul>
DEVELOPMENT PLAN VERSION	Consolidated 12 July 2018
DELEGATION	<ul style="list-style-type: none"><li>• The relevant application is for a merit, Category 2 or Category 3 form of development, representations have been received and one or more representors wish to be heard on their representation.</li></ul>
RECOMMENDATION	Support with conditions
AUTHOR	Phil Smith

**BACKGROUND**

The development application is presented to the Council Assessment Panel for a decision as a representation has been received and the representor wishes to be heard on their representation.

## SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 181 Filed Plan 6531 in the area named Thebarton Hundred of Adelaide, Volume 5634 Folio 240, more commonly known as 28 Kintore Street, Thebarton. The subject site is rectangular in shape with a 10.36 metre (m) wide frontage to Kintore Street, a secondary frontage to Admella Street of 31.70m and a site area of 328 square metres (m<sup>2</sup>).

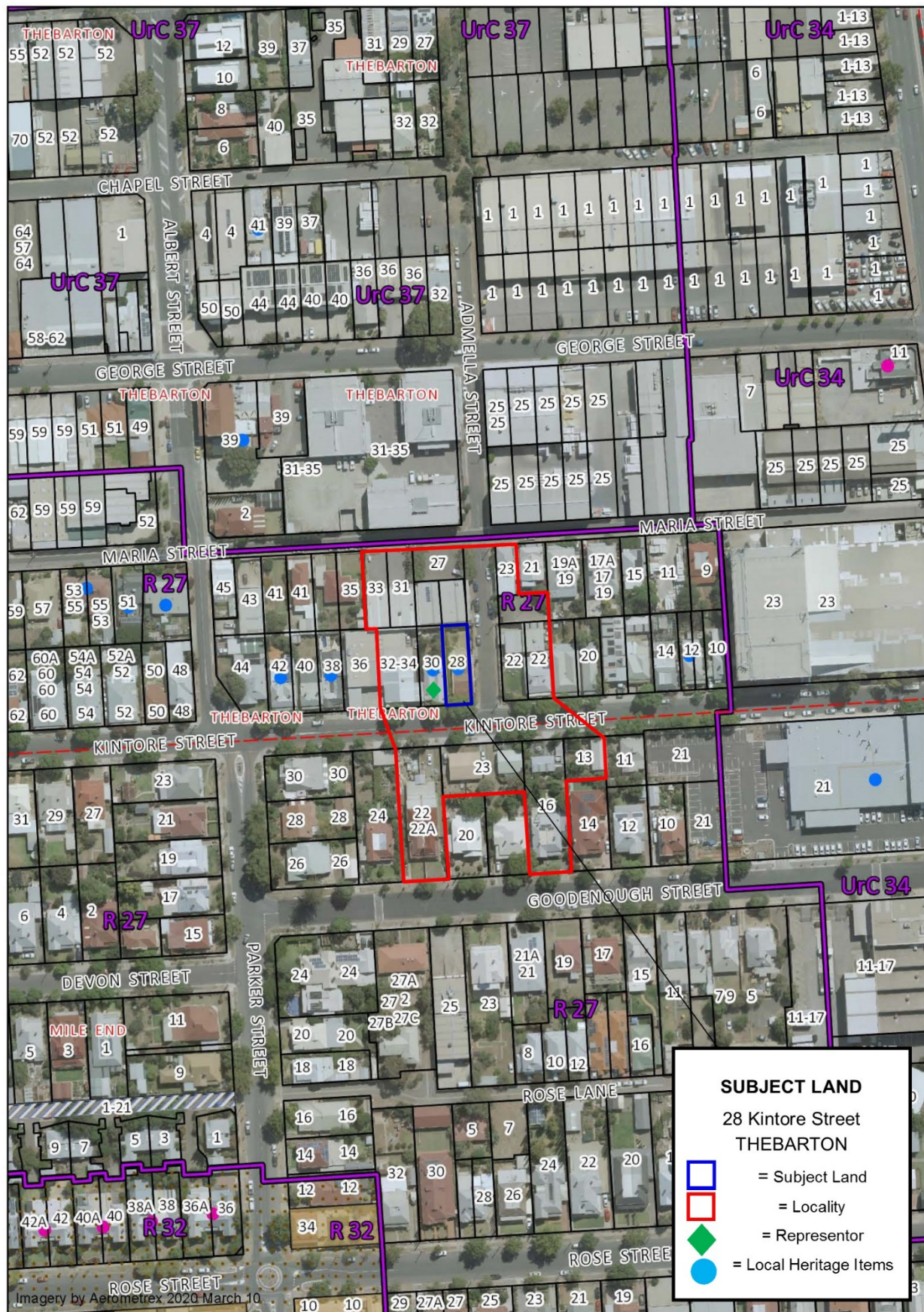
It is noted that there are no encumbrances or Land Management Agreements on the Certificate of Title.

The site currently contains an existing, single storey detached dwelling which is a Local Heritage Place. The site is relatively flat and contains very little landscaping. Two crossovers provide vehicular access to the site from Admella Street.

Kintore Street runs mostly in an east-west direction between James Congdon Drive and South Road.

The locality consists of a mix of land uses. Adjoining to the west is 30 Kintore Street which is occupied with a dwelling (also a Local Heritage Place) and landscaping to the rear and sides of the dwelling. Further to the west, 32 Kintore Street is occupied with a motor repairs premises. South of the subject site, allotments are developed with single storey detached and semi-detached dwellings. To the east of the subject site, on the opposite side of Admella Street, a dwelling and motor repairs business is located. An office/warehouse directly abuts the site to the north, which has a 4.2m high masonry wall on the shared boundary. The roof line then angles away from the shared boundary resulting in an overall building height of 6m.

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





**Figure 1 - Subject site, 28 Kintore Avenue Thebarton**



**Figure 2 - Subject site, eastern elevation facing Admella Street**



Figure 3 - Office/warehouse on subject site's rear boundary



Figure 4 - North elevation (rear) of dwelling on subject site



**Figure 5 - Private open space of subject site**



**Figure 6 - Private open space of subject site**



**Figure 7 - Properties directly adjacent to east (dwelling and auto repairs premises)**



**Figure 8 - Dwelling directly adjacent to the south**



**Figure 9 - Subject site (right), 30 Kintore (centre), 32 Kintore (left) adjacent to the west**



**Figure 10 - Fenceline between subject site and 30 Kintore**

## PROPOSAL

The proposal comprises the construction of alterations and additions to the existing dwelling, plus a two storey garage and habitable outbuilding.

The application is detailed as follows:

### Alterations and additions to existing dwelling

- Part of the existing dwelling will be removed to allow for the construction of a two storey addition;
- The ground floor comprises a new kitchen, dining and living rooms, in addition to new bathroom and laundry facilities. An alfresco area is situated adjacent to the living area;
- The upper level comprises a new bedroom, dressing room and ensuite;
- Colours, materials and finishes include:
  - Roof cladding - 'Basalt' matt Colorbond Maxline decking;
  - Northern Boundary Wall - Pre-cast concrete wall panels with paint finish where exposed;
  - Vertical Wall Cladding - 'Basalt' matt Colorbond finish Lysaght 'Dominion' wall cladding;
  - Horizontal Wall Cladding - 'Basalt' matt Colorbond finish 'True Oak' corrugated sheeting;
  - Window frames - 'Metropolis Storm Pearl' powder coated aluminium frames;
  - Glazing - Double glazed panes, clear to meet AS1288;
  - Garage Doors - 'Basalt' matt Colorbond faced auto panel lift garage doors;
  - New screens, fences, gates - Hot Dip galvanised steel framing with oiled Merbau hardwood battens.

### Two storey outbuilding

- The ground floor comprises parking spaces to accommodate 2 vehicles and a small workshop;
- The upper level comprises sleeping and dining areas, a kitchenette and bathroom;
- Colours, materials and finishes are identical as noted under the Additions and alterations to the existing dwelling.

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

## PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Schedule 9 of the *Development Regulations 2008* or Procedural Matters section of the Residential Zone.

<b>Properties notified</b>	15 properties were notified during the public notification process.
<b>Representations</b>	1 representation was received.
<b>Persons wishing to be heard</b>	<p>1 representor who wishes to be heard.</p> <ul style="list-style-type: none"> <li>Peter Wilson on behalf of Kumar Mahadevan and Katherine Wilson of 30 Kintore Street, Thebarton</li> </ul>
<b>Summary of representations</b>	<p>Concerns were raised regarding the following matters:</p> <ul style="list-style-type: none"> <li>The height of the addition is greater than a standard second floor;</li> <li>The addition extends closer to the western boundary than the rest of the renovation and the original house;</li> <li>These two factors will impact light received to living room and bedroom;</li> <li>Lack of light available to adjoining garden;</li> <li>The adjoining neighbours will feel enclosed by high buildings on three sides; and</li> <li>The style and the height of the proposed development are not consistent with the local character.</li> </ul>
<b>Applicant's response to representations</b>	<p>Summary of applicant's response:</p> <p>The existing house at 30 Kintore Street is wedged between BM Wise automotive repair centre to the west and 28 Kintore Street.</p> <p>Given the orientation and relative positions of the buildings, porch and vegetation, it is clear that currently, the only time that direct sunlight is likely to strike the eastern facade of No 30, is during a limited time period.</p> <p>The proposed additions and alterations at No. 28 will not alter this pattern of access to direct sunlight.</p> <p>It is proposed that the 'cottage' facade of 28 Kintore Street will be restored and the roof form returned to the original scale and format. This will involve removing the relatively recent high gables so that the cottage addresses the street frontage, at its original scale.</p> <p>The apparent height of the proposed addition is distorted and appears much higher than will be the case when viewed from the street at normal eye level.</p>

	<p>The proposed 2 storey addition at the rear is setback 10m from the street frontage and will not be immediately apparent from Kintore Street.</p> <p>The rear yards of both 28 and 30 Kintore Street are bounded to the north by a 4.2m high factory wall which increases in height to over 6M, towards the western side of No.30. This is the dominant impediment to sunlight reaching both rear yards.</p>
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A copy of the representations and the applicant's response is contained in **Attachment 3**.

## INTERNAL REFERRALS

Department	Comments
<b>City Assets</b>	<p>City Assets generally have no issues with the proposed development with the exception of the setback of the proposed outbuilding from Admella Street.</p> <p>City Assets have taken into account in their assessment of the application, matters relating to finished floors levels (FFLs), verge interaction, stormwater, traffic and waste management matters. Minimum FFL's are satisfied.</p> <p>The stormwater connection through the road verge area is to be constructed of shape and material to satisfy Council's standard requirements:</p> <ul style="list-style-type: none"> <li>• 100 x 50 x 2mm RHS Galvanised Steel or</li> <li>• 125 x 75 x 2mm RHS Galvanised Steel or</li> <li>• Multiples of the above.</li> </ul> <p>This will be a recommended condition of approval. Due to the property frontage being wider than 12m, City Assets will support a double crossover. The proposed crossover has been assessed as satisfying minimum requirements.</p> <p>The garage dimension as indicated in 'Ground Floor and Site Plan' (ABS, Ref: 201923-S01B-01/03, dated 03/2020) has been assessed as satisfying minimum requirements.</p> <p>It is noted that the proposed outbuilding is offset 340mm from the property boundary at Admella Street. Council requires that the proposed carport needs to be located minimum setback of 1 metre from the property boundary. This will allow better visibility and will allow vehicles to enter and exit safely.</p> <p>Runoff from the roof of the outbuilding should be directed to the surface and discharged to Admella Street or via the existing stormwater system.</p>

<b>Heritage Advisor</b>	<p>The proposal has heritage support.</p> <p>The proposed development achieves a high level of contextual architectural design, which is generated from the unique and intimate Thebarton character.</p> <p>The upper level will be shrouded in a traditional grey colour, symbolizing an upper level addition within the roof form.</p> <p>The demolition, while somewhat extensive at the rear, is acceptable because the original contact will be revealed and its elements reconstructed.</p> <p>The proposed development is not considered to diminish the Heritage Value of the Local Heritage Place on the subject land, nor the Local Heritage Place to the west at 30 Kintore Street.</p>
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A copy of the relevant referral responses are contained in **Attachment 4**.

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Thebarton Character Policy Area 27 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

<b>Residential Zone - Desired Character</b>	
<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 <b>Historic Conservation Area</b>.</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>	
<b>Objectives</b>	1, 4
<b>Principles of Development Control</b>	1, 4, 5, 6, 7, 8, 3, 10, 11, 12, 13, 17, 21

**Thebarton Character Policy Area 27 - Desired Character**

*The policy area will contain detached, semi-detached and row dwellings.*

*Allotments will vary in size considerably from medium to very low density. Some allotments have rear access vehicle parking via service laneways, reducing the number of garages and carports visible in the main streets. Due to the variance in allotment sizes, subdivision will reinforce the existing allotment pattern in the immediate locality.*

*New development will be complementary to key character elements of Victorian-era villas, cottages, and bungalow-style dwellings in the policy area, rather than dominating or detracting from them, particularly when viewed from the street. Key elements of this character include pitched roofs, verandas/porticos and masonry building materials. There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings. Setbacks will be complementary to the setbacks of adjacent properties.*

*There will be no garages/carports forward of the main façade of buildings. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape.*

Objectives	1
Principles of Development Control	1, 2

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

**QUANTITATIVE STANDARDS**

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
PRIMARY STREET SETBACK <i>Residential Zone</i> <i>PDC 8</i>	<u>(Dwelling Extension)</u> Up to 2m - same as one of the adjacent buildings  >2m - avg. of adjoining buildings	Setback 10m from the front boundary and behind main face of existing dwelling  <b>Satisfies</b>
SECONDARY STREET SETBACK <i>Residential Zone</i> <i>PDC 9</i>  <i>Residential Development</i> <i>PDC 16</i>	Vertical wall height - Less than 3m - 2m (min.) - 3m or greater - 3m (min.)  Minimum setback from secondary frontage (garage, carport, outbuilding) = 900mm	340mm (both ground floor and upper level for dwelling extension and outbuilding)  <b>Does Not Satisfy</b>  Outbuilding setback 340mm from secondary frontage  <b>Does not satisfy</b>

<p><b>SIDE SETBACKS</b>  <i>Residential Zone</i>  <i>PDC 11</i></p>	<p><u>Side (Dwelling Extension - West)</u>  0/1m (min.)(ground floor)</p> <p>2m (min.)(upper floor)</p> <p><u>Side (Two Storey Outbuilding - West)</u></p> <p>Ground floor 0m up to 3m wall height</p> <p>Upper level setback 2m for wall up to 6m in height</p>	<p>1.29m (Ground floor)</p> <p><b>Satisfies</b></p> <p>300mm-1.29m</p> <p><b>Does Not Satisfy</b></p> <p>1.29m (Ground floor)</p> <p><b>Satisfies</b></p> <p>6.64m wall height maximum 300mm</p> <p><b>Does Not Satisfy</b></p>
<p><b>REAR SETBACK</b></p> <p><i>GS, Residential Development</i>  <i>PDC 16</i></p>	<p><u>Rear (Dwelling Extension)</u>  3m (min.)(ground floor)</p> <p>8m (min.)(upper floor)</p> <p><u>Rear (Two Storey Outbuilding)</u></p> <p>0m at Ground floor level up to 3m wall height</p> <p>No setback specified beyond 3m wall height</p>	<p>13m (Ground floor setback)</p> <p><b>Satisfies</b></p> <p>13m (Upper level setback)</p> <p><b>Satisfies</b></p> <p>0m - Ground Floor</p> <p><b>Satisfies</b></p> <p>0m - Upper Level</p> <p><b>Does Not satisfy</b></p>
<p><b>BUILDING HEIGHT</b>  <i>Residential Zone</i>  <i>PDC 17</i></p>	<p><u>Dwelling Extension</u>  1 storey (except where a dwelling faces a public road)</p> <p><u>Two Storey Outbuilding</u></p> <p>5m</p>	<p>2 storeys (faces a public road) but not in existing roof space</p> <p><b>Does not satisfy</b></p> <p>6.64m at highest point</p> <p><b>Does Not satisfy</b></p>

INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9	- 3+ Bedroom, 100m <sup>2</sup> (min.)	170m <sup>2</sup>  <b>Satisfies</b>
PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	300-500m <sup>2</sup> - 60m <sup>2</sup> (min.), of which 10m <sup>2</sup> may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. -Minimum dimension 4m. - 16m <sup>2</sup> (min.) at the rear of side of dwelling, directly accessible from a habitable room.	81m <sup>2</sup> (total) 7.8m (min. dimension) 81m <sup>2</sup> (accessed from habitable room)  <b>Satisfies</b>
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	<u>Detached dwellings</u> 2 car-parking spaces required, 1 of which is covered	2 undercover spaces provided  <b>Satisfies</b>

## ASSESSMENT

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

### Land Use /Desired Character

Within the Residential Zone Thebarton Character Policy Area 27, two storey built form is envisaged in the policy area provided that it is complimentary to the single storey dwellings in the area. Furthermore it is stated within PDC 1 of Policy Area 27, that dwelling additions and domestic outbuildings are envisaged in the policy area which are proposed with this development. On this basis, the dwelling extension and the outbuilding are appropriate with respect to land use and desired character.

### Built Form/Setbacks

Given that the site is located in the Thebarton Character Policy Area 27, heritage matters must be taken into consideration when assessing the appropriateness of the built form.

It should be noted that Council's Heritage Advisor supports the development. Of particular note, the Heritage Advisor considers that the proposed development achieves a high level of contextual architectural design, which is generated from the unique and intimate character of the Thebarton area. Furthermore, the Heritage Advisor states that the demolition is considered to be acceptable as the original structural form will be revealed and its elements reconstructed.

When the dwelling is viewed from Kintore Street, there will be minimal views of the extension from the footpath directly in front of the site and limited views will be possible on the opposite footpath as a result of the mature tree located in front of the site and the built form blocking sightlines. As one travels further from the site, views of the extension will become more apparent, however its impact will be lessened.

The extension and outbuilding will be visible from Admella Street, however this is unavoidable as the site is a corner allotment with two site frontages. Given that the Heritage Advisor is not opposed to the proposal, this is not considered to be an issue from a heritage standpoint. It is considered that the extension presents well to the primary street frontage with materials, colours and finishes that allow the extension to be distinguished from the original dwelling. On this basis, it is considered that Design and Appearance module Objective 1 and PDC 1 are satisfied.

Furthermore, the extension and outbuilding both present with skillion roof forms that match the existing pitch of the dwelling roof form and play off the sawtooth roof form typically found in industrial/commercial areas. Materials and colours of the extension and outbuilding will match each other, thus PDC 14 of the Residential Development module is satisfied.

The reduced setbacks of the upper level of the extension from the shared boundary with 30 Kintore are considered to be acceptable as the extension would have a similar depth within the site when compared to the location of the built form of 30 Kintore. Visibility would likely be limited to views from the eastern service yard of 30 Kintore however these would be muted as a result of the amount of vegetation on this block. Reduced setbacks of the upper level from Admella Street also do not raise concerns as there would be no appreciable difference in impact given the visibility of the site as a result of being a corner allotment with two street frontages.

The outbuilding is constructed on the rear boundary and presents as a two storey built form. There is no impact to the adjoining property to the north which is developed with a warehouse of greater height than the proposed outbuilding, thus the additional height on the northern boundary is considered to be acceptable. On this basis, a variation from the maximum height of 5m found within PDC 16 of the Residential Development module is appropriate. The outbuilding does not prevent the adjoining property to the west from receiving solar access as it is of a lesser height than the warehouses abutting to the north and would blend in with the adjoining warehouse.

On balance, it is considered that the reduced upper level side setbacks of the proposed extension and the two storey outbuilding will not unreasonably impact on the neighbouring property at 30 Kintore Street, nor the streetscape of Admella Street. For the reasons discussed above, the built form and setback impacts are considered to be satisfactorily addressed.

### **Overlooking/Overshadowing**

There are no overlooking matters to consider as the proposed upper level windows are highlight windows with a bottom sill level of 1.8m which are designed to allow views outwards and upwards and not down into adjoining properties. This is considered to satisfy PDC 27 of the Residential Development module.

From a visual standpoint, Figure 11 below clearly shows that there will be limited views of the outbuilding from 30 Kintore Street as there is an extensive amount of vegetation in their rear yard and along their eastern service yard that would block views.



**Figure 11 - Aerial photo of subject site and 30 Kintore Street**

Similarly, the same vegetation, would also block views of the dwelling extension and also overshadow their own property. Given these circumstances, in addition to the much greater overall height of the adjoining warehouses, the height and proximity of the proposed extension to the dwelling is not considered to provide any additional amenity impacts than what is already existing.

It should be noted that the extension is largely situated so that it will be visible from the eastern service yard of 30 Kintore Street, therefore shadows will be cast over the roof of 30 Kintore Street. In this locality, it is somewhat expected that there will be reduced amenity in the area due to the existence of large industrial type buildings (warehouses) and motor repair premises, therefore this locality does not enjoy the same level of amenity compared to other residential areas nor should it be expected.

On this basis, overlooking and overshadowing matters are considered to be satisfactorily addressed.

### **Parking and Access**

Council's City Assets Civil Engineer has noted that the proposed outbuilding is setback 340mm from the property boundary at Admella Street and that Council generally requires that the proposed garage be setback a minimum of 1 metre from the property boundary to allow for better visibility and allow vehicles to enter and exit safely. This is not considered necessary as this additional setback will not assist with better visibility and safety, as the adjoining warehouse to the north has been built to the street boundary. This structure already blocks drivers' views, as shown in Figure 3. A crossover exists at this location therefore the occupant already has the capacity to carry out traffic movements similar to what is proposed. On this basis, traffic movements and parking are considered to be acceptable and no further setback is required.

## Noise

A reserved matter has been added to the recommendation requesting an acoustic report be provided to demonstrate that the occupants will maintain a reasonable level of amenity with respect to noise impacts.

The site is located within Australian Noise Exposure Forecast (ANEF) Area 25, in addition to being in close proximity to commercial premises.

Given that the site is located at the lower end of the ANEF scale, it is considered that Building near Airfields PDC 6 regarding aircraft noise can be satisfied with appropriate noise abatement measures such as double glazed windows, acoustic insulation and the like, which would be addressed within the acoustic report and would be endorsed as part of any approval decision.

## SUMMARY

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

While the reduced setbacks from the western, eastern side and northern boundaries do not satisfy the relevant provisions, it has been demonstrated that they will not unreasonably impact on the adjoining dwelling to the east, the warehouse to the north or the Admella Street streetscape as a result.

The overall building height of the dwelling extension will be largely unseen from the primary frontage and views will only be possible the farther one is located from the site, thus diminishing the extension's impact.

The outbuilding will abut a structure of greater height, thus, there are no impacts to the adjoining property to the rear.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and warrants Development Plan Consent.

## RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/188 /2020 by Billson and Sawley Architects Pty Ltd to undertake the construction of alterations and additions to the existing dwelling, plus a two storey garage and habitable outbuilding at 28 Kintore Street, Thebarton (CT5634/240) subject to the following conditions of consent and reserved matters:

### Reserved Matter/s:

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. Details of acoustic treatments for the development in accordance with the *Minister's Specification SA 78B - Construction requirements for the control of external sound* are to be provided to Council prior to Development Approval being granted to demonstrate that the occupants of the dwelling will have an acceptable level of amenity. The details shall highlight but not be limited to insulation, double glazing, plant equipment screening and any other requirements deemed necessary to mitigate noise impacts.

*Reason: To ensure that the development proceeds in an orderly manner.*

**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 stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:

- a) Result in the entry of water into a building; or
- b) Affect the stability of a building; or
- c) Create unhealthy or dangerous conditions on the site or within the building; or
- d) Flow or discharge onto the land of an adjoining owner; or
- e) Flow across footpaths or public ways.

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

3. The stormwater connection through the road verge area is to be constructed of shape and material to satisfy Council's standard requirements:

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

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

4. That the upper level windows of the approved addition and garage shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in reasonable condition at all times.

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

---

**Attachments**

1. **Relevant provisions**
2. **Application documents**
3. **Representation and response to representation**
4. **Referral responses**

## Relevant Development Plan Provisions

<b>General Section</b>		
Building near Airfields	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	6
Design and Appearance	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 5, 9, 10, 11, 13, 15, 19, 20, 21, 22
Energy Efficiency	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3
Heritage Places	<i>Objectives</i>	1, 2, 3
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7
Orderly and Sustainable Development	<i>Objectives</i>	2, 3, 4
	<i>Principles of Development Control</i>	1
Residential Development	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 4, 7, 9, 10, 11, 12, 14, 15, 16, 18, 19, 27
Transportation and Access	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	34, 44

# Development Application form

**Civic Centre:** 165 Sir Donald Bradman Drive, Hilton SA 5033. **Office hours:** Mon - Fri 8.30am - 5pm.  
**Phone:** (08) 8416 6333. **Email:** development@wtcc.sa.gov.au. **Web:** westtorrens.sa.gov.au.



## Section 1 - consent sought

Select one type of consent you wish to apply for:

☒ **Development Plan consent**  
(Planning only)

☐ **Building Rules consent**  
(Building only)

☐ **Development Approval**  
(Planning and Building)

If unsure what type of consent is needed, contact Council on 8416 6333.

## Section 2 - location of proposed development

28				
----	--	--	--	--

House number OR Lot number DP CT volume Folio

Kintore Street	Thebarton
----------------	-----------

Street name Suburb

SA	5031
----	------

State Post code

## Section 3 - applicant details

Please note that all correspondence will be sent to the applicant (this section must be completed).

Mitch	Mead	Billson & Sawley Architects Pty Ltd
-------	------	-------------------------------------

Given name Surname Company Name

Email	
-------	--

All correspondence relevant to this application which is required to be provided to you under the *Development Act 1993* - including Decision Notification forms, approved plans and other relevant documents, will be provided in **electronic format** only.

Phone

28 Kintore Street	Thebarton
-------------------	-----------

Postal address Suburb

SA	5031
----	------

State Post code

## Section 4 - owner's details of the subject land

If same as applicant details, please leave blank and go to section 5.

--	--	--

Given name Surname Phone

--	--

Postal address Suburb

--	--	--

State Post code Email

**Section 5 - contact for further information**

Please note - this section is to be completed if the contact person is not the applicant.

Keith	Teagle	Billson & Sawley Architects Pty Ltd
Given name	Surname	Company Name
Email		Phone

**Section 6 - builder's details**

This section must be completed by the applicant for Building and Development approval.

☐ Owner builder      OR      ☐ Builder

TBA	
Name of builder (Company)	Licence number
Postal address	Phone
State      Post code	Email

**Section 7 - description of development and associated details**

Please describe the development (e.g. construction of a single storey dwelling, domestic garage, verandah, tree removal etc.).

Restoration of a cottage, two storey addition, garage and 'granny flat'

Existing site use: .....

Does the proposal affect a regulated or significant tree?

☐ Yes      ☒ No

Note: a regulated or significant tree may be on the adjoining land that may be affected (including damage to tree roots) by the proposed development. If unsure what a regulated or significant tree is, visit Council's website for more information.

Is there a brush fence within three metres of the proposed building work?

☐ Yes      ☐ No

Are there any easements on the land?

☐ Yes      ☒ No

**Section 8 - costing and floor area**

Council may require written justification to verify costs (this section must be completed).

\$ 400,000.00	190 m <sup>2</sup>
Estimated total cost of works (excluding fitout)	Estimated floor area of work

**Section 9 - building classification**

If unsure, contact Council on 8416 6333 or visit the Council office during business hours.

Current classification	Classification sought

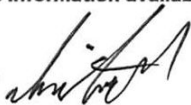
If Class 5, 6, 7, 8, or 9, state number of employees: Male ..... Female.....

**Section 10 - declaration**

Council is required by the *Development Act 1993* to make Category 2 and 3 Developments available for public inspection and the public may obtain copies of this material for a fee. If you have concerns over the confidentiality or security content of such documents, you should discuss these with a member of Council's planning staff before lodging.

**I declare that the information I have provided on this application form is correct to the best of my knowledge and give permission to make this information available for public inspection.**

Signature



Date:

10/03/2020


☒ Applicant    ☐ Owner    ☐ Authorised agent

# Powerline Clearance Declaration form

## Development Regulations 2008

Civic Centre: 165 Sir Donald Bradman Drive, Hilton SA 5033. Office hours: Mon - Fri 8.30am - 5pm.  
Phone: (08) 8416 6333. Email: development@wtcc.sa.gov.au. Web: westtorrens.sa.gov.au



<b>Date of Application:</b> 10/03/2020			
<b>Applicant:</b>	<b>Given Name:</b> Mitch		<b>Family Name:</b> Mead
<b>Address:</b>	<b>Lot No:</b>	<b>House No:</b> 28	<b>Street:</b> Kintore Street
	<b>Suburb:</b> Thebarton		<b>P/Code:</b> 5031
<b>Volume:</b>	<b>Folio:</b>		
<b>Nature of proposed development:</b>			
Alterations and additions to a house			
<p>I <b>Mitch Mead</b> being the applicant / a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. I make this declaration under clause 2A(1) of Schedule 5 of the <i>Development Regulations 2008</i>.</p> <p><b>Date:</b> 10/03/2020</p> <p><b>Signature:</b> </p>			

Last updated 3 Sept 2019



Product Register Search (CT 5634/240)  
Data/Time 10/03/2020 11:25AM  
Customer Reference  
Order ID 20200310003823



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



## Certificate of Title - Volume 5634 Folio 240

Parent Title(s) CT 2777/80

Creating Dealing(s) CONVERTED TITLE

Title Issued 15/03/1999 Edition 4 Edition Issued 23/10/2017

### Estate Type

FEE SIMPLE

### Registered Proprietor

MITCHELL ALEXANDER MEAD  
OF 28 KINTORE STREET THEBARTON SA 5031

### Description of Land

ALLOTMENT 181 FILED PLAN 6531  
IN THE AREA NAMED THEBARTON  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
12811286	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

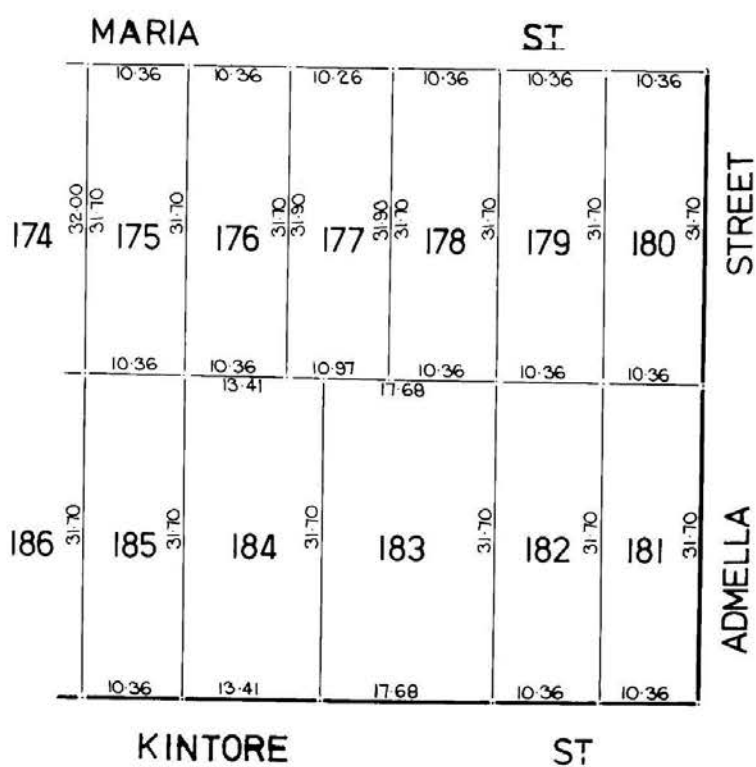
### Notations

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

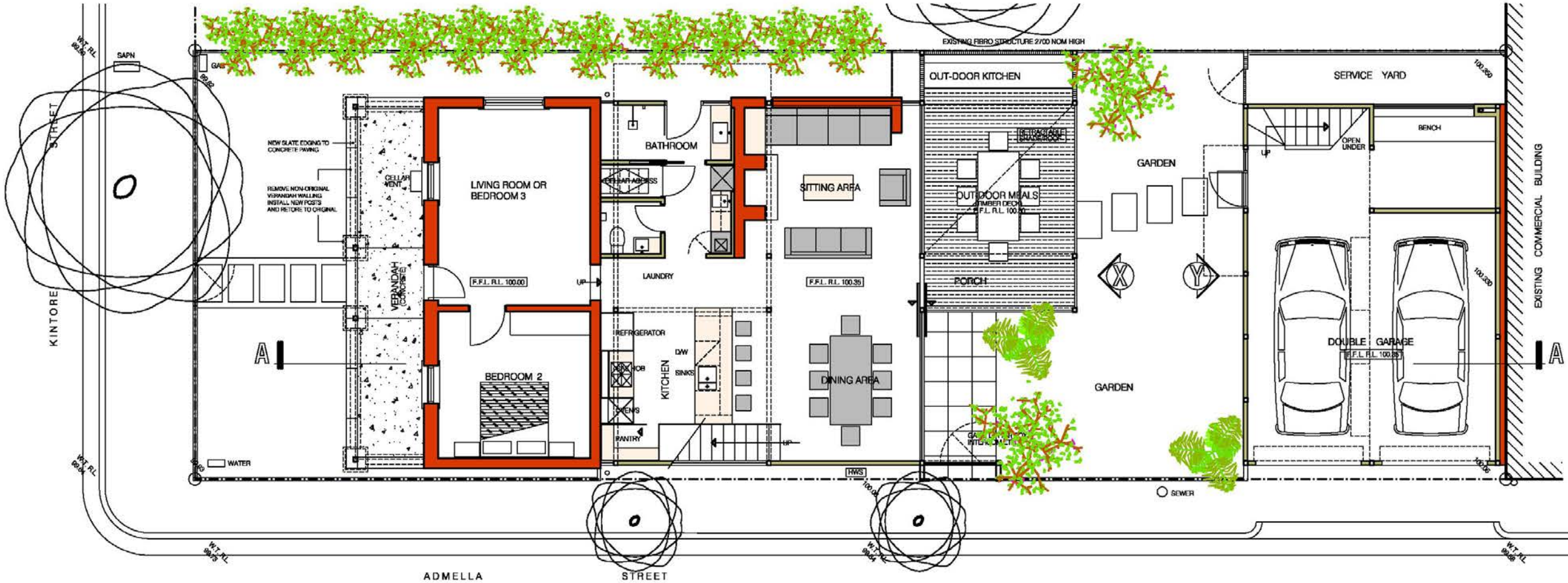


Product  
Data/Time  
Customer Reference  
Order ID

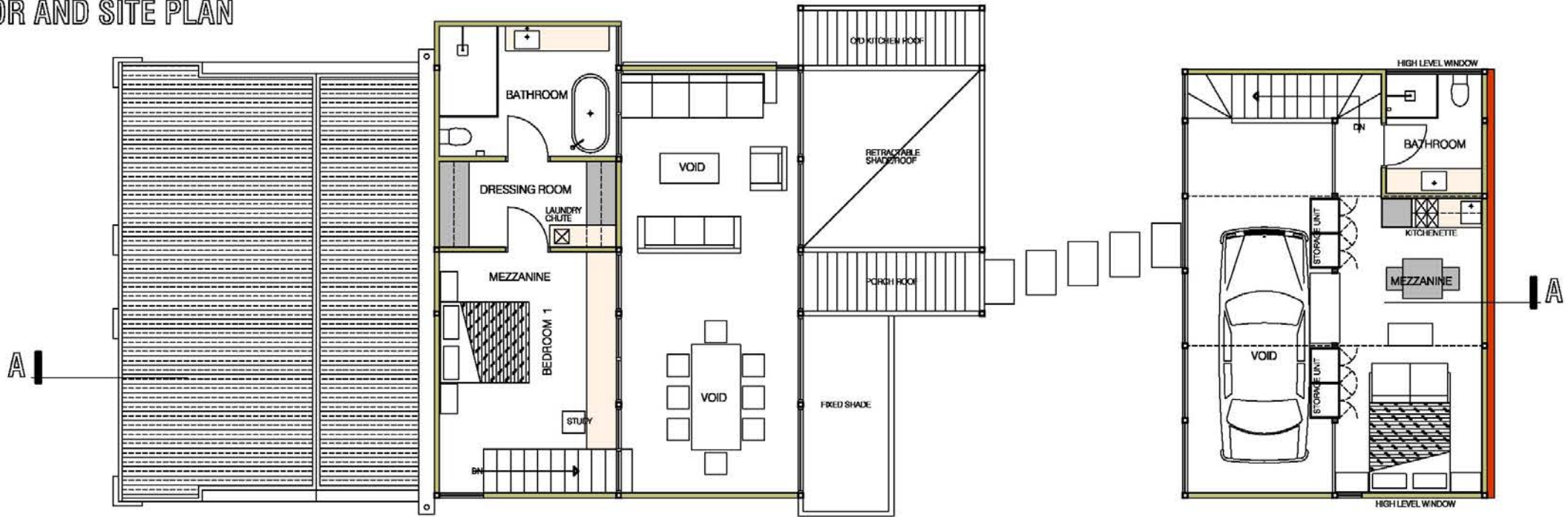
Register Search (CT 5634/240)  
10/03/2020 11:25AM  
20200310003823



0 10 20 30 Metres



GROUND FLOOR AND SITE PLAN  
SCALE 1:80



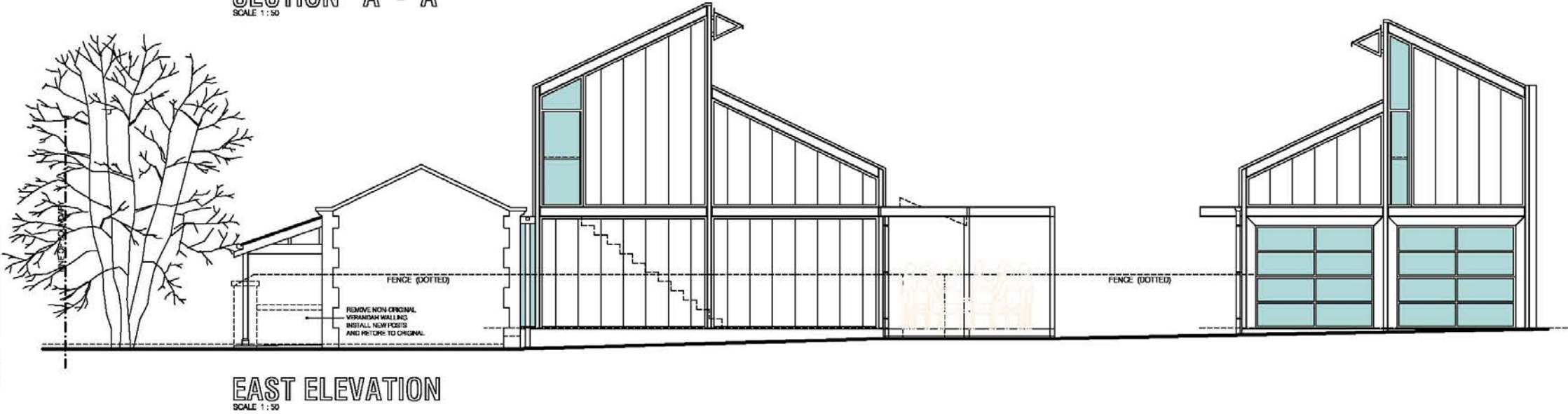
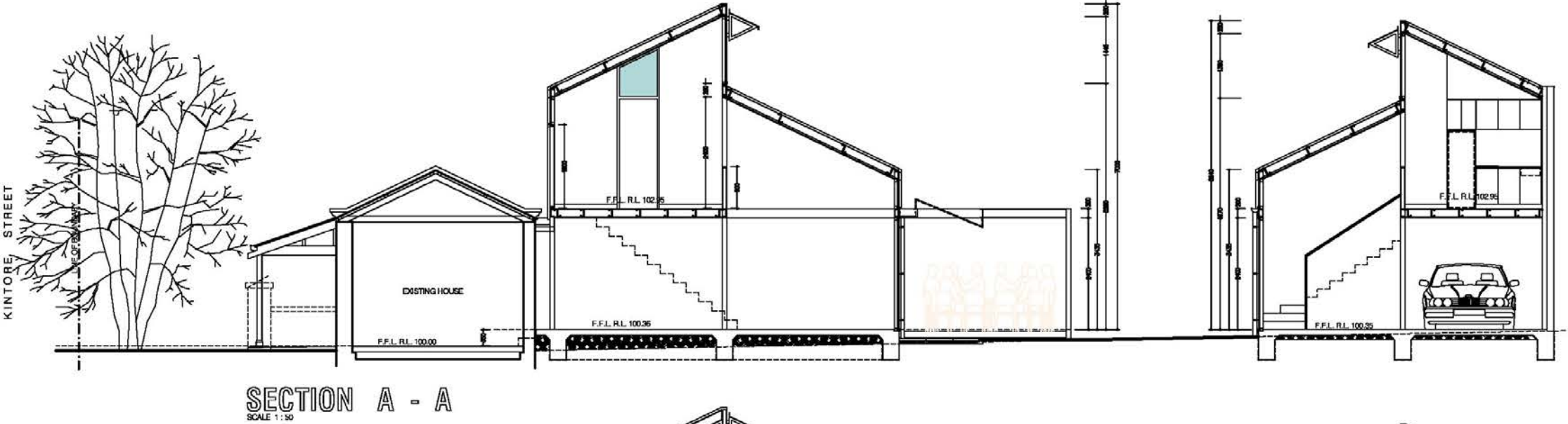
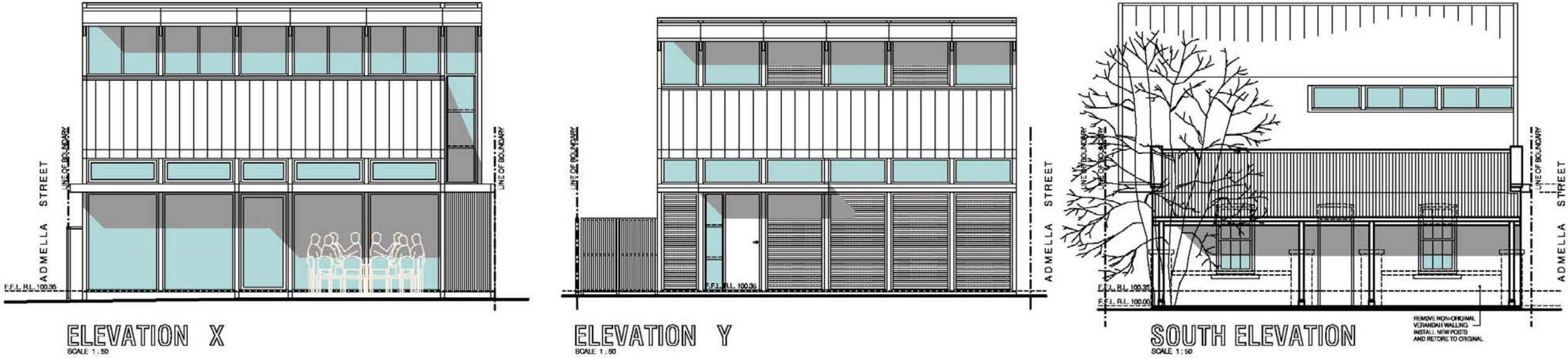
MEZZANINE FLOOR PLAN  
SCALE 1:80

28/06/2012 SITE LEVELS ADDED

ARCHITECTS BILLSON & SAWLEY PTY LTD	
1st FLOOR, 660 DULWICH AVENUE, DULWICH, SA 5008	
TELEPHONE	(08) 715 0007
FAX	(08) 715 0007
EMAIL	billson.sawley@gmail.com

MITCH MEAD  
PROPOSED ALTERATIONS AND  
ADDITIONS TO A HOUSE AT  
28 KINTORE STREET, THERRINGTON, SA

JUNE 2020	MMT/S01C.DWG
JOB No.	DWG No.
201923	S01C
OF	03

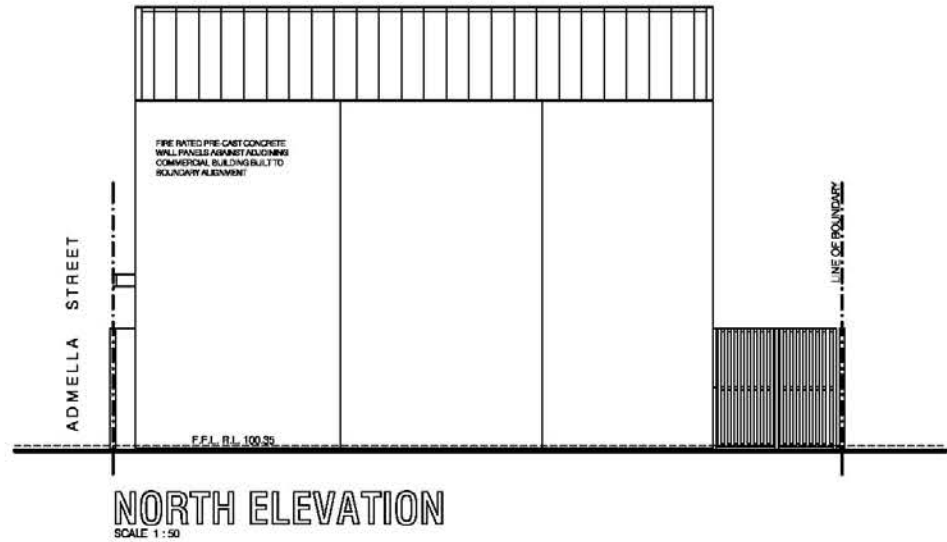
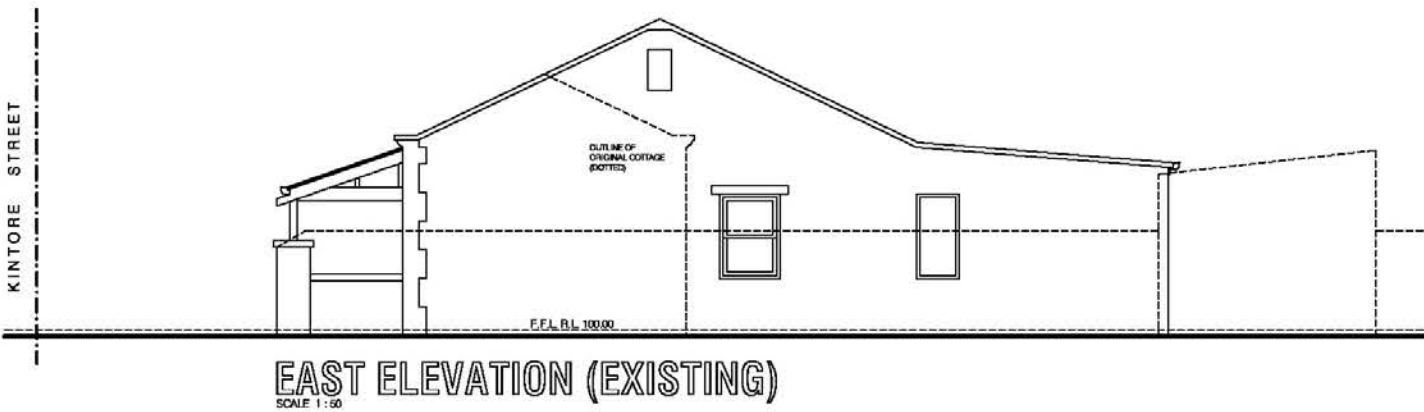


28/06/20 12:50:11 LEVELS ADDED

ARCHITECTS  
BILLSON & SAWLEY PTY LTD  
1st FLOOR, 660 DULWICH AVENUE,  
DULWICH, SA 5066  
A.B.N. NO. 61 007 930 047  
E-mail: billson.sawley@gmail.com

MITCH MEAD  
PROPOSED ALTERATIONS AND  
ADDITIONS TO A HOUSE AT  
28 KINTORE STREET, THERMANTON, S.A.

JUNE 2020 DWG. No. 201923 S02C OF 03

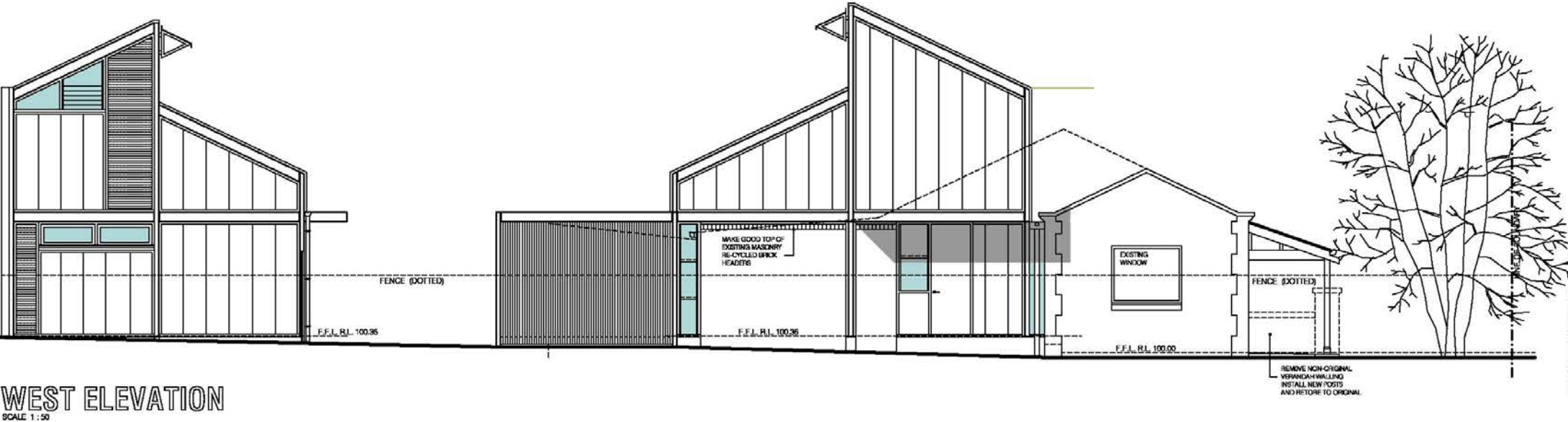


SCHEDULE OF FINISHES

ROOF CLADDING	'BASALT' MATT COLORBOND FINISHED REV. ROOFING 340 STEEL DECKING
NORTHERN BOUNDARY WALL	PFL. AROUND PRE-CAST CONCRETE WALL PANELS, PAINT FINISH WHERE EXPOSED
VERTICAL WALL CLADDING	'BASALT' MATT COLORBOND FINISHED LIGHT TONED COMMON WALL CLADDING
HORIZONTAL WALL CLADDING	'BASALT' MATT COLORBOND FINISHED REV. ROOFING TRUE OAK MID CORRUGATED SHEETING
WINDOW FRAMES	'METROPOLIS STORM PEARL' POWDER COATED ALUMINUM FRAMES
GLAZING	DOUBLE GLAZED PANES: LOW 'E' COMFORT PLUS CLEAR AS1288
EXPRESSED STEEL STRUCTURE	HOT DIP GALVANISED WITH SPRAYED CHARCOAL MICACEOUS PAINT FINISH
GARAGE DOORS	'BASALT' MATT COLORBOND FACED AUTO PANEL LIFT GARAGE DOORS
NEW SCREENS, FENCES AND GATES	HOT DIP GALV STEEL FRAMING WITH OILED PAR MERIDAL HARDWOOD BATTENS

SCHEDULE OF AREAS

TOTAL SITE AREA	328.40 M <sup>2</sup>
GROUND FLOOR EXISTING HOUSE	38.33 M <sup>2</sup>
EXISTING VERANDAH	16.72 M <sup>2</sup>
GROUND HOUSE ADDITION	18.77 M <sup>2</sup>
GROUND FLOOR GARAGE BUILDING	55.40 M <sup>2</sup>
FIRST FLOOR MAIN HOUSE	38.86 M <sup>2</sup>
FIRST FLOOR GARAGE BUILDING	27.48 M <sup>2</sup>
OUT-DOOR MEALS PORCH	24.02 M <sup>2</sup>



28/06/20 12 SITE LEVELS ADDED

ARCHITECTS  
BILLSON & SAWLEY PTY LTD  
1st FLOOR, 660 DULWICH AVENUE,  
DULWICH, SA 5066  
TELEPHONE (08) 715 0007  
ALBN NO. 91 007 830 047  
Email: [info@billsawley.com.au](mailto:info@billsawley.com.au)

MITCH MEAD  
PROPOSED ALTERATIONS AND  
ADDITIONS TO A HOUSE AT  
28 KINTORE STREET, THESANTON, SA

JUNE 2020 MMS/DOC 1060

JOB No. 201823 DWG No. S03C OF 03

**Statement of Representation**

<b>Reference #</b>	6132178
<b>Status</b>	Complete
<b>Development No.</b>	2111882020
<b>Property address</b>	28 Kintore St, Thebarton SA 5031
<b>Full name</b>	Kumar Mahadevan and Katherine Wilson
<b>Address</b>	19 Mountain Top Court, Mons, QLD 4556
<b>Phone number</b>	
<b>Email</b>	
<b>Nature of interest</b>	Owners of adjoining property; 30 Kintore St Thebarton

**Reason/s for representation**

Our main concerns relate to the proposed mezzanine addition to the main dwelling. These concerns are the extended height of the addition more than a standard second floor and that the addition extends closer to the western boundary than the rest of the renovation and the original house. These two factors are likely to significantly impact on the amount of natural light in the adjacent main living area and second bedroom of the residence at 30 Kintore Street. These rooms only have windows on that (eastern) side of the building, and the limited morning light that currently exists would be greatly diminished. The overhang of this extension is also likely to encroach on the main entrance of our house (via the forementioned living room).

In similar fashion the height and proximity of the garage and main building mezzanine extensions are likely to impact on the amount of light available to the established garden and old fruit trees in the back and side garden of 30 Kintore Street and create a space being enclosed by high buildings on three sides given the existing properties on the northern and western aspects of the block.

Furthermore we feel that both the style (in particular the street aspect to Kintore Street) and the height of the proposed development are out of keeping with the appearance of this and other older houses in the historic neighbourhood.


While we are unable to attend Council currently due to Covid restrictions, we would be happy to discuss over the phone or arrange representation in Adelaide.

**My representation would be overcome by:**

Modification to the current design to address the above concerns, in particular the height and proximity to the boundary of the second storey extension to the main building

**Item # 254**

I desire to be heard personally

Item # 255	I desire to be represented by someone I nominate
Please provide representative name	Peter Wilson
Signature	
Today's date	13/05/2020
objParent	qA83388
NamingIDs	235,238
formID	eykwoz2wey
formTitle	Statement of Representation -
Last Update	2020-05-13 22:31:18
Start Time	2020-05-13 22:05:38
Finish Time	2020-05-13 22:31:18
IP	144.134.60.16
Browser	Safari
OS	Mac
Referrer	<a href="https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?id=405911">https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?id=405911</a>

**BILLSON & SAWLEY PTY. LTD. ARCHITECTS**

FIRST FLOOR, 65G DULWICH AVENUE, DULWICH, S.A. 5065

T: (08) 71300027

E: billson.sawley@gmail.com

ABN 91007930047

22<sup>nd</sup> May, 2020

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

Attention: Brett Mickan

RE: DA 211/188/2020:

**Proposed Alterations and Additions to the Existing Dwelling, Garage and Habitable Out-building at 28 Kintore Street, Thebarton for M. A. Mead****Response to Representation from the owner/landlord: 30 Kintore Street, Thebarton.**

We have carefully examined the representation made by Messers K Mahadevan & K Wilson in response to the above application and believe the concerns they have expressed, may be summarised as follows:

1. The scale and location of the proposed addition may result in over shadowing of the existing windows and glazed door located on the eastern facade of their building.
2. That the scale and style of the proposed addition when viewed from Kintore Street, is 'out of keeping' with the existing built form in the immediate area.
3. The scale and location of the proposed garage/outbuilding may result in over shadowing of the 'established garden and old fruit trees' in their 'back and side garden'

**1. Sunlight to the Eastern Facade of 30 Kintore Street**

The existing house at 30 Kintore Street is wedged between BM Wise automotive repair centre to the west and 28 Kintore Street to the east as shown in the 'Google Earth' image No.5 and image No.1.

The eastern facade of 30 Kintore street is 3.6M from the western facade of 28 Kintore Street. The boundary fence is 2.1M east of No.30 and 1.5M west of No.28. There is a substantial planted hedge along the fence line on the site of No.30 and large evergreen trees in the back yard, the largest, over-hanging the lean-to roof on it's northern face (see images 2, 3 & 5). The entrance doorway to No. 30 is

-2-

sheltered by a porch with an angled roof, the fascia of which, is about 2M above paving level (see image No3). The existing 5M high gable of No 28 is directly opposite the entry porch of No.30.

Given the orientation and relative positions of the buildings, porch and vegetation, it is clear that currently, the only time that direct sunlight is likely to strike the eastern facade of No 30, is when the sun's azimuth is between 0 and 20 degrees east. That is, between 1100 and 1230hrs throughout the year. Between these hours, the facade may receive sunlight at an acute glancing angle, before the sun moves west of north in the afternoon.

The proposed additions and alterations at No. 28 will not alter this pattern of access to direct sunlight. In fact, as the extent of the proposed development on the western boundary to the north is less than is currently the case, the azimuth angle increases to 23 degrees east of north. The net effect is to allow a few more minutes of direct sunlight to enter the space between the buildings. In addition, the lowering of the roof on the existing cottage will allow some direct sunlight to strike the eastern facade of No.30 before 0900hrs between mid October and mid March. This does not occur currently

It should be noted, that the available light on the eastern facade of No 30 apparent in the photographic images (taken at 1300hrs), is in fact light reflected from the western facade of No. 28 and filtered through the boundary hedge.

Once again, access to reflected light from No. 28 will not be altered by the proposed works and may in fact, be enhanced by managing the existing hedge.

## **2. The Scale and Architectural Style of the Southern Facade**

It is proposed that the 'cottage' facade of 28 Kintore Street will be restored and the roof form returned to the original scale and format. This will involve removing the relatively recent high gables so that the cottage addresses the street frontage, at its original scale.

As those familiar with the geometric projection of architectural elevations will know, the apparent height of the proposed addition is distorted and appears much higher than will be the case when viewed from the street at normal eye level. The formal elevation view actually resembles a view which might be seen from the footpath opposite when perched on a platform mounted at the level of the ridge of the cottage roof.

In fact the proposed 2 storey addition at the rear is set-back 10M from the street frontage and will not be immediately apparent from Kintore Street. It will merely form a simple backdrop to enhance the historic cottage presentation. A backdrop reflective of the light industrial aesthetic which characterises this corner of Thebarton. Simple honest houses interspersed with the light industrial and commercial premises that have traditionally employed and sustained the working populous. The southern face of the addition, set behind the cottage, is in fact not substantially higher (5.28M) than the existing roof of the cottage (5M).

-3-

### 3. Sunlight to the Rear Garden of 30 Kintore Street

The rear yards of both 28 and 30 Kintore Street are bound to the north by 4.2M high factory wall which increases in height to over 6M, towards the western side of No.30. This is the dominant impediment to sunlight reaching both rear yards. The proposed garage at No.28 will result in minor fleeting over shadowing during the morning and will have no impact during the afternoon. As shown on the attached location plan, there is only very minor overshadowing at 1100hrs even on the worst case day in mid-winter whereas in mid summer, the shadow cast by the boundary fence would be more significant than that caused by the proposed garage.

### 4. Summary

In summary, we conclude that the concerns expressed by Messers Mahadevan and Wilson in their representation, are to some extent understandable, given that most people tend to look for the possible negatives associated with proposed change. However, it is our contention that the proposed development of 28 Kintore Street, will bring far more benefits than negatives for all concerned.

The historic cottage, which is currently in very poor condition, will be restored and given new life. Direct sunlight to the eastern facade of No.30 will not be diminished and may in fact be improved by the lowering of the cottage roof and by the less extensive development proposed on the adjoining boundary.

The value of the adjoining property will be greatly enhanced and the analysis provided for over shadowing of the rear yard at No.30 will have allayed the representor's concerns for their fruit trees.

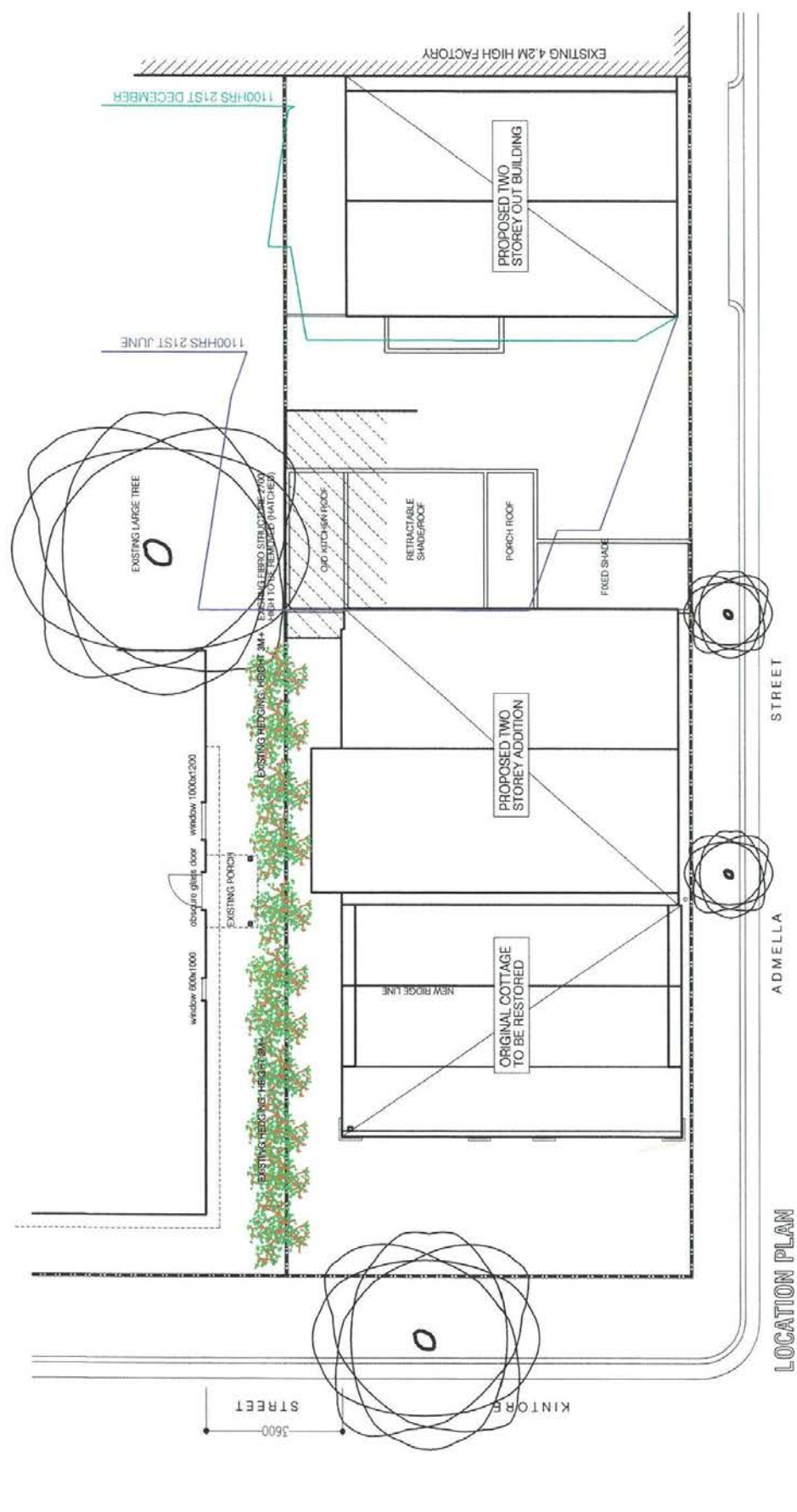
We request that this response be taken into account by the Administration during consideration of our application.

Keith Teagle of Billson & Sawley Pty. Ltd., Architects will attend the Council Assessment Panel meeting on behalf of the applicant.

Yours faithfully,

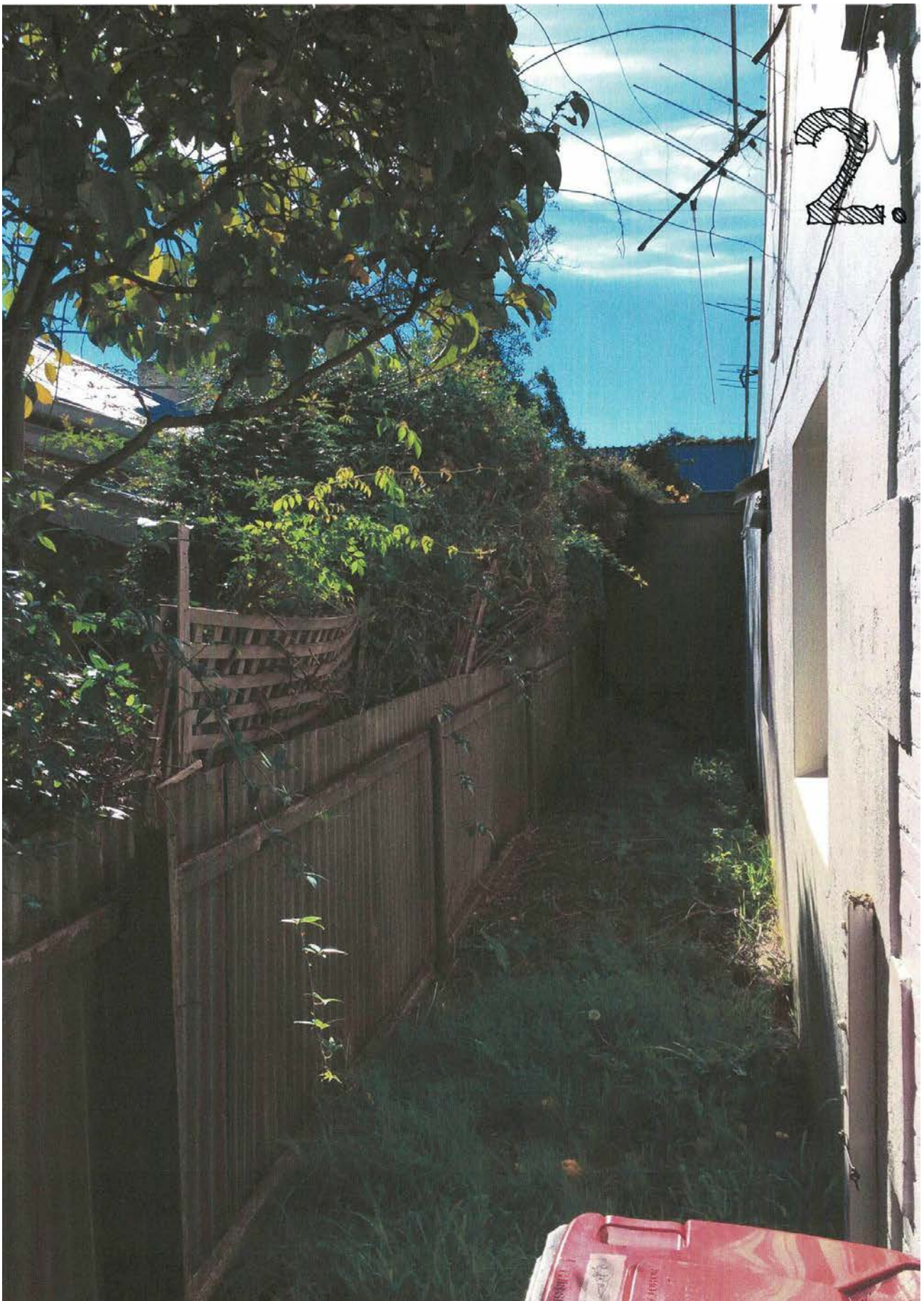


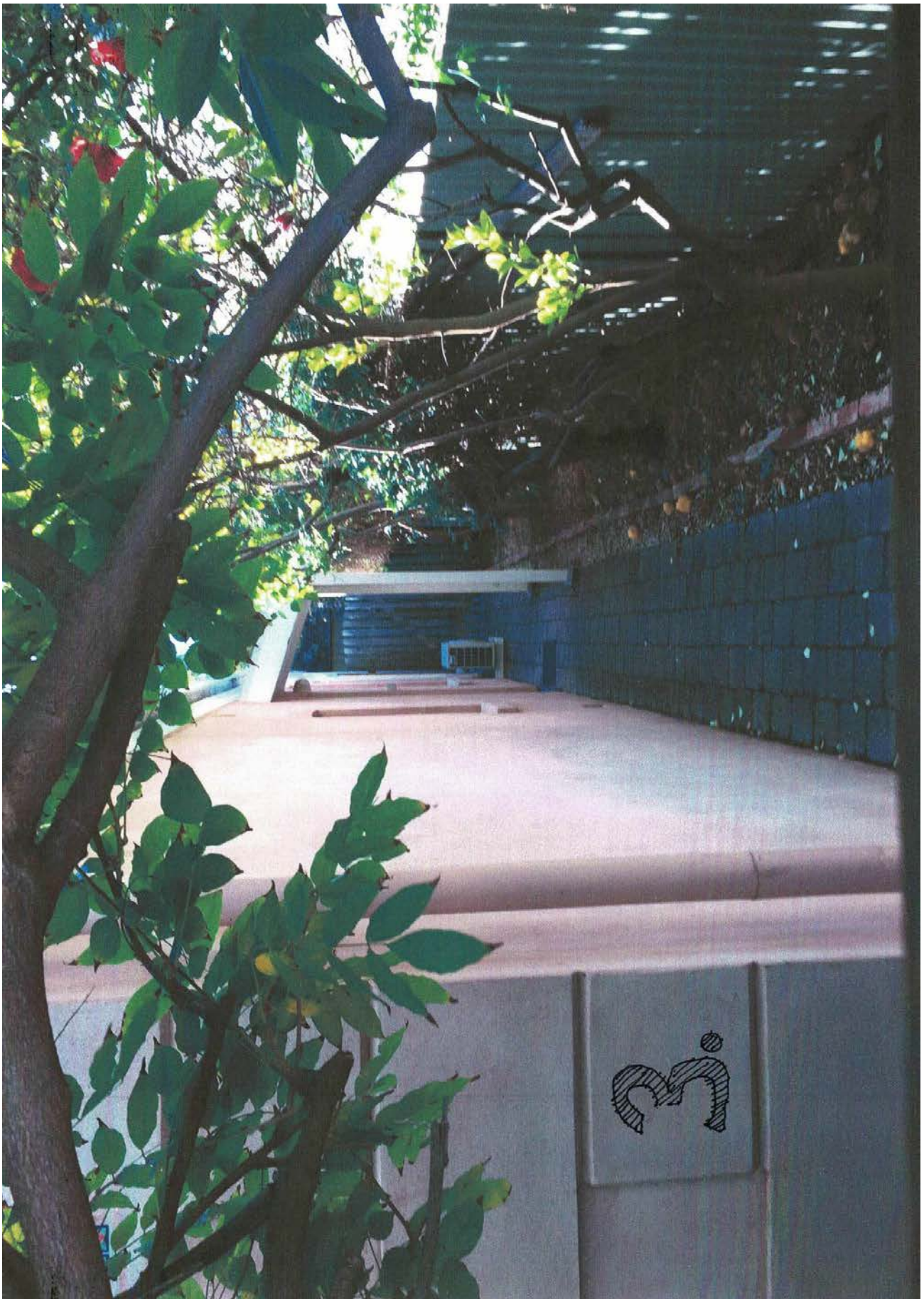
Keith Teagle  
architect



ARCHITECTS	
BILLSON & SAWLEY PTY LTD	
18 FLOOR, 660 GULWICK AVENUE	STATIONERS CREEK
ADAMSBURG VIC 3043	TELEPHONE 081 713 0027
A.B.N. No. 61 007 850 047	Email billson_sawley@gnail.com
MITCH MEAD	
PROPOSED ALTERATIONS AND ADDITIONS TO A HOUSE AT	
29 KINTORE STREET, THEBARTON, S.A.	
MAY 2020	MMTSD/BOWS
JOB No.	DWG No.
201923	S04
	OF 04





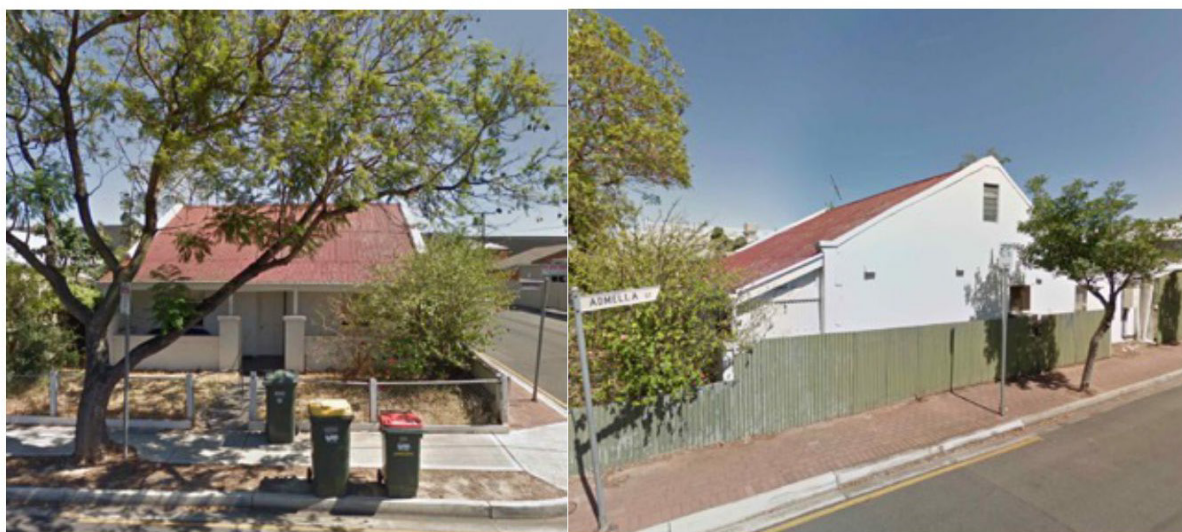




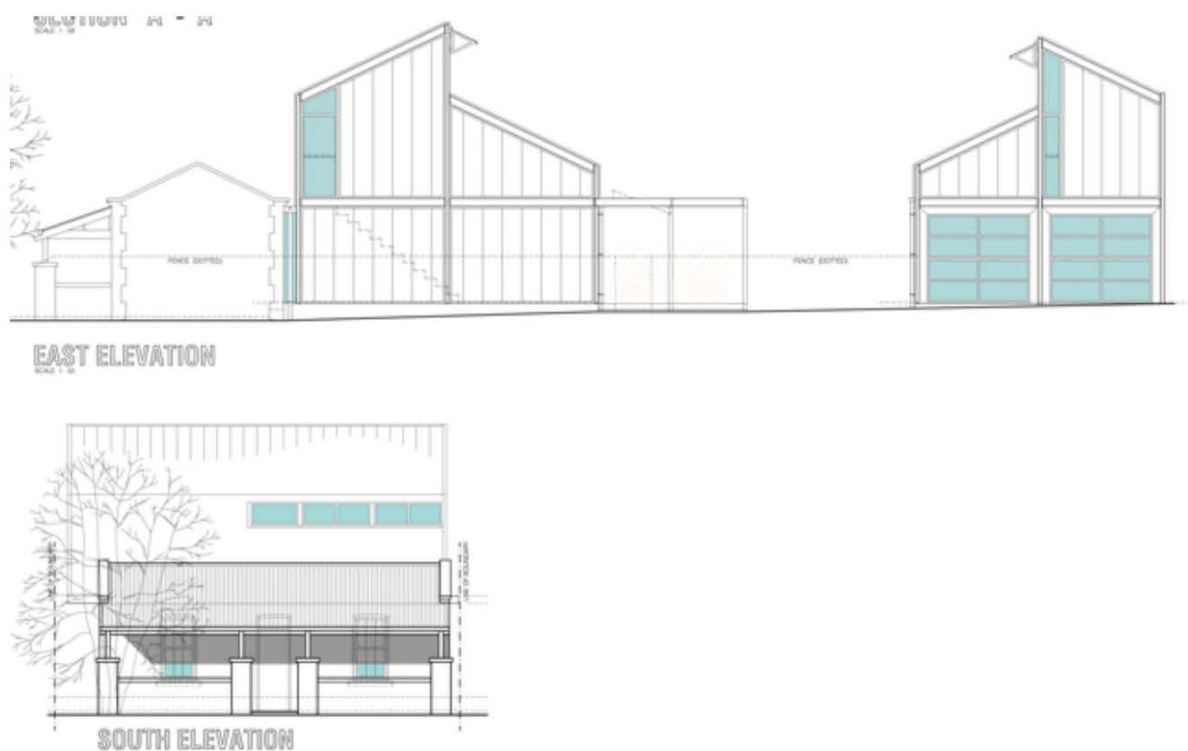


## City of West Torrens Heritage Advisor Comment

**Planning Application No.:** 211/188/2020  
**Location:** 28 Kintore Street, THEBARTON  
**Zone:** Residential  
**Policy Area:** Thebarton Character Policy Area 27  
**Heritage Status:** Local Heritage Place  
**Proposal:** Construction of alterations and additions to existing dwelling, plus two storey garage and habitable outbuilding  
**To:** Phil Smith  
**Date:** 26/03/2020



## City of West Torrens Heritage Advisor Comment



### **Description:**

The proposed development affects a Local Heritage Place on the North West corner with Admella Street described as:

*Dwelling; External form, detailing and original elements of c1866 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47*

Section 23(4) Criteria fulfilled are (a) and (d).

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

The Subject Site is adjacent another Local Heritage Place to the west at 30 Kintore Street. This is also a single storey dwelling. The cottage on the subject land is located off the west boundary by approximately 1300mm. The original cottage is 340mm off the east boundary facing the secondary street.

The Thebarton Heritage Survey 1996 notes the earliest cottages were constructed in the 1840's and 1850's of pise, wattle and daub and primitive lime concrete. A number of later cottages in Kintore Street were constructed in the 1870's and 1880's in stone and brick, but no intact examples of the earliest cottages are easily identifiable.

The cottage on the Subject Site has been altered from its original state. This has involved extending the roof and wall line beyond the original front two rooms.

The proposal involves removal of the later alterations to reveal the 1866 cottage and to construct a visually separate two storey addition. A new double garage with habitable quarters above will be constructed to the north boundary. The garage structure will abut an industrial building on the adjoining allotment.

The proposal includes the demolition of the existing lean-to to the rear of the Local Heritage Place and the construction of a two-storey clerestory addition. The addition is attached to the rear of the

## City of West Torrens Heritage Advisor Comment

existing dwelling by a low passage which connects to the dwelling beneath the existing eaves. The addition itself has a finished height approximately 7355mm above the floor level of the existing LHP.

At ground level, the addition is aligned with the walls of the remaining cottage, while the first floor projects to the west.

The clerestory roof is clad with steel sheeting with a Maxline profile in colour Basalt. The walls are clad with vertical Dominion wall panels in Basalt, and horizontal corrugated sheeting also in Basalt.

Basalt is a mid-grey with a slightly darker appearance than dull galvanised. It is commonly recommended where owners do not wish to use galvanised in historic contexts.

The proposed addition includes horizontal windows to the south elevation and vertical windows to the east and west. Windows to the west elevation are high-level to both the ground and first floors. All windows are double-glazed and aluminium framed.

The proposed outbuilding to the rear of the property is of identical materiality and detailing, and has a finished height of approximately 6990mm above the floor level of the existing LHP. The outbuilding includes two panelled roller doors to the east, set back 340mm from the boundary. The outbuilding abuts an existing wall to the rear boundary.

As development directly affecting a Local Heritage Place and adjacent another Local Heritage Place within the Thebarton Character Policy Area 27 and Residential Zone, I have considered the following Development Plan Provisions:

Heritage Places

OBJECTIVES: 1,2,3

PRINCIPLES OF DEVELOPMENT CONTROL: 1,2,3,4,5,6,7

Thebarton Character Policy Area 27

OBJECTIVES: 1

DESIRED CHARACTER

PRINCIPLES OF DEVELOPMENT CONTROL: 1

Residential Zone

OBJECTIVES: 2,3,4

PRINCIPLES OF DEVELOPMENT CONTROL: 1,4,5,6,7,9,10,11,12,13

### **Assessment:**

The proposal conserves and partially reconstructs the original 1866 cottage satisfying Objective 1 and ensuring satisfaction of Objective 2 through continued and adaptive reuse.

The rear setting will be altered through the new construction, but the cottage setting, comprising frontage and side, roof form and proximity to side boundaries of the original portion will be retained.

Heritage Places demolition provision PDC 19(a) is satisfied because the portion to be demolished is excluded from the listing. The proposal retains the important principal elevations of the Place and views to and from the Place, satisfying PDC 2. The proposed materials and architectural treatments, particularly the proportions and compositions, including the roof form, are complementary to the Local Heritage Place. The development proposal is considered compatible with the Place, achieved through the articulation of elements that reflect the scale and proportions of the Place, satisfying PDC 3 of Heritage Places. No changes are proposed to the original materials, other than the assumed making good and therefore PDC 4 is satisfied.

The location of new structures to the rear satisfies PDC 5.

## City of West Torrens Heritage Advisor Comment

Heritage Places PDC 6 is also satisfied through the design of the new structures which develop a pattern of forms, materials and colours that reflect without replication.

Finally, considering Heritage Places, the upper level and the roof thereof, will appear as an extension to the existing roof line, albeit broken, satisfying PDC 7.

Thebarton Character Policy Area 27 Desired Character provisions Objective 1 and PDC 4 and Residential Zone Objective 4 and PDC 5 are satisfied through the retention of a detached cottage and a new complementary development. The garage or outbuilding is located to the rear and abuts the north boundary.

PDC 1 of the Policy Area and Zone contemplate dwelling additions and outbuildings in association with the dwelling. The proposal responds favorably to Objective 2 by adding to the variety of dwelling types at an appropriate increased density. PDC 4 also emphasizes the importance of the new outbuilding being associated with the dwelling. PDC 6 of the Zone contemplates two storey buildings, with a height of six metres that is exceeded, not fatally by this proposal.

The set back of the two storey form from the west boundary may give rise to concerns in relation to PDC 7 and PDC 11.

From a Heritage perspective, this aspect is not considered fatal, because of the relatively small scale of the element that is cantilvered close to the boundary. It is considered an important contextual architectural feature of the new development and limited in length.

The alignment with the east wall also forgives quantitative concerns in relation to PDC 9.

### **Conclusion:**

The proposed development achieves a high level of contextual architectural design, which is generated from the unique and intimate Thebarton character.

The quantitative provisions of the Residential Zone are challenged, but more than compensated for by intimate, articulated scale of the development, its roof form, pattern of materials and colours. Importantly the upper level will be shrouded in a traditional grey colour, symbolizing an upper level addition within the roof form.

The demolition, while somewhat extensive at the rear, is acceptable because the original contact will be revealed and its elements reconstructed.

The proposed development is not considered to diminish the Heritage Value of the LHP on the subject land, nor the Local Heritage Place to the west at 30 Kintore Street.

The proposal has heritage support.

**Douglas Alexander**

## Preliminary Traffic, Flooding & Stormwater Assessment

**Development Application No: 211/188/2020**

<b>Assessing Officer:</b>	Phil Smith
<b>Site Address:</b>	28 Kintore Street, THEBARTON SA 5031
<b>Certificate of Title:</b>	CT-5634/240
<b>Description of Development</b>	Construction of alterations and additions to existing dwelling, plus a two storey garage and habitable outbuilding

### 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 - Phil Smith**

**DATE 12 March, 2020**



## Memo

To Phil Smith  
From Richard Tan  
Date 12-Mar-2020  
Subject 211/188/2020, 28 Kintore Street, THEBARTON SA 5031

Phil Smith,

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

Note: In the absence of a detailed plan indicating which part is existing/new proposed building, I have referenced to the West Map, and provide the following feedback:

### 1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 Council seeks to ensure that the FFL of all new development is protected from inundation when considering a 350mm stormwater flow depth in the adjacent street water table.

This is typically achieved through establishing the FFL of new development a minimum of 350mm above the highest adjacent street water table.

In association with the above proposed development, no site or road verge level information has been provided and as such it is impossible to determine if the proposal will satisfy the above consideration.

Simply conditioning that a development satisfy this consideration can have its complications with regards to the ultimately required level of the development in relation to neighbouring properties and the related planning considerations this brings about. It may also bring about the necessity for alterations to the design of the development which are outside of the expectations of the applicant (for example; requiring step(s) up from existing buildings to additions).

**It is recommended that appropriate site and adjacent road verge survey information be provided to correctly assess the required minimum FFL for this proposal.**

### 2.0 Verge Interaction



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- 2.1** In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties. Any new driveway access shall be constructed as near as practicable to 90 degrees to the kerb alignment (unless specifically approved otherwise) and must be situated wholly within the property frontage.

New driveways and stormwater connections are typically desired to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the kerb line, except for driveway separation which will be measured from property boundary). An absolute minimum offset of 0.5m from new crossovers and stormwater connections to other existing road verge elements is acceptable in cases where space is limited.

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

In the absence of a plan indicating existing/new verge features, all verge features should comply with the above requirements.

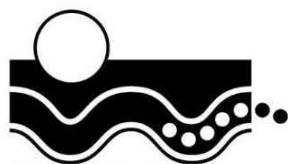
**It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.**

- 2.2** It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

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

- 2.3** It is noted that the existing crossover will be made redundant. This crossover should be reinstated to vertical kerb prior to the completion of any building works at the applicant's expense. It should also be



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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** Due to the property frontage wider than 12m, City Assets will support a double crossover. The proposed crossover has been assessed as satisfying minimum requirements.
- 3.2** The garage dimension as indicated in 'Ground Floor and Site Plan' (ABS, Ref: 201923-S01B-01/03, dated 03/2020) have been assessed as satisfying minimum requirements.
- 3.3** It is noted that the proposed car port (enclosed or next to a fence) is 340mm offset from the property boundary at Admella Street. Council requires that the proposed car port needs to be located minimum setback of 1 metre from the property boundary. This will allow better visibility and will allow vehicles to enter and exit safely.

**It is required that the setback of the carport from the property boundary be maintained at 1m to allow better visibility and vehicles to enter and exit safely.**

### **4.0 Waste Management**

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

### **5.0 Stormwater Detention**

- 5.1** Stormwater detention is not required for this development.
- 5.2** The roof runoff from the outbuilding should not overflow to neighbouring property.

**Runoff from the roof of the outbuilding should be directed to the surface and discharge to Admella Street or via existing stormwater system.**

Regards  
Richard Tan  
Civil Engineer

**From:** [Richard Tan](#)  
**To:** [Phil Smith](#)  
**Subject:** RE: 211/188/2020 - 28 Kintore Street Thebarton - Check of FFLs  
**Date:** Friday, 10 July 2020 8:01:03 AM

Hi Phil

Based on the limited survey information indicated in the provided 'Ground Floor and Site Plan' (ABS, Red: 201923-S01C, dated 06/2020), the FFLs of the proposed development (100.35 minimum) have been assessed as satisfying minimum requirements (100.23 minimum) in consideration of street and/or flood level information.

Regards,

**Richard Tan**  
**Development Engineer**  
City of West Torrens

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**From:** Phil Smith  
**Sent:** Tuesday, 7 July 2020 3:15 PM  
**To:** Richard Tan  
**Subject:** 211/188/2020 - 28 Kintore Street Thebarton - Check of FFLs

Hi Richard,

Could you please check the FFLs for this application as per your referral comments? New plans have been placed in the Objective container.

Thank you and kind regards,

**Phil Smith**  
**Senior Development Officer**  
**City Development**

W - [www.westtorrens.sa.gov.au](http://www.westtorrens.sa.gov.au)

**6.3 48-50 Galway Avenue, NORTH PLYMPTON**

Application No 211/2/2020

Appearing before the Panel will be:

Representor: **Gregg Jenkins** on behalf of the representor, Samuel Williams at 46 Galway Avenue, North Plympton wishes to appear in support of the representation.

Applicant/s: **Michael Mestros** on behalf of the applicant wishes to appear in response to the representation.

**DEVELOPMENT APPLICATION DETAILS**

DESCRIPTION OF DEVELOPMENT	Change of use from motor repair station to warehouse and office, and construction of a warehouse containing three (3) tenancies, each with offices, car parking and landscaping
APPLICANT	Mik Beth Pty Ltd
LODGEMENT DATE	06 January 2020
ZONE	Industry Zone
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> <li>• City Assets</li> <li>• Regulatory Services (Waste Management)</li> <li>• Financial Services (Rates)</li> </ul> External <ul style="list-style-type: none"> <li>• Nil</li> </ul>
DEVELOPMENT PLAN VERSION	Consolidated 12 July 2018
DELEGATION	<ul style="list-style-type: none"> <li>• The relevant application is for a merit, Category 2 form of development, representations have been received and one or more representors wish to be heard on their representation.</li> </ul>
RECOMMENDATION	Support with conditions
AUTHOR	Amy Morden

**SUBJECT LAND AND LOCALITY**

The subject land is formally described as Allotment 17 in Filed Plan F7183 in the area named North Plympton, Hundred of Adelaide, Volume 5418 Folio 687, more commonly known as 48-50 Galway Avenue, North Plympton. The subject site is rectangular in shape with a 31.12 metre (m) wide frontage to Galway Avenue and has a site area of 1422.80 square metres (m<sup>2</sup>).

It is noted that there are no encumbrances or Land Management Agreements on the Certificate of Title.

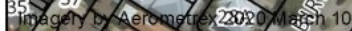
The site currently contains an industrial hydraulic mechanical workshop with an associated shopfront that has been operational for approximately thirty years. The site is located on the southern side of Galway Avenue, and is covered largely by the existing workshop building located on the western side of the allotment. Driveway access is located along the eastern side of the building, with car parking located to the rear. The subject site is abutted on three sides by similar scale industrial developments on allotments directly to the east, west and on the northern (opposite) side of Galway Avenue. The subject allotment is not located within a flood inundation area.

The locality is comprised of both industrial and residential land uses. Industrial land uses are situated north of the Residential Zone boundary, and are grouped, fronting to Galway Avenue. The residential land uses generally consist of single and two storey detached or group dwellings and comprise of the Medium Density Policy Area 19 located to the south. As expected in a Medium Density Policy Area, there are examples of larger allotments being redeveloped to support a higher density of dwellings. The pattern of allotments within the interface between the Industry Zone and the Residential Zone is relatively mixed with regard to their allotment sizes and frontage widths.

Development along the northern and southern sides of Galway Avenue is industrial in nature. Australia Post operates a large mail processing facility along the northern side of Galway Avenue adjoining the corner of Grove Avenue. Both Grove Avenue and Galway Avenue are frequently used as transport corridors for the surrounding industrial developments. Advertising to the front of buildings is discreet and generally limited to direct business advertising located on the front of industrial buildings.

There are no Regulated Trees on the subject site or directly located on adjoining land that would be affected by the development. There is however, a large significant tree (River Red Gum) on the nearby industrial allotment at 56 Galway Avenue, which is not affected by the proposed development. The subject site and adjacent industrial properties currently lack any significant landscaping to soften the appearance of buildings and hard stand areas. The only notable exception is the significant tree at 56 Galway Avenue. The industrial allotments do not provide any significant contribution to the locality with regard to landscape amenity. This stands in contrast to the smaller more densely landscaped residential allotments located to the south. As expected where an Industry Zone abuts a Residential Zone, there is a notable change in the relatively informal landscape amenity of the industrial buildings presenting to Galway Avenue, and the residential allotments to the rear that display highly landscaped front and rear yards.

The subject land and locality are shown on the aerial imagery and map below.



## RELEVANT APPLICATIONS

Nil

## PROPOSAL

The development proposal seeks to change the land use from a motor repair station to a warehouse and office. New construction on the site will comprise of a warehouse of up to 8.2 metres in height comprising of three tenancies, with associated car parking and landscaping. The site only has one direct street frontage for vehicular access.

As of the time of assessment, there are no specific tenants or land uses lined up to utilise the proposed tenancies. The intent of the three tenancies are to be used for small scale, low intensity commercial purposes.

The warehouse is proposed to be constructed of pre-cast concrete, with weatherboard cladding and Colorbond pre-painted sheet metal roller doors to the front façade. A small scale office component of 8.4 square metres is proposed for each of the three tenancies within the warehouse. Each office will be located next to the front entrance of each tenancy to serve as a reception area for customers and to provide a dedicated administrative area for the prospective tenants. Main access to each tenancy will be via the roller doors on the front façade, or via the pedestrian access door to the office/ reception area. An emergency fire exit is provided for each tenancy, located to the northern and southern elevations for Tenancy 1 and 3, and to the eastern frontage of Tenancy 2. The development also includes a small staff kitchen and lunch room, and bathroom for staff use.

Open style, tubular fencing with an electronic access gate of up to 2.1m in height will be proposed to the primary street frontage of the site. Colorbond pre-painted sheet metal fencing up to 2m in height is proposed along the eastern side boundary of the allotment. The existing southern boundary fencing abutting the Residential Zone will remain.

The site will provide car parking for up to ten passenger vehicles, plus one disabled car park located along the southern (rear) boundary of the allotment.

A 24.3m long x 2.1m wide rain garden will be installed between the proposed warehouse and the primary street, which will provide landscape amenity to the building, and assist with the stormwater management on the site. A landscaping buffer is also proposed to be established along the eastern (side) boundary next to the driveway, southern (rear) boundary, and along the western (side) boundary adjacent to the car park. This will create a vegetated area ranging from 600mm to 1m wide, surrounding the perimeter of the allotment to assist with natural landscape screening to the warehouse and the rear parking area.

There is no advertising signage or specific lighting requiring a development approval included in the development proposal. The proposal has designated an area on the northern façade of the building for the location of future signage, however no details have been provided as part of this application.

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

## PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Schedule 9 of the *Development Regulations 2008*, Part 2, 19.

<b>Properties notified</b>	9 properties were notified during the public notification process.
<b>Representations</b>	Two representations were received. <ul style="list-style-type: none"> <li>• S Williams</li> <li>• P Bierman</li> </ul>
<b>Persons wishing to be heard</b>	One representor who wishes to be heard. <ul style="list-style-type: none"> <li>• S Williams</li> </ul>
<b>Summary of representations</b>	<p>Concerns were raised regarding the following matters:</p> <ul style="list-style-type: none"> <li>• Height of the building requested to be reduced to 4.2 metres if the building will continue to be constructed along the western side boundary.</li> <li>• Suggested flipping the floor plan of the building to abut the eastern neighbouring property at 52- 54 Galway Avenue and reduce the height on the western side to 7.5 metres.</li> <li>• Impact upon their solar panel system, increased energy usage and environmental impact.</li> <li>• A precedent has been set in South Australia that overshadowing of a passive solar-designed building arising out of poor design of a neighbouring development is not acceptable even if it satisfies numerical guidelines.</li> </ul> <p>The other representation received was made by Mr P Bierman who did not have any objections to the development proposal. Mr Bierman nominated that he did not wish to be heard by the Council Assessment Panel, but had some general questions regarding the development, to which the Applicant has responded.</p>
<b>Applicant's response to representations</b>	<p>Summary of applicant's response:</p> <ul style="list-style-type: none"> <li>• A considerable amount of time has been spent in consultation with Council to produce a development that considers the environment, streetscape and neighbouring dwellings.</li> <li>• Shadow diagrams were provided by the Applicant in response to representor concerns to demonstrate the extent of shading to the representor's solar panels produced on 21<sup>st</sup> June (Winter solstice). Morning 9am shadow will shade 46 Galway Avenue for a short period as is naturally expected when the sun is at a low angle.</li> <li>• The shadow diagram shows the extent of shadow at 10:30am (halfway between 9am and 12 noon) on the adjoining roof. Shadow at 10:30am extends to just under the peak of the eastern face of the gable. The majority of the day throughout the year the solar panels remain unaffected.</li> <li>• Solar panels to the roof of 46 Galway Avenue were only recently installed, and have not considered the allowable building heights for the Industry Zone. This should not preclude other adjacent properties from developing their own allotments within the guidelines of Council's Development Plan.</li> </ul>

- Reducing the height of the warehouse to 4.2 metres is unrealistic. Residential development is permitted to be taller in elevation than 4.2 metres. Mr Williams' building has a 4.4m wall height and a 5 metre gable height.
- Original intention was to construct up to 12 metres in height to allow for upstairs offices, with warehousing below.
- The Applicant instead decided to reduce the height of the building, being mindful of the impact a 12 metre tall building would have on adjacent neighbours and potential delays in receiving Development Approval.
- The tenancies are small and are only 10 metres wide each. To allow for a useable space, the building height is already as low as is practical. The existing building height is 6.2 metres tall at the peak, and therefore the proposed increase in height to 8.2 metres is relatively small in consideration of a dramatic improvement to the amenity of the site.
- Relocating the warehouse to the eastern boundary will require the installation of a cooling system to offset how hot the warehouse will become in warmer months due to western afternoon sun.
- The Applicant is unaware of any legal precedence set in South Australia regarding overshadowing of solar panels and industrial buildings by other industrial buildings. It was questioned whether this precedent referred to by the representor relates to residential or commercial development.

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

### INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> <li>• Extensive negotiations have occurred between the Planner, the Applicant and Council's City Assets Development Engineer to resolve a number of issues on the site, including traffic and vehicle manoeuvrability arrangements, the size of vehicles permitted to enter and exit the site, stormwater management and appropriate drainage arrangements.</li> <li>• The Applicant has provided details of the installation of a trenched, landscaped, bio-retention stormwater filtration system and detention tanks to the northern side of the warehouse. This includes a rain garden to assist with stormwater runoff. This has been assessed by Council's City Assets Development Engineer to be satisfactory for the site.</li> <li>• The general layout and design of the carpark is acceptable. Traffic manoeuvrability is assessed to be sufficient for passenger vehicles, utes, vans and small trucks. The site is not suitable for SRV or larger sized vehicles to access the site or warehouses. Waste will be collected kerbside and there is no other need for larger trucks to access the site. Council's Development Engineer has assessed this to be acceptable.</li> <li>• The Applicant has met all of Council's requirements with regard to the provision of appropriate onsite stormwater management, and the provision of sufficient detailed information within the plans to resolve the application without the need for Reserve Matters.</li> </ul>

<b>Regulatory Services (Waste Management)</b>	<ul style="list-style-type: none"> <li>The development does not require waste collection by a specialised contractor as high volumes of commercial waste will not be produced by the warehouse tenancies. Council's Regulatory Services Department (Waste Management) is supportive of the Applicant's waste management arrangements due to the nature of the type of waste likely to be produced on the site. The request to utilise Council's three-bin waste collection services for rubbish collection from the roadside kerb is supported.</li> <li>If each tenancy is rated separately, then each rateable tenancy should have their own three-bin service.</li> <li>There is sufficient room on the Council verge for collection of additional bins. Council will provide one set of three-bins for each tenancy. Any additional bins or waste collection services beyond the services provided by Council should be arranged between the Applicant and Solo. This would be a paid arrangement between Solo and the respective tenants.</li> </ul>
<b>Financial Services (Rates)</b>	<ul style="list-style-type: none"> <li>Planner query to Rates Team regarding the rating arrangements for individual tenancies within one building. This information was required to help determine whether the development will be capable of providing adequate numbers of bins for each tenancy. As each tenancy will be rated individually, they will each require their own set of bins.</li> </ul>

## EXTERNAL REFERRALS

Nil

A copy of the relevant internal referral responses are contained in **Attachment 4**.

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Industry Zone, as described in the West Torrens Council Development Plan. There is no Policy Area applicable to this site.

The Development Plan does not outline a Desired Character for the Industry Zone.

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

## QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
BUILDING HEIGHT <i>Industry Zone</i> <i>PDC 7</i>	12 metres	8.2 metres to the top most point of the roof parapet  <b>Satisfies</b>

<p><b>BUILDING SETBACKS</b>  <i>Industry Zone</i>  <i>PDC 5, 6</i></p>	<p>Primary Street: 3 metres</p> <p>Side Boundary:  At least 3 metres from one side boundary;</p> <p>Non- residential development near a Residential Zone: 3 metres, plus 0.6 metres for every vertical height of the building or structure above 4 metres</p>	<p>3 metres setback from the primary street</p> <p><b>Satisfies</b></p> <p>6.82m setback from eastern side boundary (frontage of the warehouse)</p> <p><b>Satisfies</b></p> <p>Residential Zone is located to the rear of the subject site. The warehouse maintains a minimum of a 12.12 metre setback from the Residential Zone boundary. The minimum setback required to satisfy Development Plan requirements is 5.4 metres</p> <p><b>Satisfies</b></p>
<p><b>CARPARKING</b>  <i>WeTo/2 - Offstreet Vehicle Parking Requirements</i></p>	<p>Industry and Warehouse:  Parking for Disabled Drivers:  1 car park per 10 to 25 parking spaces</p> <p>Office Component: 3.3 car parks per 100 square metres total floor area; and</p> <p>Non- Office Component:  Up to 200 square metres = 2 car parks per 100 square metres total floor area; plus,</p> <p>200 - 2000 square metres = 1.33 car parks per 100 square metres total floor area</p>	<p>10 car parks provided to the rear of the site, plus 1 disabled park = 11 car parks in total.</p> <p>Office component is 8.4 square metres per tenancy = 25.2 square metres total office floor area (across three tenancies), therefore less than 1 carpark required; and</p> <p>Non- Office Component:  Tenancy 1 = 240.06 sqm total floor area (excluding office);  Tenancy 2 = 238.24 sqm total floor area (excluding office); and  Tenancy 3 = 240.06 sqm total floor area (excluding office).</p> <p>Therefore based on 718.36 square metres of non- office total floor area in the warehouse, the development requires 11 to 12 car parks in total to satisfy Development Plan requirements.</p> <p><b>Satisfies</b></p>

<b>LANDSCAPING</b> <i>Industry Zone</i> <i>PDC 10, 11</i>	<p>Minimum 10% of the site</p> <p>Landscape buffer to road frontage: 3 metres;</p> <p>Landscape buffer to at least one side: 3 metres</p> <p>Landscape buffer where development is adjacent to the Residential Zone: 3 metres</p>	<p>12% of the total site area</p> <p><b>Satisfies</b></p> <p>2.1 metres</p> <p><b>Does Not Satisfy</b></p> <p>0.6 metre landscape buffer to eastern side</p> <p><b>Does Not Satisfy</b></p> <p>1 metre landscape buffer to rear boundary adjacent Residential Zone</p> <p><b>Does Not Satisfy</b></p>
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## ASSESSMENT

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

### Land Use

The proposal is for a change in land use from a motor repair station to warehouse with associated offices, and the construction of a new warehouse containing three tenancies each with their own small office, associated car parking and landscaping across the site. Objective 1 of the Industry Zone, and Principles of Development Control (PDC) 1 and 3(a) envisages warehouse development with an ancillary office components to be an appropriate land use for the Zone.

### Pattern of Development

The subject site is a large, rectangular shaped allotment of 1422 square metres in land area, with a broad frontage of 31.12 metres. The Industry Zone includes a small number of allotments along the southern side of Galway Avenue between Birdwood Terrace, and Coulter Street. The zone extends north along Grove Avenue, with larger scale industrial development to the western side of Grove Avenue and smaller scale industrial development to the eastern side of Grove Avenue. As previously highlighted, the Development Plan has not established a Desired Character Statement for the Industry Zone.

The proposed warehouse is setback 3m from the primary street boundary, which is consistent with PDC 5 of the Industry Zone. The proposed warehouse will maintain a similar siting to the existing building on the site, with the driveway located along the eastern side, and the built form of the warehouse constructed to the western side boundary. It is noted that the existing building currently displays a front verandah that is built from the front wall to the primary street boundary. The built form on the next door allotment at 52 - 54 Galway Avenue also displays structures that are built to the primary street boundary. Within the locality, there is no prevailing front setback character along Galway Avenue as buildings range in setback between zero and 10m. As the primary street setback for the proposed warehouse is 3 metres, it is considered to be appropriate.

The warehouse will be set back from the southern (rear) boundary adjacent to the Residential Zone by a distance of 12.12 metres. Council's Development Plan recognises that there will be instances where industrial land uses will abut residential land uses and outlines specific treatment that should be adopted. PDC 6 of the Industry Zone states that non-residential development on a site abutting the Residential Zone should be set back a minimum distance of 3 metres, plus an additional 0.6 metres for every metre of vertical height of the building above 4 metres. The highest point of the top of roof height of the warehouse is 8.2 metres, and therefore based on the requirement set out in PDC 6, the warehouse is required to provide a minimum setback from the boundary with the Residential Zone of 5.4 metres. As the proposal maintains a setback from the Residential Zone boundary of more than double that which is desired by the Development Plan, this provision is satisfied.

The building is proposed to be setback 6.82m from the eastern (side) boundary to accommodate the width of the two way driveway. Each of the tenancies within the warehouse will front face east, towards the internal driveway rather than the public road. This layout is at variance with Design and Appearance PDC 12, which requires buildings to have a frontage presenting to the primary street. The warehouse however, is designed to face the eastern driveway to take advantage of the 45.72m depth of the allotment. The primary street frontage of the site is only 31.12m wide, and is not wide enough to accommodate tenancies of a useable and practical size floor plan and still leave sufficient room for the driveway or landscaping. The presence of industrial buildings to Galway Avenue is mixed, with some buildings fronting directly to the street and other buildings fronting internally to their respective allotments. The east facing façade of the warehouse is therefore considered to be acceptable as it maintains consistency with the built form layout of other adjacent industrial developments. Given the existing character of industrial buildings having at least one wall constructed to a side boundary, the proposal is considered to be consistent with this character. It should be acknowledged that due to the orientation of the proposed building, this will result in the rear wall rather than the side wall being built to the common boundary. This rear wall will abut the side wall of the industrial building at 46 Galway Avenue.

### **Built Form**

The proposal accommodates three identical tenancies within the warehouse, each of which will include an 8.4m<sup>2</sup> office/ reception area, unisex toilet and staff kitchen/ lunch area. The size and location of these offices are considered to be ancillary and incidental to the overall warehouse use, this is consistent with and supported by PDC 3 of the Industry Zone.

Vehicular access to each of the tenancies is provided by way of 4.5m (H) x 5.4m (W) roller door which will allow for small commercial vehicles including utes, vans and small trucks to access the warehouse. Each tenancy has two pedestrian access doors, one in to the office and one other to provide an emergency exit/ fire escape. Due to the layout of these tenancies, the emergency/ fire access doors for Tenancy 1 and Tenancy 3 are located along the north and south elevations of the building, whereas for Tenancy 2 the fire door is located adjacent the front roller door.

The Industry Zone, PDC 8 advises that *Building facades facing land zoned for Residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.* This Principle of Development Control is only considered relevant to the fire access door for Tenancy 3 as it faces the Residential Zone. This emergency exit/ fire door is only capable of opening inwards (to assist with safety of pedestrian access to the carpark) and will not be used as a main thoroughfare for staff or patrons to enter and exit the building. Entry and exit to and from each tenancy will be restricted to the accesses located on the eastern frontage of the building. The presence of this emergency/ fire access door is therefore considered to be acceptable and unlikely to result in a detrimental impact to the residential properties located to the south of the site, as this door will be for restricted access for use as an emergency exit.

The proposed warehouse be constructed from pre-cast concrete walls (Clear sealed, Brighton, Light Grey concrete), with Colorbond pre-painted sheet metal roofing, of 3° fall towards the front of the building, finished in colour 'Surfmist'. The roof form will be obscured from direct view by the top parapet of the warehouse concrete walls. The front of the warehouse will display finishes in Hardies Primeline Weatherboard cladding above the office entry way and windows, in colour 'Basalt'. The overhead canopy on the eastern front facade of the warehouse will be finished in Colorbond pre-painted sheet metal materials in colour, 'Monument'. The canopy will maintain a 3° pitch to complement the fall of the warehouse roofing.

The proposed warehouse will have a maximum wall height of 8.2 metres. The building height of the warehouse is considered to be an appropriate fit within the context of the locality, and is considered to satisfy PDC 7 of the Industry Zone allowing buildings to be constructed up to a maximum height of 12 metres.

The representor has raised concern with the height of the warehouse and has suggested that the western wall be reduced to 4.2m in height, or be flipped on the allotment to be constructed to the eastern side boundary with the building height reduced to 7.5m on the western side. This position is not supported as it is significantly at odds with PDC 7 and the scale of built form generally supported within the Industry Zone. It is considered that the proposal has appropriately considered and responded to the Development Plan provisions and other attributes of the locality.

It is relevant to note that the Residential Zone - Medium Density Policy Area 19 located immediately to the rear of the subject site permits the construction of two storey dwellings of a similar total height to that of the proposed warehouse. Dwellings of up to three storeys are also envisioned where they directly overlook to the Westside bikeway, which includes residential allotments that are in direct proximity to the subject site. These dwellings of up to three storeys would be of a taller overall building height than the proposed warehouse, despite being located within the Residential Zone. There are also a number of examples of two storey dwellings located along Galway Avenue within the nearby residential vicinity of the subject industrial allotments that display top of roof heights in the order of 7.8 metres to the topmost point of the roof pitch. The highest point of these dwellings are less than half a metre difference in height to the proposed warehouse.

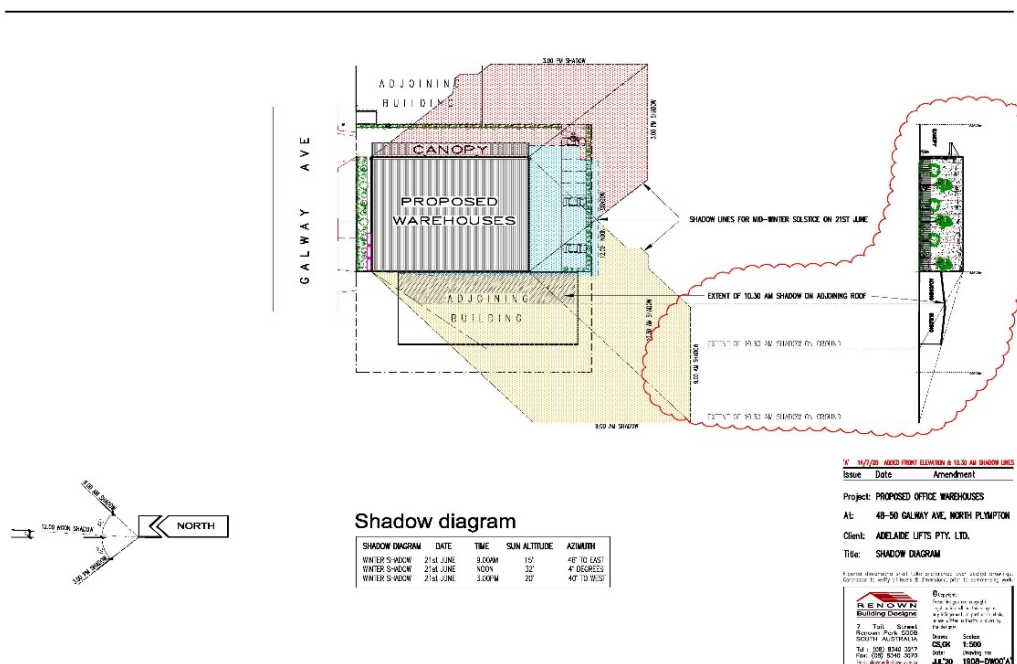
It is highlighted that only one representation was received from the occupants of the dwellings located south of the subject site. This representation has no objections to the proposed development. Given the proposed 12.12 metre setback from the Residential Zone, the development will be situated at least 16 metres to the closest dwelling. The visual amenity of the residential properties is therefore not expected to be detrimentally impacted upon as the modest building height paired with the generous setback means that the warehouse is not expected to be any more prominent to that of a two storey dwelling.

### **Overshadowing**

The representor at 46 Galway Avenue, raised concern regarding the potential overshadowing impact of the warehouse upon the industrial building next door. The building at 46 Galway Avenue has recently installed a number of solar panels that are positioned parallel to the east/ west roof form.

The building at 46 Galway Avenue maintains has an approximate wall height of 4.5 metres and an approximate top of roof pitch to the gable roof form of 5 metres. The existing top of roof pitch of the building at 48-50 Galway Avenue is approximately 6.2 metres. The proposed warehouse seeks to construct a boundary wall that is approximately 2 metres higher than the top most point of the roof pitch of the existing building on the subject site.

In response to this concern the applicant provided shadow diagrams to demonstrate the extent of shadowing that will occur as a result of the proposed building. This diagram (below) demonstrates that during the winter solstice, between 9am and 12 noon on 21st June, the warehouse will have a direct shade impact to 46 Galway Avenue. The eastern half of the roof form is expected to be shaded for approximately 1.5 hours between 9am to 10:30am (also see Attachment 2).



**Shadow diagram of the extent of shadow cast by the warehouse over 46 Galway Avenue during the winter solstice on 21<sup>st</sup> June (above)**

The remaining hours of the day, and particularly in the summer months, the solar panels will continue to receive sunlight and will be relatively unaffected by the proposed warehouse as any shadow cast will move in an easterly direction during the afternoon. It is worth noting that Council's Development Plan makes no provision for overshadowing considerations to industrial buildings by other industrial buildings. The representor has requested that the height of the warehouse be lowered to a maximum height of 4.2 metres to prevent impact to the solar panels on the roof of 46 Galway Avenue. This request for a reduced height is not supported given Council's Development Plan provides support for buildings of up to 12 metres in height within this Zone.



**North elevation view (looking south) of the existing building at 48-50 Galway Avenue (right), and the adjacent neighbouring industrial building at 46 Galway Avenue, North Plympton (above)**

## Interface between Land Uses

The subject site is located along an interface with the Residential Zone - Medium Density Policy Area 19, and shares the southern rear boundary of the allotment with adjacent residential properties in this Zone. It is considered that the proposal will not unreasonably impact upon the amenity of the adjacent residential properties, as the proposal anticipates daytime operating hours of between 7am to 6pm Monday to Friday, with no late night or weekend operations. These hours of operation are conditioned within the recommendation. Business activities are expected to be small scale, low impact operations (e.g. storage). The site is not capable of supporting manoeuvrability of large trucks or heavy vehicles, and a restriction on the size of vehicles entering and exiting the premises should help to provide an increased level of noise amenity to nearby residential dwellings. The front façade of the building where the main door openings are located face toward the industrial property at 52-54 Galway Avenue. Given the daytime operating hours and the expected low intensity / small scale of business activities within the building, any noise produced on the site is not expected to unreasonably impact upon the residential locality to the rear.

## Stormwater Management

Throughout the assessment of the application, there has been extensive negotiations between the Applicant and Council's Engineers regarding stormwater management on the site. Part of the negotiations included the provision of water sensitive urban design measures, including a 2.1 metre wide rain garden that will be installed along the primary street frontage. Rainwater detention tanks for stormwater collection will be installed along the northern side the building for discharge into the rain garden. The rain garden will also assist to manage stormwater runoff from the site by employing water sensitive urban design measures including the installation of an Ecosol litter basket and Ecosol storm pit configured to satisfy appropriate stormwater quality targets.

The development provides additional water sensitive urban design measures, including the installation of permeable paving to allow for greater capacity of car parking areas to absorb stormwater that will assist the adjacent garden beds to thrive and remain sustainable. Whilst not specifically a broad landscape buffer, the inclusion of permeable paving into the development is considered to be an excellent way of supporting the growth and vitality of the landscaping along the rear boundary. The subject site currently has no landscaping providing a buffer to the rear Residential Zone boundary and the proposed landscaping across the site is considered to make a significant contribution to the improvement of the amenity of the allotment. Relevant conditions to support appropriate stormwater management of the site are included in Council's recommendation.

## Landscaping

At present, the site has no landscaping and makes no provision for water sensitive urban design to help enhance the amenity of the locality and appropriately manage stormwater flows. The total landscaped proportion of the site comprises of 12 percent of the allotment which satisfies PDC 10 of the Industry Zone. The development, however, falls short of satisfying PDC 11 of the Industry Zone, which states:

*a landscape buffer strip of at least 3 metres in width should be provided along all road frontages and along at least one side boundary, except where the development is adjacent to the boundary of a residential zone, in which case, an intensively landscaped area of at least 3 metres should be provided between the non- residential development and the boundary of the residential zone, with such area containing trees which have the capacity to grow to a height which screens development as viewed from the residential zone.*

The rain garden landscape buffer to the northern side of the warehouse falls short of meeting the requirements for landscape buffers along a road frontage by 900 millimetres. Additionally, the development provides only a 0.6m landscape buffer along the eastern side and only a 1 metre landscape buffer adjacent to the boundary with the Residential Zone. Despite all sections of landscaping being undersized to satisfy PDC 11 requirements, it is considered that rain garden and garden beds to the side (eastern) and rear (southern) boundaries are capable of being intensively landscaped with a range of plantings that suitably fulfil the intent of this provision.

The garden beds along the eastern boundary and adjacent to the Residential Zone will provide a mix of landscape plantings, including a number of ground covers and small to medium sized shrubs. The tallest planting proposed to be planted in numerous locations along these landscape buffers is *Boronia Microphylla*, an Australian native shrub capable of growing up to 1.5 metres in height and producing soft green foliage with small, pink, star shaped flowers. These *Boronia Microphylla* are proposed to be planted at approximately 4 metre intervals, which will assist to provide a buffer to adjacent residential properties. Although the width of these landscape buffers does not satisfy the minimum width requirements set out in PDC 11, this is largely due to the overall site area constraints of the allotment which is not overly large for an industrial allotment, and the requirement to provide sufficient turning space for vehicles. The floor area of the proposed warehouse is similar to the size of the floor plan of the existing building on the site, however, the landscaping proposed makes a significantly better contribution to the visual amenity of the allotment and the visual amenity of the Industry Zone as viewed from Galway Avenue.

### **Fencing**

New fencing to the primary street frontage is proposed to comprise of 2.1 metre high open style, tubular fencing to along the northern boundary of the allotment, joining back to the warehouse on the eastern and western sides. A sliding, controlled access gate will be included across the main driveway to help provide greater security to the site. New Colorbond pre-painted sheet metal fencing on top of a low level concrete supporting plinth of up to 2 metres in height is proposed along the eastern boundary. The existing boundary fencing will remain to any portions of the western side boundary not formed by the rear wall of the warehouse, and along the southern rear boundary adjoining residential properties. It is worth noting that whilst new fencing will be installed across the site, the fencing being under 2.1 metres in total height is not classified to be development requiring approval by Council as the site is not located in a flood inundation area.

### **Traffic, Parking and Access**

The proposed warehouse will provide onsite car parking for 11 cars to the rear of the site behind the warehouse. The formation of the parking area accords with General Section, Transport and Access PDC 36(c), (d), (f), (g), (i) and (j) regarding safe and convenient access within vehicle parking areas. There is one main entry and exit point to the site, and this will be concreted along the driveway and adjacent to the permeable paved car parking area to provide a hard stand surface that accords with General Section, Transport and Access PDC 40. As discussed previously, a 116.64 square metre area of permeable paving will be installed across the entire car parking area to assist with stormwater management across the site.

Vehicles entering and exiting the site are restricted in size to passenger vehicles including cars, utes, vans, and small trucks. The applicant has advised that any business related loading and unloading of vehicles will take place inside of the warehouse and will not occur on the driveway or in visitor car park areas. Council's Traffic Engineer has reviewed the development proposal, and has determined that there is sufficient driveway width to accommodate the necessary movements of passenger sized vehicles and small trucks (<SRV). This will be achieved by vehicles reversing from either the warehouse or the rear visitor parking area and exiting the site in a forward direction. Access to the site by larger commercial trucks including SRV's is not supported for this development, and is not proposed by the Applicant. There is no need for vehicles larger than a ute, van or small truck to be present on the site or to access the warehouse. Waste management services will be collected via kerbside waste collection and therefore will not require an SRV sized truck to enter or manoeuvre onto the site.

It is noted that the proposed warehouses with ancillary offices has a lesser parking demand than that of the existing use as a motor repair station. Council's Development Plan Table WeTo/2 - Off Street Vehicle Parking Requirements states that the proposed development should provide 11 to 12 car parks. The proposal provides 11 carparks which is not considered to be seriously at variance with off street parking requirements in Council's Development Plan. It should be noted that there is provision for 3 cars to be parked on-street directly in front of the subject site.

The development provides parking for one disabled space, which accords with the requirements set out in Table WeTo/2 - Off Street Vehicle parking Requirements - Parking for disabled drivers.

### **Waste Management**

Standard Council waste management services will be utilised by the proposed development. The development has been assessed by Council's Regulatory Services Department as being acceptable for standard Council bin collection services and will not require the services of a specialised waste contractor. The scale and nature of businesses that would likely operate from each tenancy are not considered to generate significant volumes of commercial waste requiring their own separate bin enclosure or the services of a specialist contractor for the collection of waste.

It has been determined that the type and amount of waste likely to be generated will be similar to domestic activities and is therefore suitable for Council collection. This will be achieved through the allocation of a standard, three- bin system for kerbside collection. As each tenancy will be rated individually to be occupied by separate tenants, each tenancy is permitted to have their own set of bins for waste collection. Council will provide one set of bins for each of the tenancies within the warehouse. If any additional bins or waste collection services are required beyond Council's standard services, the Applicant will be required to arrange this directly with Solo (waste contractor). Given the nature of the proposed land use, and the low-scale intensity use of the site, the development is not expected to produce high volumes of waste that could lead to potential nuisance, smell or odour that could unreasonably impact upon the amenity of adjacent neighbouring properties.

### **SUMMARY**

On balance of the relevant aspects of the development proposal, the change in land use to warehouse with ancillary offices, landscaping and car parking is considered to reduce the intensity and scale of commercial operations on the site in comparison to the existing land use. The warehouse is considered to be an appropriate form of development for the allotment and has sympathetically considered the bulk and scale impact to the Residential Zone to the rear of the allotment. The height of the building at 8.2 metres is considered to be appropriate in this section of the Industry Zone where existing industrial buildings along the southern side of Galway Avenue range in height of between 5 to 6.5 metres, with taller industrial buildings and dwellings evident to the northern side of Galway Avenue and within the adjacent Residential Zone. The proposed development provides a much needed upgrade to the landscape amenity of the industrial properties along this section of Galway Avenue, which currently has little to no landscape presence. The development has been mindful of water sensitive urban design principles and has demonstrated an appropriate use of permeable paving and the installation of a rain garden to support best practice stormwater management initiatives.

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 12 July 2018 and warrants Development Plan Consent.

## RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/2/2020 by Mik Beth Pty Ltd to undertake the Change of use from motor repair station to warehouse and office, and construction of a warehouse containing three (3) tenancies, each with offices, car parking and landscaping at 48-50 Galway Avenue, North Plympton (CT 5418/687) 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:
  - Site Plan, by Renown Buildign Designs, Drawing No. 1908 - DP1'B', Dec '19
  - Floor Plan, by Renown Buildign Designs, Drawing No. 1908 - DP2'B', Dec '19
  - Elevation Plans, by Renown Buildign Designs, Drawing No. 1908 - DP3'A' and DP4'A', Dec '19
  - Site and Drainage Plan, by Austruct Consulting Engineers, Drawing No. SD1/P4, Nov '19
  - Shadowing Diagram, by Renown Buildign Designers, Drawing No.1908-DW00'A', Jul '20
  - Stormwater Calculations, Revision B (21.04.2020), Oct '19
  - Typical Section Details, by Austruct Consulting Engineers, Drawing No. SD2/P4, Apr '20
  - Water Sensitive SA, Raingarden Planting Guide
  - Above Ground Detention/ Retention Tank Details, by Austruct Consulting Engineers, Drawing No. RWT, Aug '18
  - Planning Statement, prepared by Liz Mestros, Updated 01 June 2020

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

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

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

3. The stormwater connection through to the street is to be constructed of a shape and material to satisfy Council's standard requirements:
  - 100 x 50 x 2mm RHS Galvanised Steel or
  - 125 x 75 x 2mm RHS Galvanised Steel or
  - Multiples of the above.

*Reason To ensure stormwater runoff is managed appropriately.*

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 at all times to the satisfaction of Council.

*Reason: To minimise the spread of dust and soil and to ensure safe and convenient vehicle manoeuvring onsite.*

5. Delivery trucks and maximum size vehicles accessing the warehouses shall be limited to a ute, van or small truck. SRV or larger sized trucks are not permitted to enter or manoeuvre on the site, or to access the warehouses without prior approval of Council.

*Reason: To ensure the provision of safe vehicle access and manoeuvring onsite.*

6. That any loading and unloading of vehicles connected to the use of the warehouse shall be carried out inside the warehouse. No loading or unloading of vehicles shall be permitted to be carried out on the driveway, car parking areas, or on the public road.

*Reason: To maintain unobstructed driveways and car parking areas that facilitate safe and appropriate vehicle manoeuvrability onsite*

7. That all carparking spaces shall be linemarked, in accordance with the approved plans and in accordance with Australian Standards Association Code AS 2890.1, 2004 Parking Facilities, Part 1, Off Street Carparking, prior to the occupation of the proposed development. Linemarking and directional arrows shall be clearly visible at all times.

*Reason: To ensure safe and orderly vehicle manoeuvring onsite.*

8. The hours of operation of the premises shall not exceed the following period:

- 7:00 a.m. to 6:00 p.m. Monday to Friday inclusively.

*Reason: To minimise disruption to adjacent residential properties.*

9. That all planting and landscaping, including the biofiltration rain garden shall be established prior to the occupation and operation of the development, and should be maintained in good health at all times. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall promptly replace any landscaping which may become diseased or die, with the same or like species/variety.

*Reason: To enhance the amenity of the site and locality.*

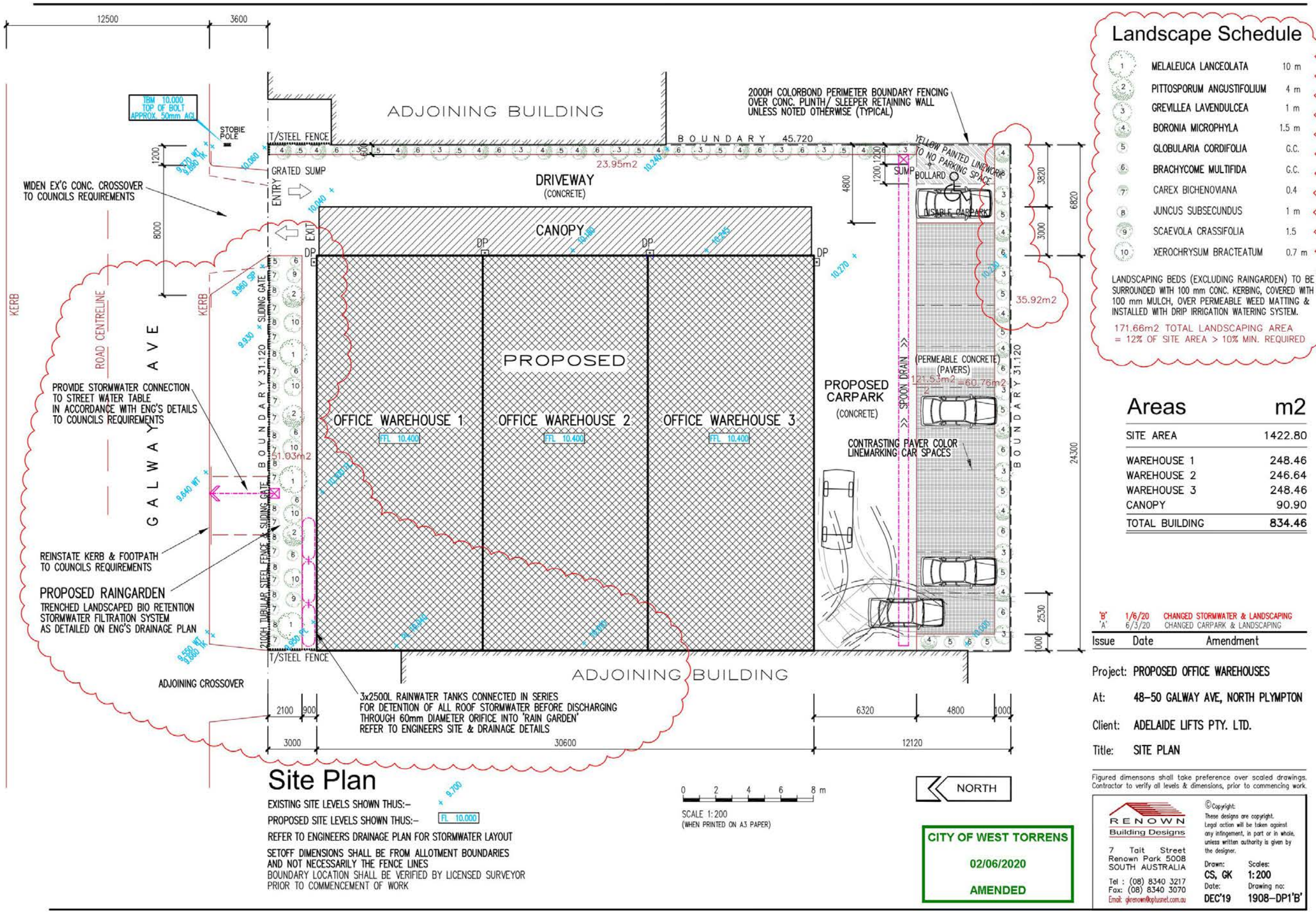
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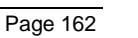
## Attachments

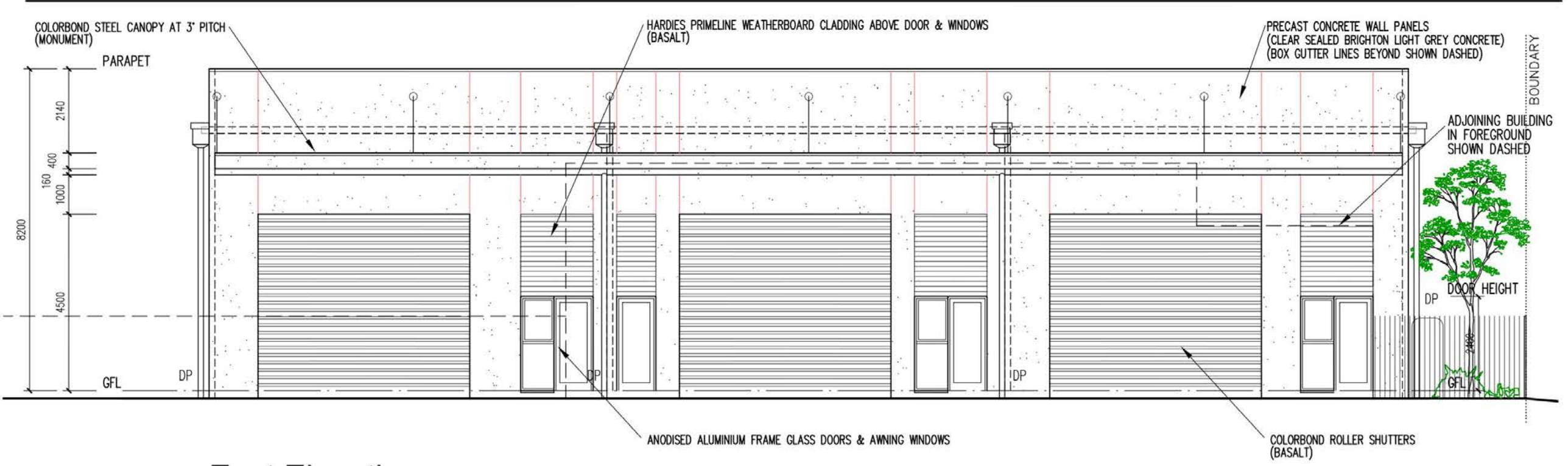
1. Relevant Development Plan Provisions
2. Plan Set and CT
3. Representations and Response from Applicant
4. Referral Advice

## Relevant Development Plan Provisions

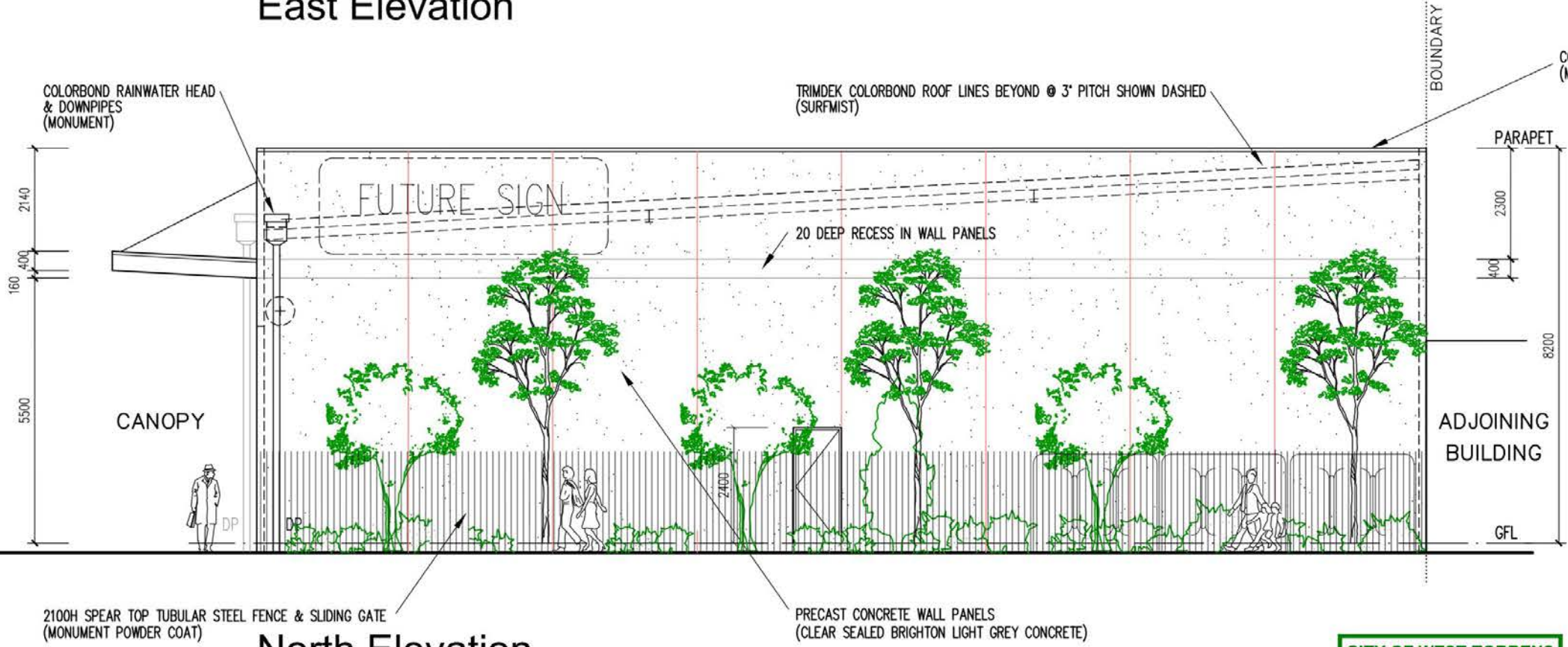
General Section		
Crime Prevention	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 5, 6, 7 & 10
Design and Appearance	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 13, 14, 15, 19, 20 & 21
Energy Efficiency	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2 & 3
Industrial Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 4, 5, 6, 7, 8 & 9
Infrastructure	<i>Objectives</i>	1, 2 & 3
	<i>Principles of Development Control</i>	1, 4, 5, 6 & 8
Interface between Land Uses	<i>Objectives</i>	1, 2 & 3
	<i>Principles of Development Control</i>	1, 2, 3, 6 & 7
Landscaping, Fences and Walls	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5 & 6
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1 & 3
Transportation and Access	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 2, 3, 8, 11, 13, 14, 23, 24, 30, 32, 34, 35, 36, 37, 40, 41, 42 & 43







East Elevation



North Elevation

*A 1/6/20 ADDED MATERIAL FINISHES & FRONT FENCE & LANDSCAPING		
Issue	Date	Amendment
Project: PROPOSED OFFICE WAREHOUSES		
At: 48-50 GALWAY AVE, NORTH PLYMPTON		
Client: ADELAIDE LIFTS PTY. LTD.		
Title: NORTH & EAST ELEVATIONS		

Figured dimensions shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.

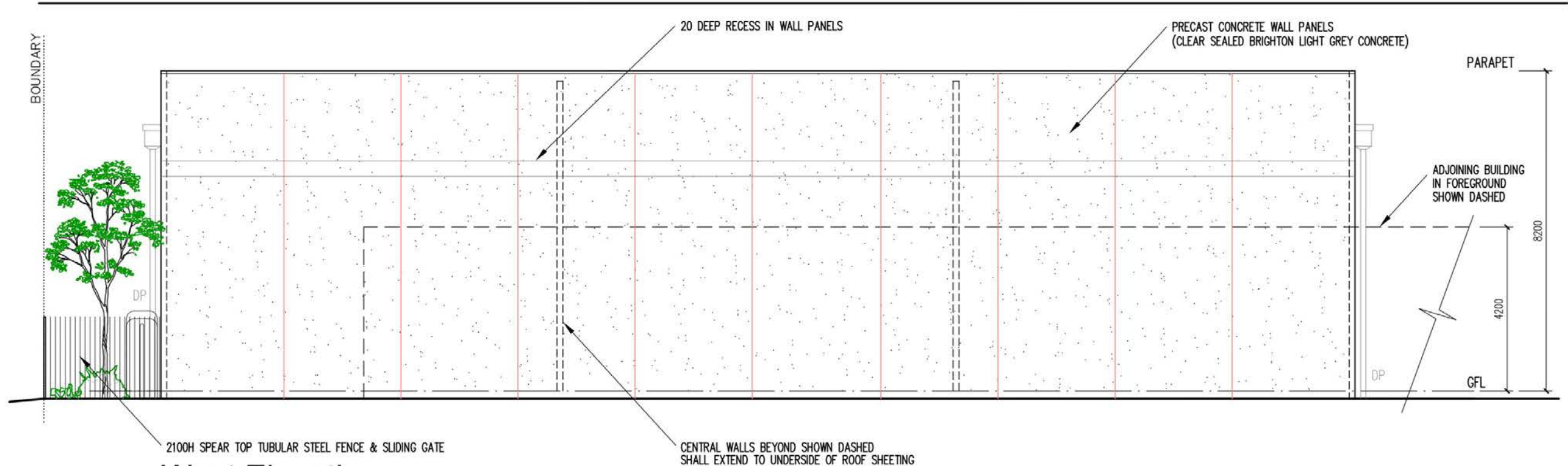
CITY OF WEST TORRENS  
02/06/2020  
AMENDED



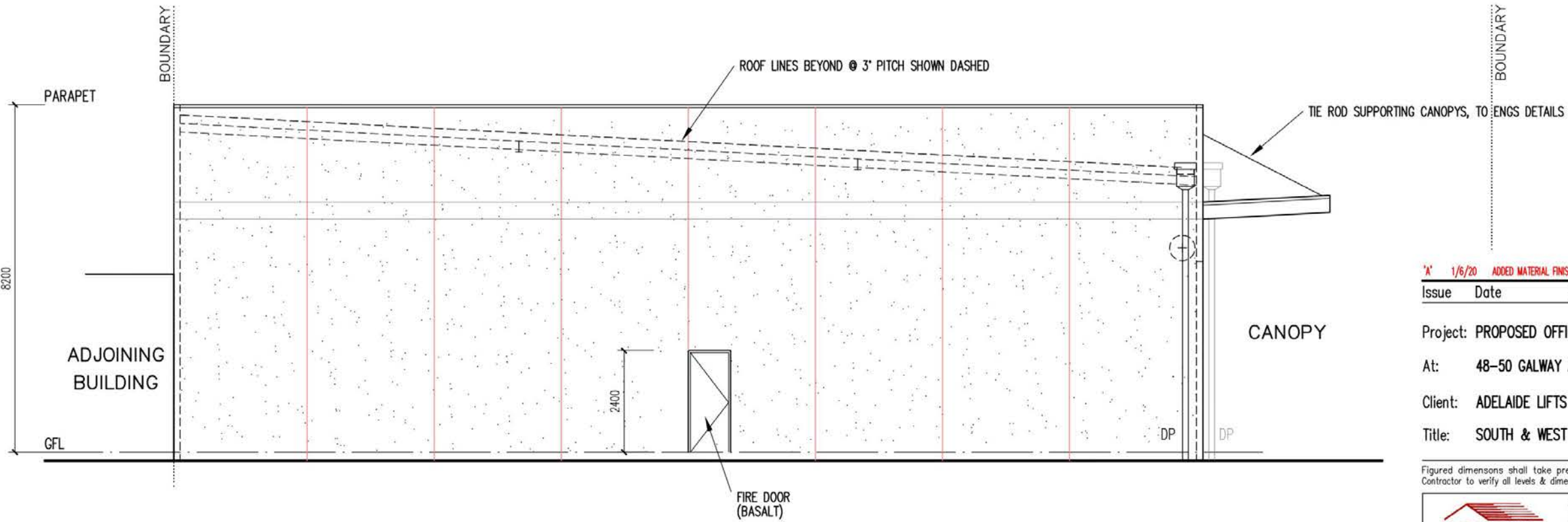
7 Tait Street  
Renown Park 5008  
SOUTH AUSTRALIA  
Tel : (08) 8340 3217  
Fax: (08) 8340 3070  
Email: greson@optusnet.com.au

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Date: DEC'19  
Scales: 1:100  
Drawing no: 1908-DP3'A'



West Elevation



South Elevation

CITY OF WEST TORRENS

02/06/2020

AMENDED

* 1/6/20 ADDED MATERIAL FINISHES & FRONT FENCE & LANDSCAPING		
Issue	Date	Amendment
Project: PROPOSED OFFICE WAREHOUSES		
At: 48-50 GALWAY AVE, NORTH PLYMPTON		
Client: ADELAIDE LIFTS PTY. LTD.		
Title: SOUTH & WEST ELEVATIONS		

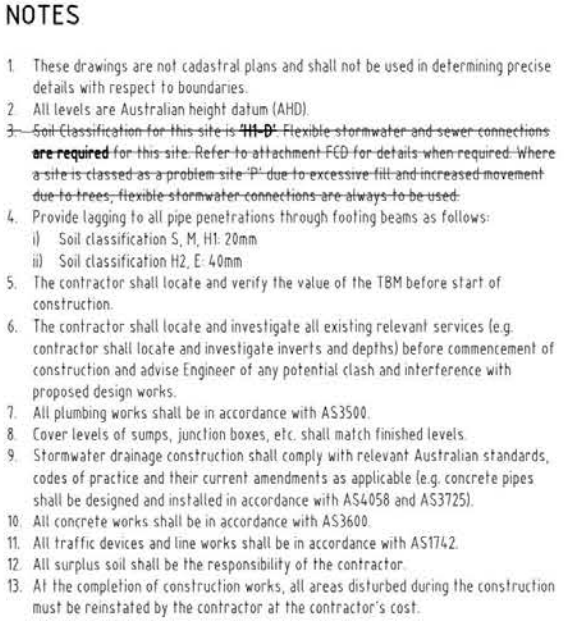
Figured dimensions shall take preference over scaled drawings.  
Contractor to verify all levels & dimensions, prior to commencing work.



7 Tait Street  
Renown Park 5008  
SOUTH AUSTRALIA  
Tel : (08) 8340 3217  
Fax: (08) 8340 3070  
Email: greson@optusnet.com.au

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# LEGEND

## DESIGN

	Design contour		
	Design spot level		
	Ø150 uPVC stormwater pipe		
	Ø150 uPVC sealed stormwater pipe (refer to 'SSD')		
	Sewer pipe		Borehole
	Direction of flow		Grated sump (class D u.o.) (details as shown on plan)
	Ø150 PVC downpipe		Junction box (class D u.o.) (details as shown on plan)
	Selected downpipe		100 dia. grated inlet
	Grated trench		Paving
	Max 1:2 batter		Landscape (as per arch. details)
	150 high barrier kerb		
	Retaining wall		

<u>SURVEY/EXISTING</u>	<u>ABBREVIATION</u>
 Contour	FL Floor level
* 99.97 Spot level	BL Bench level
 TBM (Temporary Bench Mark)	P Paving level
 Stobie pole	TK Top of kerb
 Sewer IP	WT Watertable
 WM (Water Meter)	TRW Top of ret.wall
 ETSA	BRW Bottom of ret.wall
 GM (Gas Meter)	RWH Retaining wall height
	CL Sump cover level
	IL Pipe invert level

Rev.	Remark / Comment	Date
P1	Issued for Planning Approval.	01.11.2019
P2	Revised as per council requirements.	14.02.2020
P3	Revised as per council requirements & to match architectural changes (amendments clouded). Re-issued for Planning Approval.	12.03.2020
P4	Replaced filtration & underground storage tank with rain garden. A/g tanks relocated. Re-issued for Planning Approval.	29.04.2020

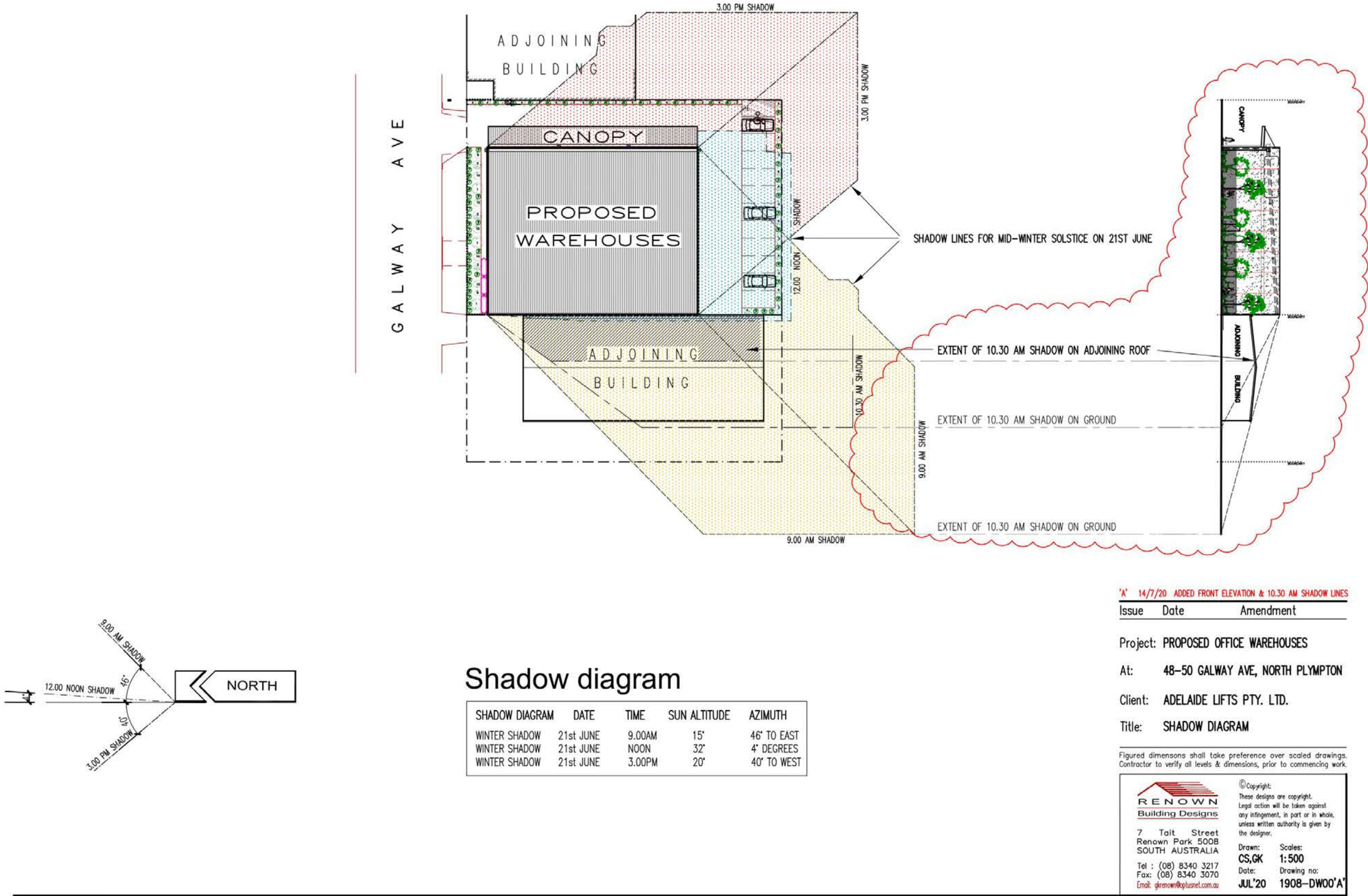


**AUSTRUCT**  
Consulting Engineers

A.B.N. 90 627 866 022  
Phone: 0403 244 681  
Email: [stathi@austructconsulting.com.au](mailto:stathi@austructconsulting.com.au)

**PROPOSED OFFICE/WAREHOUSES**  
**FOR: ADELAIDE LIFTS PTY LTD**  
**AT: No. 48 - 50 GALWAY AVENUE, NORTH PLYMPTON**  
**SITE AND DRAINAGE PLAN**

Design: A.N.	Scale (A3)
Drawn: A.N.	1:200
Date: NOV'19	
Job No.	Drg. / Rev.
19-196	SD1/P4





## STORMWATER CALCULATIONS

**Job Number:** 19/196  
**For:** ADELAIDE LIFTS PTY LTD  
**Site Address:** No. 48-50 GALWAY AVENUE, NORTH PLYMPTON  
**Design:** A.N.  
**Date:** OCT'19  
**Revision:** B (21.04.2020)





Job: 19/196  
Design: A.N.  
Date: OCT'19  
Page: SW1

## PRE & POST DEVELOPMENT CALCULATIONS

### 1. PRE-DEVELOPMENT

**5 % AEP**

Site area = 1420 m<sup>2</sup>  
Run-off coefficient (C) = 0.25  
Time of concentration (t<sub>c</sub>) = 10 mins  
Rainfall intensity (I) = 87.1 mm/hr  
Q<sub>pre</sub> = CIA / 3600 = 8.59 l/s

### 2. POST-DEVELOPMENT

**5 % AEP**

#### 2.1 Rainwater Tank

Total roof = 835 m<sup>2</sup> C = 0.90 (per dwelling)  
% roof area to tank = 100 %  
Orifice diameter = 60 mm A = 2827  
Q<sub>orifice</sub> = AC<sub>d</sub> (2gH)<sup>0.5</sup> 6.56 l/s C<sub>d</sub> = 0.65 H = 0.65

DUR. mins	I mm/hr	Q <sub>in</sub> l/s	Q <sub>out</sub> l/s	V <sub>det</sub> litres
5	120.0	25.05	6.56	5546
10	87.1	18.18	6.56	6971
15	70.2	14.65	6.56	7282
20	59.6	12.44	6.56	7054
25	52.2	10.90	6.56	6500
30	46.7	9.75	6.56	5734
35	42.4	8.85	6.56	4804
40	38.9	8.12	6.56	3737
45	36.1	7.54	6.56	2626
50	33.7	7.03	6.56	1415
55	31.7	6.62	6.56	179
60	29.9	6.24	6.56	-1157
90	22.8	4.76	6.56	-9740
120	18.7	3.90	6.56	-19149

Note: tank outlets to be discharge into bio-retention trench.

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**Job:** 19/196  
**Design:** A.N.  
**Date:** OCT'19  
**Page:** SW2

## 2.2. Basin

Roof = 835 m<sup>2</sup> C = 0.90  
Connected paving = 505 m<sup>2</sup> C = 0.70  
Lawn, unconnected paving = 80 m<sup>2</sup> C = 0.10

Design ARI for pump / sump: 5 % AEP

Discharge flow rate to street = 8.0 l/s < pre-dev flow => satisfied.

Duration mins	I mm/hr	Q <sub>in</sub> l/s	Pump l/s	V <sub>storage</sub> litres
2	162.0	50.09	8.00	5050
3	144.0	44.52	8.00	6574
4	130.0	40.19	8.00	7726
5	120.0	37.10	8.00	8730
10	87.1	26.93	8.00	11357
15	70.2	21.70	8.00	12333
20	59.6	18.43	8.00	12512
25	52.2	16.14	8.00	12208
30	46.7	14.44	8.00	11589
35	42.4	13.11	8.00	10728
40	38.9	12.03	8.00	9664
45	36.1	11.16	8.00	8534
50	33.7	10.42	8.00	7257
55	31.7	9.80	8.00	5942

Note: roof runoff shall discharged to tank prior to basin via a restrict orifice. Therefore, the calculations above are considered conservative.

## 3. VOLUMES

i) Provide bio-retention trench:

- Trench: 3.1 cb.m (assume 35% porosity)
- Extended detention: 3.6 cb.m

ii) Above-ground rainwater tank to provide additional storage: 7.5 cb.m with 60mm orifice.  
Tank to discharge to bio-retention trench for treatment prior to discharging to street.

Total storage volume: 14.2 cb.m => Satisfied.

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**Job:** 19/196  
**Design:** A.N.  
**Date:** OCT'19  
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## BOX GUTTER CALCULATIONS

### 1. GUTTER CAPACITY

Depth 0.20 m  
Width 0.40 m  
Freeboard 0.05 m

$$Q = (1/n) AR^{0.67} S^{0.5} = 37.2 \text{ l/s}$$

where:  $A = 0.060 \text{ m}^2$   $n = 0.022$  (metal)  
 $R = A/P = 0.086 \text{ m}$   $S = 0.005 \text{ m/m}$  (1:200)

Also,  $Q = CIA / 3600$

Take:  $C = 0.9$   
 $I = 200 \text{ mm/hr}$  (1% AEP, 5 mins)

Therefore, maximum roof area:

$$A = 744 \text{ m}^2$$

### 2. DESIGN FLOW

Design roof area:

$A = 250 \text{ m}^2$  Adopt 0.4W x 0.2D m gutter  
 $Q = 12.5 \text{ l/s}$

### 3. WATER LEVEL ABOVE DOWNPIPE

$$h = kV^2 / (2g) = 0.064 \text{ m}$$

where: downpipe  $\phi = 150 \text{ mm}$   $V = Q/A = 0.71 \text{ m/s}$   
 $A = 0.0177 \text{ m}^2$   $k = 2.5$

$$h + \text{freeboard} = 0.114 \text{ m} \therefore \text{ok}$$

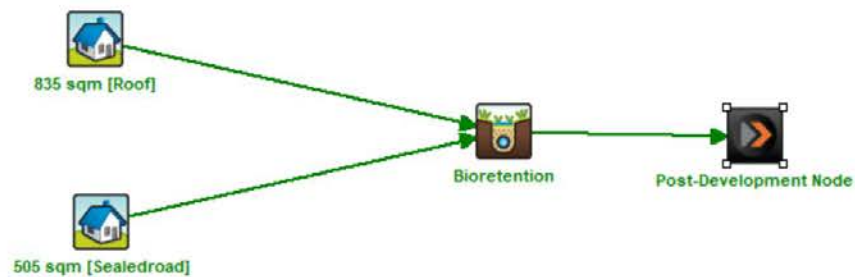
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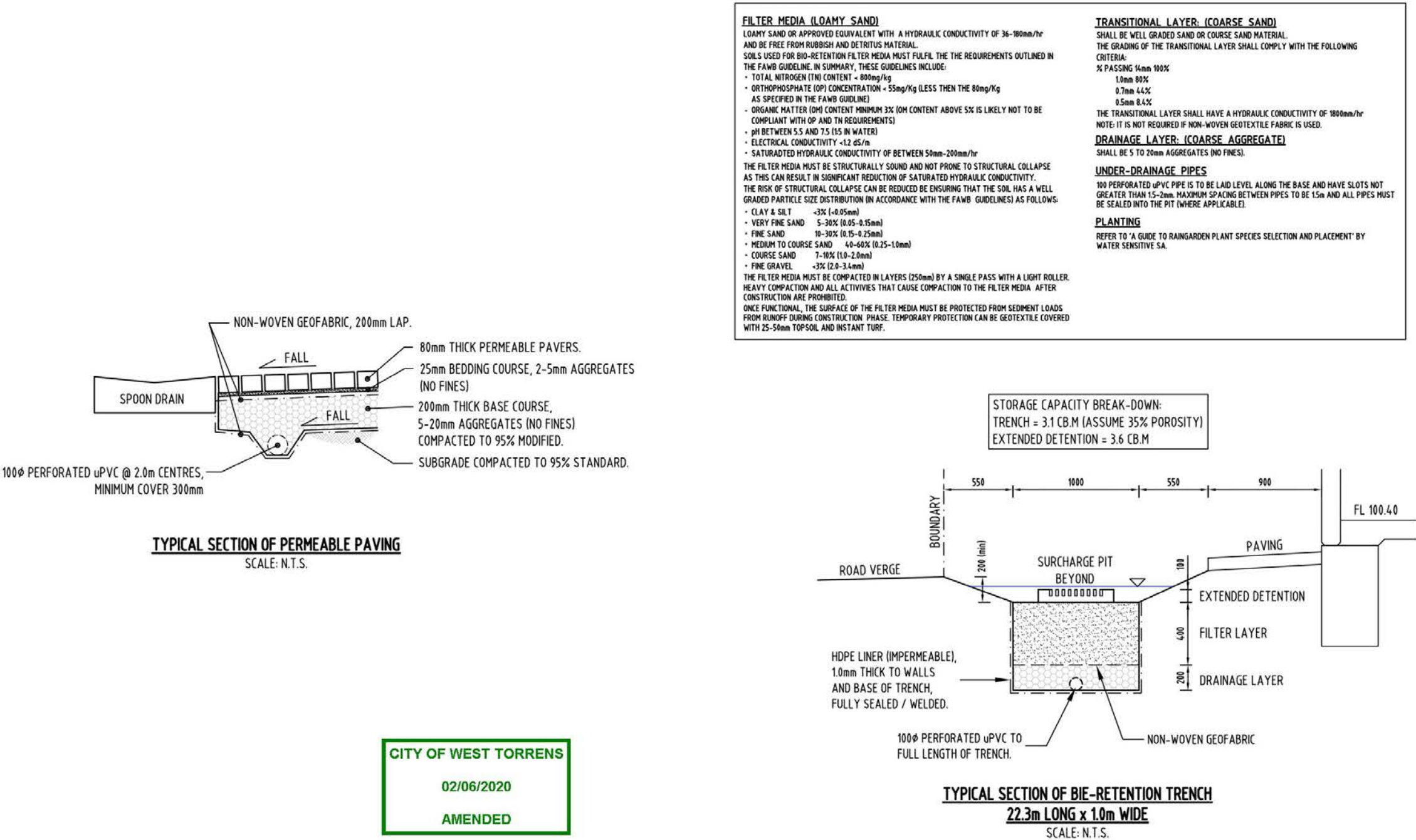
**Job:** 19/196  
**Design:** A.N.  
**Date:** OCT'19  
**Page:** SW4



	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.282	0.257	8.6
Total Suspended Solids (kg/yr)	46.7	0.671	98.6
Total Phosphorus (kg/yr)	0.0862	0.0327	62.1
Total Nitrogen (kg/yr)	0.642	0.164	74.4
Gross Pollutants (kg/yr)	11.5	0	100

TREATMENT EFFECTIVENESS OF BIO-RETENTION TRENCH

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AMENDED

PRELIMINARY

NOT FOR CONSTRUCTION

Rev.	Remark / Comment	Date
P4	Issued for Planning Approval.	29.04.2020



**AUSTRUCT**

Consulting Engineers

A.B.N. 90 627 866 022

Phone: 0403 244 681

Email: stathi@austructconsulting.com.au

PROPOSED OFFICE/WAREHOUSES

FOR: ADELAIDE LIFTS PTY LTD

AT: No. 48 - 50 GALWAY AVENUE, NORTH PLYMPTON

TYPICAL SECTION DETAILS

Design: A.N.	Scale (A3)
Drawn: A.N.	1:200
Date: APR'20	
Job No.	Drg. / Rev.
19-196	SD2/P4

# WATER SENSITIVE SA

When designing your raingarden, a holistic approach to plant selection is essential. While a primary function of stormwater biofiltration raingardens is to improve stormwater quality, they should also enhance biodiversity and amenity values for our homes, streetscapes and parks.

This fact sheet provides information on the wide variety of plant species suitable for use in raingardens, plant placement and tips on general planning to ensure the long-term success of your raingarden.

The indigenous flora of the Adelaide Plains and Mount Lofty Ranges are well adapted to wetting and drying cycles. This provides us with several species appropriate for use in biofiltration raingardens



Image credits: Atlas of Living Australia

## A guide to raingarden plant species selection and placement



### Raingarden elements

**Plants** - assist in pollutant removal and maintain the hydraulic conductivity of the filter media through the voids created by the growth and decay of their root system throughout the wetting and drying cycles of the raingarden.

Use our *Raingarden plant guide*, pages 3-7, to find a variety of species that can add colour and texture to your raingarden.

**Filter media** - selection is critical to the success of your raingarden as the composition seeks to create a balance between promoting infiltration and retaining sufficient moisture to support plants

**Transition layer** - conveys water to the drainage layer while preventing the finer particles migrating from the filter media and clogging the drainage layer.

**Drainage layer** - Conveys water to the perforated pipe.

**Saturated zone = transition + drainage layers**

The saturated zone has an impervious lining on the sides and base, and store water between rainfall events. It is essential to sustain raingarden vegetation in South Australian conditions.

With a nominal overall depth of 500-600mm, the drainage layer should be kept to 200mm and increase the transition layer to form the saturated zone.

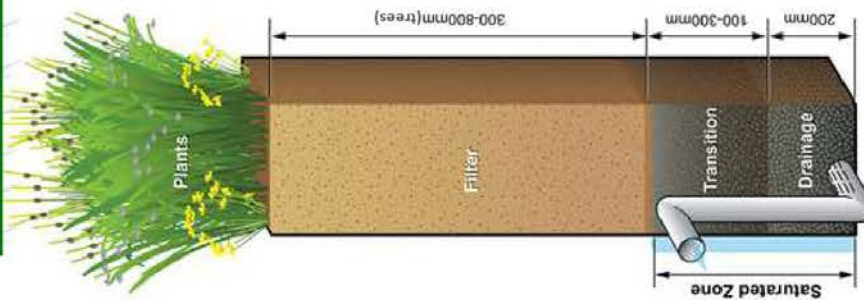


Figure 1 – Raingarden cross section

DO	DON'T
<ul style="list-style-type: none"> <li>✓ Treat the soil for weeds prior to planting in accordance with <a href="#">EPA Guidelines</a></li> <li>✓ make use of self-propagating plants like <i>Carex bichenoviana</i> and <i>Charizandra enodis</i>, which replicate themselves via an underground stem (rhizome)</li> <li>✓ plant a range of forms and species to create a healthy, resilient raingarden</li> <li>✓ plan your design early and order plants before building or calling for quotations</li> <li>✓ use mat-forming and spreading plants at high densities to out-compete weeds</li> <li>✓ use plants with a variety of root depths</li> <li>✓ plant at the beginning of winter, to minimise the need for supplementary watering during plant establishment.</li> </ul>	<ul style="list-style-type: none"> <li>✗ skimp on high-density planting – it is a crucial element of your raingardens' ability to deliver biofiltration outcomes and control weed ingress. 10 plants/m<sup>2</sup> is ideal</li> <li>✗ use any mulch (including organic mulch) as it floats during inundation and particles may float away, creating problems elsewhere</li> <li>✗ use rock mulch as it provides a hot environment that affects plant growth and prevents lateral plant growth</li> <li>✗ wait until the last stage to buy plants – some species aren't available on demand</li> <li>✗ select just a few species – raingardens with minimal variety are less able to tolerate changing conditions and generally have lower visual appeal.</li> </ul>

[www.watersensitivesa.com](http://www.watersensitivesa.com)

LIVERABLE WATER SENSITIVE COMMUNITIES.

### Water quality improvement

Raingardens improve stormwater water quality through sedimentation, mechanical straining, chemical and biological processes, removing pollutants such as sediments, metals and nutrients (nitrogen and phosphorus). The raingarden vegetation serves multiple functions including supporting the removal of nitrogen via the proliferation of biofilms on plant roots and stems, promoting evapo-transpiration and maintaining soil hydraulic conductivity (the rate at which water drains through the soil).

Periods of extreme dryness may decrease the nitrogen-removing capabilities of the system. **Some summer watering may be needed to maintain the biofiltration capacity of your raingarden.**

Increased nutrient-removal capacity is made possible when there is diversity within the microbial community. As different plants support different species of bacteria, it is recommended that a broad range of plants effective at nitrogen removal make up 50% of your raingarden. The balance of the plant selection, referred to as "companion plants" can be selected to add amenity, biodiversity value and resilience to the system. Use our raingarden plant guide for information on the form, suitable planting zone, height and preferred location of a broad range of nutrient removing and companion plant species

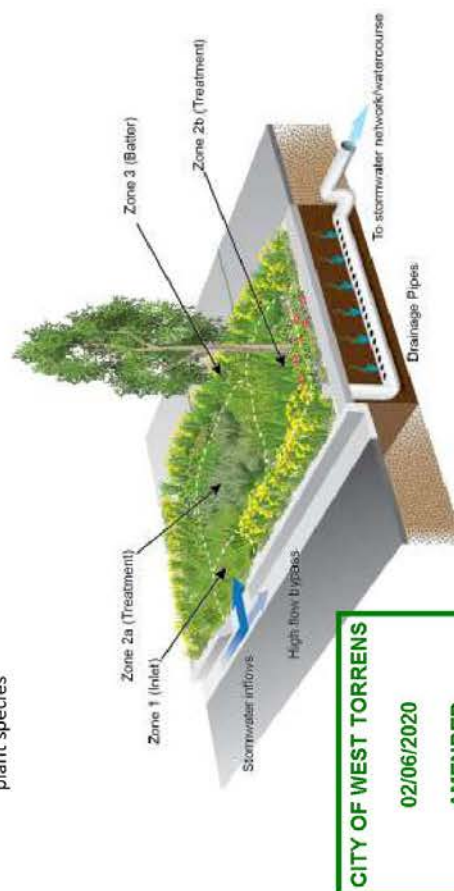


Figure 2 – Raingarden zones for plant selection



Angas Street, Adelaide raingarden (i) showing arrangement of filter media and (ii) once established.

### Planting in zones

Positions of plants should reflect the type of purpose they serve in the system. Raingardens can be divided into zones to guide planting and media arrangement. The major zones within the system are shown in Figure 2 and described as follows:

#### Inlet

Where water enters the system. Inflows can be strong so plants in this area should be deep-rooted sedge and rush species. Densely-stemmed species in the inlet zone catch rubbish and slow the flow, which allows settling of entrained coarse sediment, protecting the treatment zone(s).

#### Treatment Zone 2A

This is the crucial point of treatment, so ensure 50% of plants in this zone possess nitrogen-removal capabilities. Choose a range of different species for system resilience. Ensure mat forming species are included to out-compete weeds.

#### Treatment Zone 2B

Similar plants to Treatment Zone A are appropriate here, but be mindful that in larger raingardens, this zone may have an extended dry period. Choose plants able to tolerate this, rather than more aquatic species. Some tree species are suitable for use in raingardens in combination with a filter media of minimum depth 800mm.

#### Batters

The edges of the system, above and around the treatment zone. Here is your opportunity to plant species from your local area, and plants that suit the aesthetic of the raingarden location.



## Raingarden plant guide - Nitrogen removal

Raingarden plant species native to the Greater Adelaide region, proven to be effective at Nitrogen removal, must make up 50% of plantings in the treatment zone(s).

Image	Form <sup>1</sup>	Zone				Species	Common name <sup>2</sup>	Height (mm)	Preferred location	Description
		1	2a	2b	3					
		✓	✓			<i>Carex bichenoviana</i>	Bichenov's Sedge	400	All	Species recommended for Zone 1 due to spreading habit low to ground
		✓	✓			<i>Carex tereticaulis</i>	Rush Sedge	600-1200	Adelaide Hills	Spiky
				✓	✓	<i>Goodenia ovata</i>	Hop Goodenia	1000-2500	All	Spreading shrub, formative pruning recommended to achieve compact form
		✓	✓	✓	✓	<i>Ficinia nodosa</i>	Knobby Club-rush	500-1500	All	Formerly <i>Isolepis nodosa</i>
		✓	✓			<i>Juncus amabilis</i>	Gentle Rush	600-1200	All	Less common juncus species in Adelaide region
		✓	✓	✓		<i>Juncus flavidus</i>	Juncus	350-1500	All	Less common juncus species in Adelaide region
		✓	✓			<i>Juncus palidus</i>	Pale Rush	500-2000	All	Quite drought tolerant
		✓	✓	✓		<i>Juncus subsecundus</i>	Finger Rush	300-1000	All	Attractive foliage, tolerates some dryness
		✓	✓			<i>Juncus kraussii</i>	Sea Rush	400-1400	All	Effective in wet, poorer in dry conds. High salt tolerance
		✓	✓			<i>Baumea juncea</i>	Bare Twig-rush	200-1200	All but coast	Wet dependent species
		✓	✓			<i>Baumea ribiginosa</i>	Soft Twig-rush	200-1100	All	Wet dependent species
		✓	✓			<i>Baumea articulata</i>	Jointed Rush	1500-2500	All	Wet dependent species
				✓	✓	<i>Poa poiformis</i>	Blue Tussock Grass	1000	All	Effective in dry, poorer in wet conds for nitrogen-fixing
		✓	✓	✓		<i>Cyperus gymnocaulus</i>	Spiny Sedge	700	All	Effective in wet, poorer in dry conds for nitrogen-fixing

### Notes:

1. The silhouettes indicate the shape of the plant at maturity
2. There might be two or three common names in use for any one species, so always cross-check with the scientific name




## Raingarden plant guide - Companion Plants

Raingarden plant species native to the Greater Adelaide region, suitable for companion planting.

Image	Form <sup>1</sup>	Zone				Species	Common name <sup>2</sup>	Height (mm)	Preferred location	Description
		1	2a	2b	3					
		✓	✓			<i>Bolboschoenus caldwellii</i>	Marsh Club Rush	300-1200	Often coastal	Spreading sedge
		✓	✓	✓	✓	<i>Carex inversa</i>	Knob Sedge	200	All	Low sedge
		✓	✓	✓		<i>Chorizandra enodis</i>	Black Bristle Rush	550	All	Spreading sedge
		✓	✓			<i>Eleocharis acuta</i>	Common Spike Rush	250-400	All	Spreading sedge
		✓	✓	✓		<i>Gahnia filum</i>	Chaffy Saw-sedge	600-1100	Coastal	Coastal
		✓	✓	✓		<i>Gahnia sieberiana</i>	Red Fruit Saw-sedge	1500-2000	Adelaide Hills	Sharp, drought tolerant
		✓	✓	✓		<i>Gahnia trifida</i>	Coast Saw-sedge	1000-1500	Coastal	Tall sedge
		✓	✓	✓	✓	<i>Juncus pauciflorus</i>	Loose Flower Rush	300-1000	All	Medium Sedge
		✓	✓	✓	✓	<i>Lepidosperma gladiatum</i>	Coast Sword-sedge	500-1500	Coastal	Propagation is slow, by division only
			✓	✓	✓	<i>Lepidosperma laterale</i>	Variable Sword-sedge	300-1000	Adelaide Hills	Propagation is slow, by division only
				✓	✓	<i>Calocephalus citreus</i>	Lemon Beauty-heads	300	All	Flowering, tolerates occasional inundation
					✓	<i>Chrysocephalum apiculatum</i>	Common Everlasting	600	All	Flowering
					✓	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	150-600	All	Flowering, spreading
				✓	✓	<i>Cotula australis</i>	Waterbuttons	120	All	Spreading riparian herb
			✓	✓	✓	<i>Crassula helmsii</i>	Swamp Crassula	50	All	Spreading riparian herb, ground cover

Companion Plants






















Image	Form <sup>1</sup>	Zone				Species	Common name <sup>2</sup>	Height (mm)	Preferred location	Description
		1	2a	2b	3					
			✓	✓	✓	<i>Dichondra repens</i>	Kidney weed	200	All	Spreading herb, ground cover
					✓	<i>Helichrysum leucopsidium</i>	Satin Everlasting	150-200	Coastal	Flowering
				✓	✓	<i>Coronidium gunnianum</i>	Button Everlasting	300	Adelaide Hills	Rare but easily cultivated, flowering, tolerates occasional inundation
			✓			<i>Hydrocotyl verticillata</i>	Shield Pennywort	30-100	All	Spreading riparian herb
					✓	<i>Lotus australia</i>	Austral Trefoil	300-500	All	Flowering
			✓			<i>Marselia drummondii</i>	Common Nardoo	100-500	All	Spreading riparian herb, floats, aquatic
				✓	✓	<i>Mentha australis</i>	Native Mint	500-750	All	Spreading herb rare but easily cultivated
				✓	✓	<i>Mentha diemenica</i>	Slender Mint	100-150	All	Spreading herb rare but easily cultivated
					✓	<i>Pelargonium australe</i>	Austral Stork's-bill	500	All	Spreading herb
					✓	<i>Ranunculus lappaceus</i>	Australian Buttercup	500	Adelaide Hills	Flowering herb
			✓	✓	✓	<i>Samolus repens</i>	Creeping Brookweed	150-1000	All	Spreading riparian herb
					✓	<i>Scaevola albida</i>	Small-fruit Fan Flower	100-200	All	Spreading herb, needs drainage
			✓	✓	✓	<i>Selliera radicans</i>	Shiny Swamp-mat	50	All	Spreading riparian herb, turfy
					✓	<i>Wahlenbergia luteola</i>	Bronze Bluebell	800	All	Spreading herb, tolerates occasional inundation
					✓	<i>Wahlenbergia stricta</i>	Austral Bluebell	100-900	All	Spreading herb
				✓	✓	<i>Brachyscome graminea</i>	Grass Daisy	100-700	Adelaide Hills	Flowering herb
				✓	✓	<i>Centella asiatica</i>	Centella	100	All	Spreading leafy herb

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Companion Plants

Image	Form <sup>1</sup>	Zone				Species	Common name <sup>2</sup>	Height (mm)	Preferred location	Description
		1	2a	2b	3					
				✓	✓	<i>Glycine tabacina</i>	Variable Glycine	100	All	Spreading flowering herb
				✓	✓	<i>Microseris lanceolata</i>	Yam Daisy	200	All	Flowering bulb, tolerates occasional inundation
			✓			<i>Villarsia umbricola</i>	Lax Marsh Flower	300	Adelaide Hills	Spreading flowering herb
				✓	✓	<i>Xerochrysum bracteatum</i>	Golden Everlasting	700	All	Tall flowering herb, tolerates occasional inundation
					✓	<i>Carprobrotus rossii</i>	Karkalla	100	All	Spreading fruit, succulent
					✓	<i>Disphyma crassifolium</i>	Round-leaved Pig-face	20-300	All	Spreading succulent
					✓	<i>Kunzea pomifera</i>	Muntries	300	Coastal	Weed-suppressing
				✓	✓	<i>Mimulus repens</i>	Creeping Monkey Flower	200	All	Spreading riparian herb, flowering, tolerates occasional inundation
					✓	<i>Myoporum parvifolium</i>	Creeping Boobialla	500	Coastal	Spreading herb, terrestrial
					✓	<i>Dianella brevicaulis</i>	Blueberry Lily	500-1000	Coastal	Strappy, parrot-attracting, flowering
					✓	<i>Dianella revoluta</i>	Black-anther Flax-Lily	1000	All	Strappy, clumping, flowering
					✓	<i>Lomandra multiflora</i> spp <i>dura</i>	Iron Grass	250-850	All	Strappy
				✓	✓	<i>Distichlis distichophylla</i>	Australian Salt-grass	300	Coastal	Spreading grass, tolerates occasional inundation
				✓	✓	<i>Microlaena stipoides</i>	Meadow Rice-grass	500	All	Shade tolerant, tufted, tolerates occasional inundation
					✓	<i>Rytidosperma auriculata</i>	Lobed Wallaby Grass	700	All	Formerly <i>Austrodanthon</i> , tall, prefer sandy soils
					✓	<i>Rytidosperma caespitosum</i>	Ringed Wallaby Grass	900	All	Tufted med grass, prefer sandy soils
					✓	<i>Rytidosperma carphoides</i>	Short Wallaby Grass	100-500	All	Low, prefer sandy soils

CITY OF WEST TORRENS

02/06/2020

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Companion Plants

Image	Form <sup>1</sup>	Zone				Species	Common name <sup>2</sup>	Height (mm)	Preferred location	Description
		1	2a	2b	3					
					✓	<i>Rytidosperma geniculatum</i>	Kneed Wallaby Grass	80-450	All	Medium, prefer sandy soils
					✓	<i>Rytidosperma racemosum</i>	Wallaby Grass	200-600	Coastal and plains	Hardy, drought tolerant, tussock grass
					✓	<i>Adriana quadripartita</i>	Coast Bitter-Brush	500-3000	Coastal	Flowering, open-branched shrub
					✓	<i>Banksia marginata</i>	Silver Banksia	2000	All	Butterfly-attracting, may require pruning
					✓	<i>Bursaria spinosa</i>	Sweet Bursaria	4000	All	Flowering, butterfly-attracting
					✓	<i>Callistemon rugulosus</i>	Scarlett Bottle-brush	3000	Adelaide Hills	Woody shrub
				✓	✓	<i>Callistemon sieberi</i>	Alpine Bottle-brush	1200-4500	Coastal	Part shade OK
					✓	<i>Goodenia varia</i>	Sticky Goodenia	1000	All	Low shrub, rare but easily cultivated
					✓	<i>Grevillea ilicifolia</i>	Holly Grevillea	2000	All	Flowering
					✓	<i>Leucophyta brownii</i>	Cushion Bush	1000	Adelaide Hills	Dwarf shrub
				✓	✓	<i>Melaleuca decussata</i>	Cross-leaf Honey Myrtle	3000	All	Flowering
					✓	<i>Melaleuca brevifolia</i>	Mallee Honey Myrtle	4000	Coastal	Hardy shade or shelter tree, tolerates periods of inundation
					✓	<i>Pomaderris paniculosa</i>	Shining Dogwood	2000	Coastal	Compact, many-branched shrub
					✓	<i>Scaevola crassifolia</i>	Thick-leaved Fan Flower	1500	Coastal, all	Spreading shrub
				✓	✓	<i>Eucalyptus cosmophylla</i>	Bog Gum	6000	Sandy, Adelaide hills	Small tree
					✓	<i>Melaleuca lanceolata</i>	Black Paperbark	10000	All	Bee-attracting
					✓	<i>Pittosporum angustifolium</i>	Weeping Pittosporum	2000-6000	All	Small tree

CITY OF WEST TORRENS

02/06/2020

AMENDED

Companion Plants



## CITY OF WEST TORRENS

02/06/2020

AMENDED

## More information

[Atlas of living Australia](#) – plant species location, conservation status, photo gallery etc

Botanic Gardens of South Australia [Plant Selector](#) – for more detailed information on some plant species

Butterfly conservation SA Inc. [Butterfly friendly plant species](#)

Cooperative Research Centre for Water Sensitive Cities, [Adoption Guidelines for Stormwater Biofiltration systems](#) – for detailed specifications on raingarden filter media

EPA, Catchment to Coast, [Raingarden 500](#) Program – for information on grant funds for raingardens

EPA, [Safe and effective herbicide use. A handbook for near-water applications](#)

Natural Resources Adelaide and Mount Lofty Ranges, [Raingardens – how to build one – Fact sheet](#)

Natural Resources Adelaide and Mount Lofty Ranges, [Native plant nurseries list](#)

Natural Resources Adelaide and Mount Lofty Ranges, [Native grasses, A regional guide](#)

Water Sensitive SA [Biofiltration](#) webpage

Water Sensitive SA [Raingarden \(above ground\) construction - Video.](#)



## Acknowledgements

Contributors to this fact sheet include:

- Shaun Kennedy, SA Water
- Ruth Ward, Linda-Marie McDowell and Shiloh Gerrity, EPA
- Ruby Wake, Natural Resources Adelaide & Mount Lofty Ranges.
- Steve Papp, freelance graphic designer.

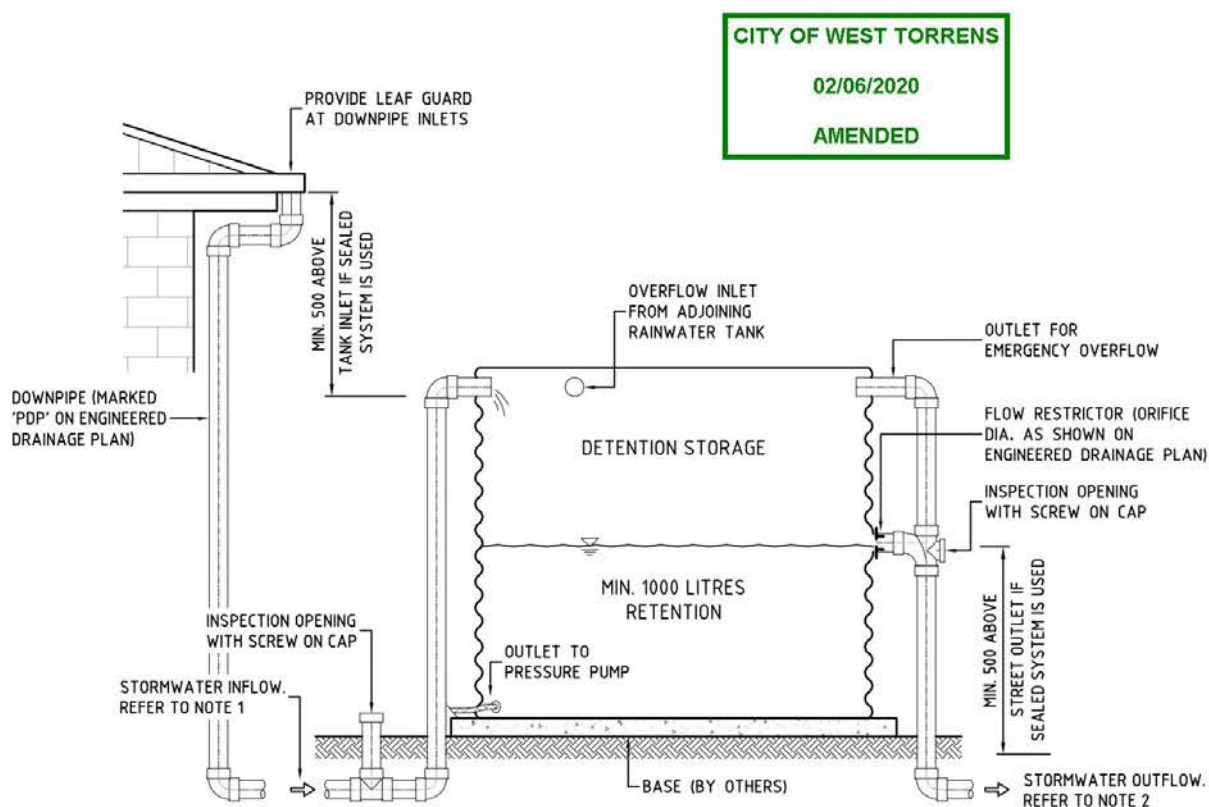
## Financial support

This project is supported by SA Environment Protection Authority through funding from the Australian Government's National Landcare Programme.




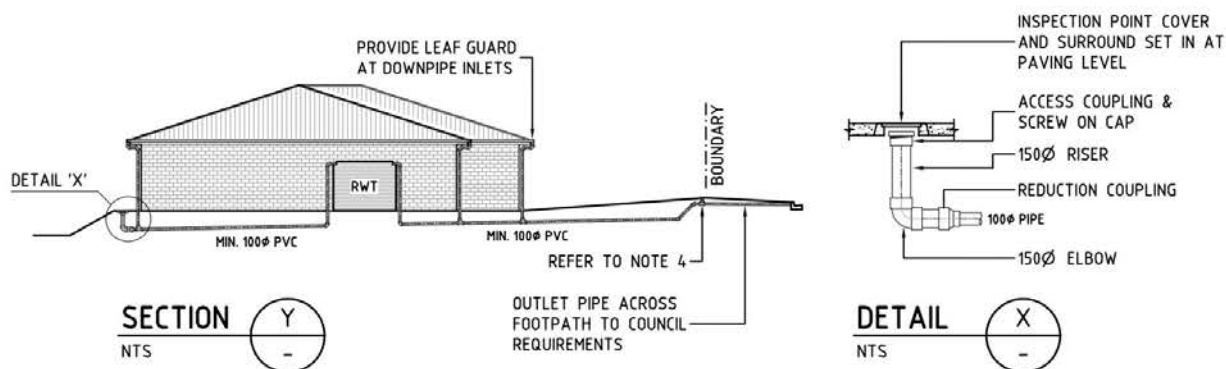
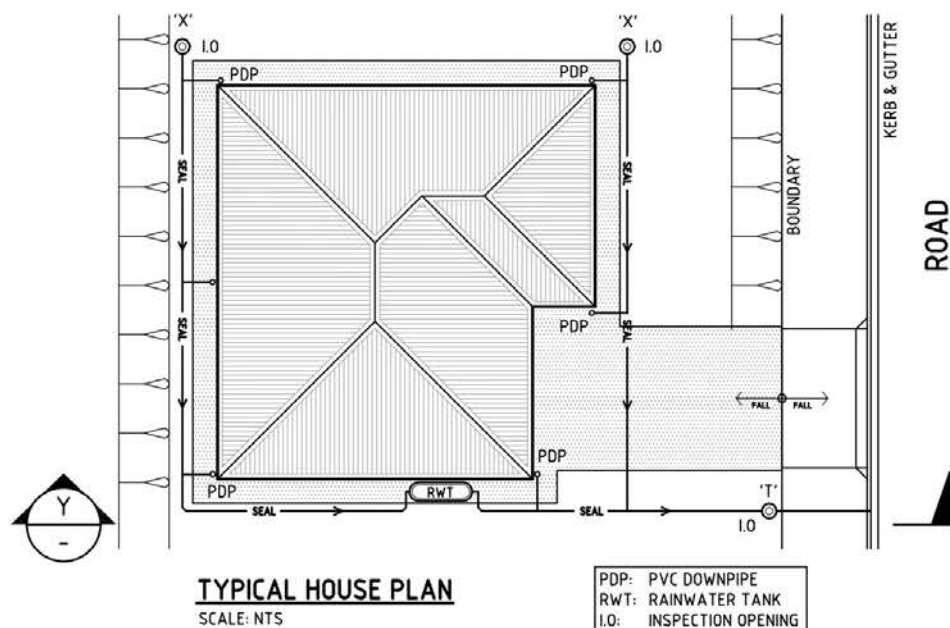
[www.watersensitivesa.com](http://www.watersensitivesa.com)

LIVERABLE WATER SENSITIVE COMMUNITIES.

**NOTES:**

1. STORMWATER FROM ROOF DOWNPIPES (MARKED 'PDP' ON ENGINEERED DRAINAGE PLAN) TO BE DISCHARGED INTO TANK VIA A SEALED SYSTEM (REFER TO ATTACHMENT 'SSD').
2. TANK OVERFLOW TO BE DISCHARGED TO STREET WATERTABLE OR GARDEN BEDS / SOAKAGE PIT WELL AWAY FROM BUILDING AND ANY NEIGHBOURING STRUCTURES.
3. A MINIMUM 1000 LITRES RETENTION PORTION, AS PER SOUTH AUSTRALIAN MINSTER'S SPECIFICATION, TO BE PLUMBED TO AT LEAST ONE WATER CLOSET, WATER HEATER OR LAUNDRY COLD WATER OUTLETS VIA PUMP (BY OTHERS).
3. TANK TO BE INSTALLED AS PER MANUFACTURER SPECIFICATION AND HAVE MOSQUITO-PROOF, NON DEGRADABLE SCREENS FORMED FROM  $\phi 0.315\text{MM}$  MATERIAL WITH A MINIMUM  $6 \times 7$  OPENINGS PER  $\text{SQ.CM}$  TO TANK INLET AND OVERFLOW.

 <b>AUSTRUCT</b> Consulting Engineers A.B.N. 90 627 866 022 Phone: 0403 244 681 Email: stathi@austructconsulting.com.au	<b>ABOVE-GROUND DETENTION / RETENTION TANK DETAILS</b>		Design ST
			Date AUG'18
			Drg. / Rev. RWT



## NOTES:

1. ALL PIPES & FITTINGS TO SEALED SYSTEM TO BE PVC AND CONSTRUCTED TO PRESSURE LINE STANDARDS (SOLVENT WELDED JOINTS). STATIC TESTING OF SYSTEM REQUIRED BEFORE BACKFILLING.
2. NO SURFACE INLETS (SUMP, ETC.) PERMITTED IN A SEALED SYSTEM. ANY SURFACE INLETS ARE TO BE DISCHARGED DIRECTLY TO PUMP/SUMP AND/OR STREET WATERTABLE VIA A GRAVITY SYSTEM. REFER TO ENGINEERED DRAINAGE PLAN FOR DETAILS.
3. SEALED METAL DOWNPIPES & FITTINGS ARE NOT PERMITTED IN A SEALED SYSTEM.
4. 'T' DENOTES RISER WITH SCREW ON INSPECTION CAP AT BOUNDARY FINISHED SURFACE LEVEL FOR FLUSHING PURPOSES.
5. 'X' DENOTES RISER WITH SCREW ON INSPECTION CAP SET IN AT PAVING LEVEL FOR FLUSHING PURPOSES AT THE "DEAD END" OF A BRANCH. ALTERNATIVELY PROVIDE CLEANING EYE TO DOWNPIPE.
6. ROOF GUTTER LEVEL TO BE A MINIMUM 500mm ABOVE STREET WATERTABLE DISCHARGE POINT. IF RAINWATER TANK IS PRESENT IN A SEALED SYSTEM, REFER TO ATTACHMENT 'RWT'.
7. REGULAR MAINTENANCE (I.E. FLUSHING) OF SYSTEM BY OWNER IS REQUIRED.

CITY OF WEST TORRENS

02/06/2020

AMENDED

 <b>AUSTRUCT</b> Consulting Engineers A.B.N. 90 627 866 022 Phone: 0403 244 681 Email: stathi@austructconsulting.com.au	<b>TYPICAL STORMWATER SEALED SYSTEM AND DETAILS</b>		Design	ST
			Date	AUG'18
			Dr. / Rev.	SSD

STATEMENT  
PLANNING & DEVELOPMENT APPLICATION  
48 – 50 GALWAY AVENUE, NORTH PLYMPTON SA 5037

(18 March 2020)

Updated: 1 June 2020

The site is currently utilised as a hydraulic mechanical workshop and shopfront and has been operating as such for thirty years. The building as it is requires some attention.

The proposed development is to upgrade what is currently on site and provide simple boutique warehousing that allows for a basic receiving desk, if required. The proposed building will be set on a similar footprint to the building that is currently there, with the intention of enhancing the site with a clean modern structure.

- The hours of operation is expected to be the usual daytime business hours of operation, being generally 7.5hrs/day that fall between 7:00 am and 6:00 pm, Monday to Friday.
- There are currently no tenants lined up to occupy the site. We will likely utilise two of the warehouses ourselves. We currently have one employee who works off site.
- The expectation is that there will be no regular traffic of patrons as these are small warehouses to be utilised primarily for storage purposes and not retail (shop) premises or heavy industrial manufacturing.
- All deliveries to the site is expected to be predominately by ute, van or 1 tonne truck e.g. FedEx and similar couriers, all during normal daytime business hours of operation.
- There is no heavy manufacturing associated with the proposed use of the site.
- No storage of chemicals or dangerous goods is associated with the proposed use of the site.
- If/when required, provisions for signage is to be placed at the upper NE end of the northern elevation and will not exceed the dimensions of the second and third sections of tilt-up panels, occupying only the upper half of the panel. We will apply for signage in a separate application once required.
- Though the lower half of the northern elevation will eventually be obscured by landscape growth from the bio-retention trench / biofiltration rain garden, it is intended on that elevation for a commissioned artwork to be produced by professional artist/s. We note that the West Torrens Council has been a great supporter of local artists.
- Front fencing and gate will be installed, being the typical spear top security tubular steel fencing. No other fencing to be addressed.

Regarding the specific size of vehicles that we anticipate will likely access the warehouse, we would say nothing larger than what currently accesses the site being work vans i.e. we currently use a Vito van and 7'x4' trailer, Caddy van and likely utes. Further to this, delivery vans similar to the 1 tonne FedEx or Australia Post vans and tautliners but these do not actually ever enter the driveway – they simply pull up on the street and deliver any package as they do in a residential area to home addresses – being quicker and so more efficient.

CITY OF WEST TORRENS

02/06/2020

AMENDED

STATEMENT  
PLANNING & DEVELOPMENT APPLICATION  
48 – 50 GALWAY AVENUE, NORTH PLYMPTON SA 5037

**Waste disposal**

Regarding waste disposal, as the intention of this development is to upgrade the site with the provision of small warehousing without necessarily the provision of an office space – simply a receiving desk if required - the expectation is that the level of waste produced will be (at most) no more than is produced by a regular low volume office or house-hold. This being the case, there is no requirement for an industrial waste skip to be located on site. The use of the normal council bins (landfill, recycling and organics) will be sufficient to support waste removal from site as is the case currently with the adjoining businesses operating along Galway Avenue.

As an example, our business (which will occupy one or two of the warehouses) does not retain any packaging or the like, as this is disposed of at the delivery location.

The warehouses are separate ratable tenancies, and so the expectation is that each tenancy will retain their waste and recyclable wheelie bins within their warehouse space.

**Landscaping**

The allocation of landscaping to the area is currently 12%, which includes the bio-retention trench (biofiltration raingarden) along with permeable pavers being used in the carpark area at the rear of the site.

Our engineer has spoken with Council's engineer and the decision was made to go with a bio retention trench, (biofiltration raingarden), which we are in agreeance with.

The bio retention trench (biofiltration raingarden) will be located along the front section of the property noting the SA government guidelines provided by Water Sensitive SA [www.watersensitivesa.com](http://www.watersensitivesa.com)

Thank you.

Kindly

Liz Mestros

**CITY OF WEST TORRENS**

**02/06/2020**

**AMENDED**



Government of South Australia  
Department of Planning  
and Infrastructure

Product	Register Search (CT 5418/687)
Date/Time	02/07/2018 01:41PM
Customer Reference	
Order ID	20180702006786
Cost	\$296.00

REAL PROPERTY ACT, 1986



South Australia

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



## Certificate of Title - Volume 5418 Folio 687

Parent Title(s)	CT 4028/937				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	12/05/1997	Edition	4	Edition Issued	07/08/2000

## Estate Type

FEE SIMPLE

## Registered Proprietor

MANMAR PTY. LTD. (ACN: 008 196 414)  
OF 48-50 GALWAY AVENUE NORTH PLYMPTON SA 5037

## Description of Land

ALLOTMENT 17 FILED PLAN 7183  
IN THE AREA NAMED NORTH PLYMPTON  
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
8718007	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

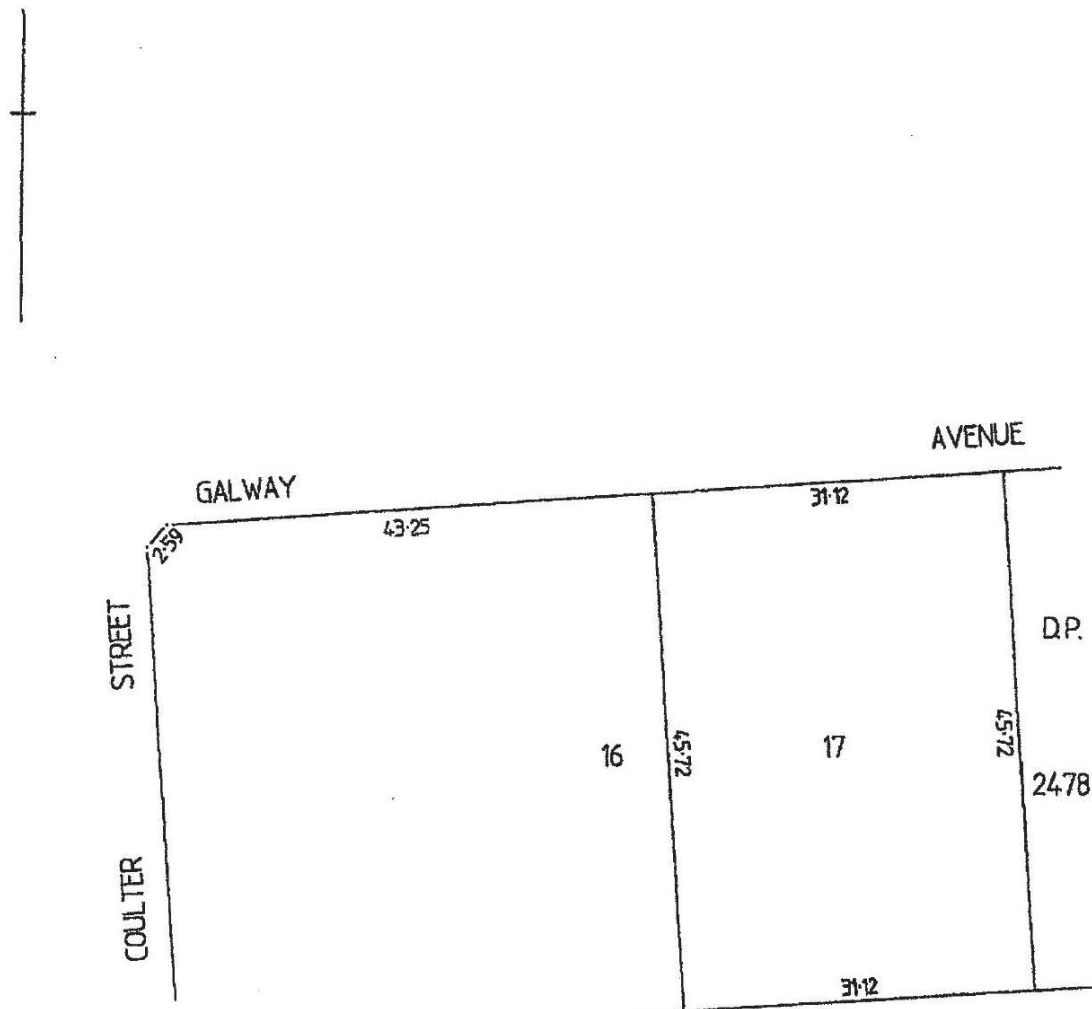
## Notations

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



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product	Register Search (CT 5418/687)
Date/Time	02/07/2018 01:41PM
Customer Reference	
Order ID	20180702006786
Cost	\$296.00



**D.P. 35875**

0 5 10 15 20 Metres



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product	Check Search
Date/Time	02/07/2018 01:41PM
Customer Reference	
Order ID	20180702006786
Cost	\$296.00

## Certificate of Title

Title Reference: CT 5418/687

Status: CURRENT

Edition: 4

## Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title


## Priority Notices

NIL

## Registrar-General's Notes


No Registrar-General's Notes exist for this title

## Statement of Representation

Reference #	6392268
Status	Complete
Development No.	21122020
Property address	48-50 Galway Avenue, North Plympton SA 5037
Full name	Samuel Williams
Address	46 Galway Avenue, North Plympton SA 5037
Phone number	
Email	
Nature of interest	Owner and operators in adjacent building
Reason/s for representation	Owner and operators in adjacent building
My representation would be overcome by:	<p>Reduce the height of the building from the 8.2m proposed to no higher than 4.2m if the building butts up against ours or can butt up against 52 Galway Avenues Building with the height on the Western side no greater than 7.5m as it will significantly impact on our solar system, energy usage and our environmental impact accordingly.</p> <p>Precedence has been set in SA that the overshadowing of a passive solar-designed building arising out of poor design of a neighbouring development is not acceptable, even if it satisfies numerical guidelines.</p>
Item # 254	I desire to be heard personally
Signature	
Today's date	22/06/2020
objParent	qA83388
NamingIDs	235,238

<b>formID</b>	eykwoz2wey
<b>formTitle</b>	Statement of Representation -
<b>Last Update</b>	2020-06-22 15:03:16
<b>Start Time</b>	2020-06-22 14:32:47
<b>Finish Time</b>	2020-06-22 15:03:16
<b>IP</b>	110.145.7.215
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<b>OS</b>	Windows
<b>Referrer</b>	<a href="https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?Id=401850">https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?Id=401850</a>

## Statement of Representation

Reference #	6402092
Status	Complete
Development No.	21122020
Property address	48-50 Galway Avenue, North Plympton SA 5037
Full name	Paul Bierman
Address	2/2B Birdwood Tce, North Plympton SA 5037
Phone number	
Email	
Nature of interest	Adjoining resident
Reason/s for representation	Adjoining resident
My representation would be overcome by:	<p>We have no objections to the development, but we do have some questions that we would like answered.</p> <p>1. Can we be given notice to when the demolition work of the current building will be done? We have young children and would like to avoid exposure to the dust and noise.</p> <p>2. Will the whole fence on the southern boundary be replaced? And if so, with what fence?</p>
Item # 253	I do not wish to be heard
Signature	
Today's date	23/06/2020
objParent	qA83388
NamingIDs	235,238

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<b>formTitle</b>	Statement of Representation -
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<b>Finish Time</b>	2020-06-23 20:45:28
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<b>OS</b>	Mac
<b>Referrer</b>	<a href="https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?Id=401850">https://epathway.wtcc.sa.gov.au/epathway/production/web/generalenquiry/EnquiryDetailView.aspx?Id=401850</a>

RESPONSE TO REPRESENTATIONS  
WAREHOUSES 48-50 GALWAY AVENUE

**Paul Bierman**

2/2B Birdwood Terrace, North Plympton

1. Yes certainly, notice will be given well in advance of any demolition taking place.
2. This development does not include any works to the existing fence on the southern boundary.

**Samuel Williams**

46 Galway Avenue, North Plympton

We have been working in consultation with Council on the plans for this development for a considerable amount of time, endeavouring to produce an outcome that is not only viable for us but that has been given a lot of consideration and mindfulness to the environment, streetscape and neighbouring dwellings.

Please note the Shadow diagram (Winter Solstice). Morning 9:00am sun will shade 46 Galway Avenue for a short period as naturally expected when the sun is at a low angle. The diagram also shows 10.30am Shadow lines (half way between 9 am & 12 noon) and indicates the extent of shadow on the adjoining roof, which only extends to just under the peak of the eastern face of the gable. The majority of the day throughout the year the solar panels remain unaffected, making Mr. Williams reasoning quite subjective.

The adjoining property at 46 Galway Avenue has only recently installed solar panels. The decision to install solar panels without consideration of the Industrial Zone's allowable building elevations should bear consequences to himself regarding this decision rather than preclude any other adjoining property from developing their site within the Council's planning guidelines. Even a garden shed in a residential development potentially has higher elevations than the stipulated top height Mr. Williams has given, of 4.2 metres.

Initially we had intended to build to the permitted 12 metre building height, which would allow for offices upstairs and warehousing underneath with a generous ceiling height for stackable shelving. Given that this would have been quite an imposing structure and with the intent to reduce the impact on our neighbours and avoid any approval and building delays we reduced the height down to 68% of what is allowable.

The size of the proposed warehouses are small with only a 10 metre width and so to allow for a usable space the elevation is already as low as is practical. The current building sits at a height of 6.2 metres (at the peak) so to build to 8.2 metres we believe is a small ask for a dramatic improvement of the site. Mr. Williams building sits at 4.4 metres wall height and 5 metres to the gable so his argument for us to reduce building height lower than his, to 4.2 metres, loses any credibility with us.

RESPONSE TO REPRESENTATIONS  
WAREHOUSES 48-50 GALWAY AVENUE

The current footprint is being utilised as it allows for the driveway to remain in place but more importantly, the eastern morning sun is milder than the western afternoon sun. Flipping the design to sit on the eastern boundary will then require the installation in each tenancy of a significant cooling system to offset how much hotter the warehouses will become.

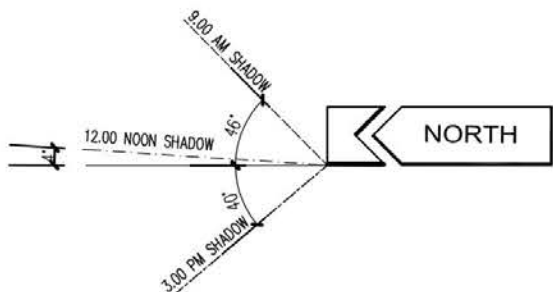
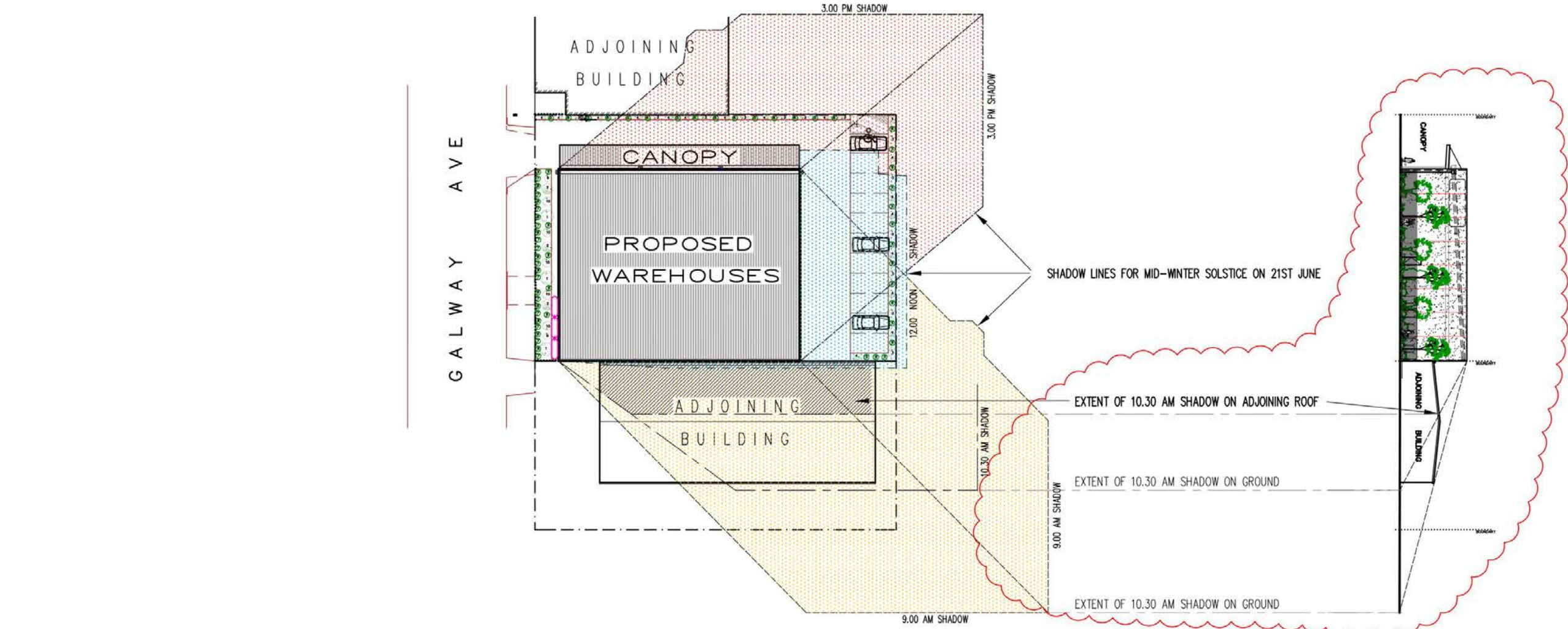
We are wondering if a part of this objection is simply a case of sour grapes as we understand that the owner of 46 Galway Avenue was competing against us for the purchase of this property (perhaps with the intention of undertaking a similar upgrade to the site?).

Also, what is the S.A. precedent that is mentioned by Mr. Williams? Is this precedent in Adelaide? In which Council area? Is the precedent residential or commercial? Are we able to know the details please so that we can be informed should this still go to a Panel meeting for Council. Thank you.

Kindly

MikBeth Pty Ltd

Applicant



Shadow diagram

SHADOW DIAGRAM	DATE	TIME	SUN ALTITUDE	AZIMUTH
WINTER SHADOW	21st JUNE	9.00AM	15°	46° TO EAST
WINTER SHADOW	21st JUNE	NOON	32°	4° DEGREES
WINTER SHADOW	21st JUNE	3.00PM	20°	40° TO WEST

'A' 14/7/20 ADDED FRONT ELEVATION & 10.30 AM SHADOW LINES		
Issue	Date	Amendment

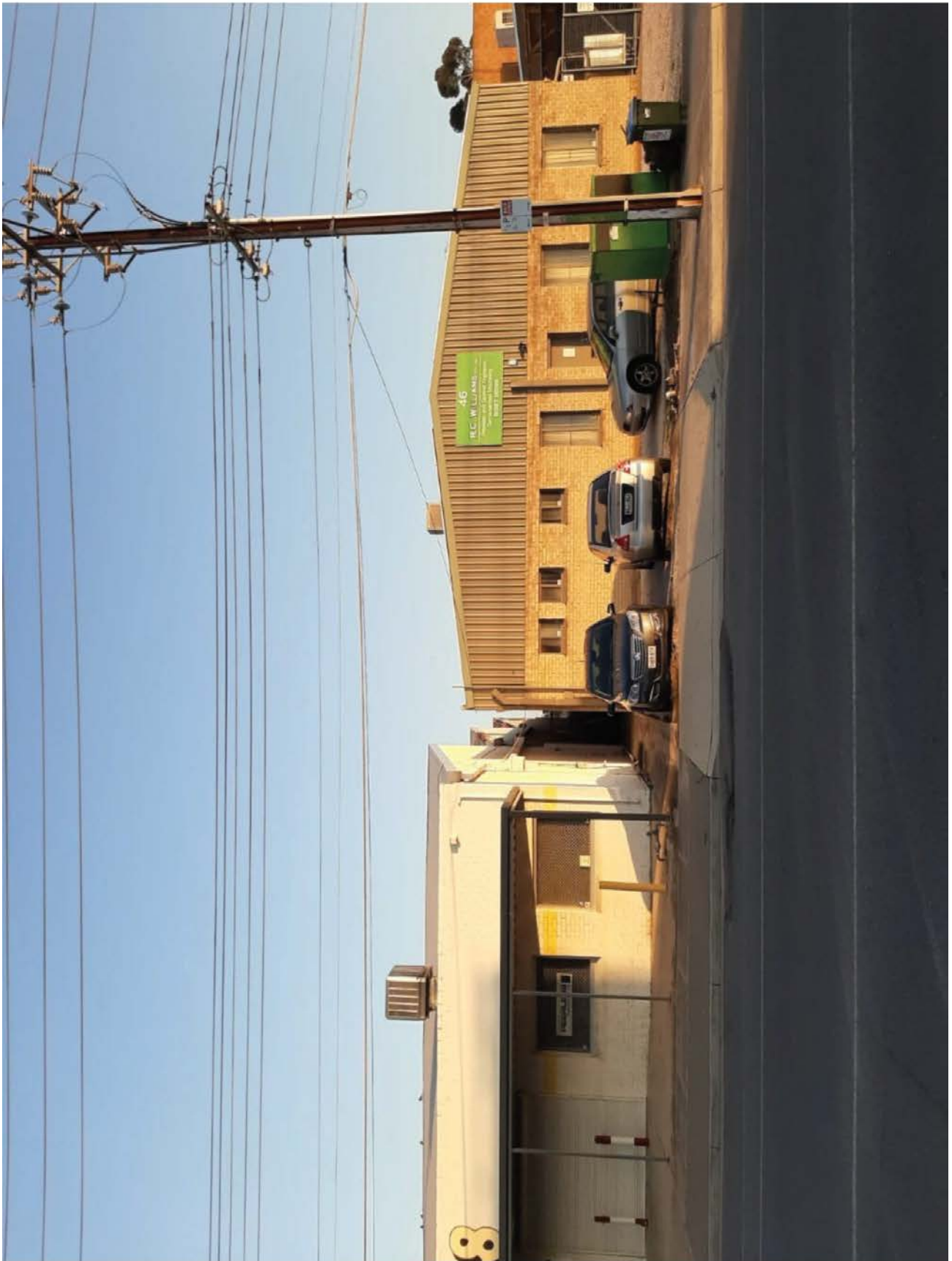
Project: PROPOSED OFFICE WAREHOUSES  
At: 48-50 GALWAY AVE, NORTH PLYMPTON  
Client: ADELAIDE LIFTS PTY. LTD.  
Title: SHADOW DIAGRAM

Figured dimensions shall take preference over scaled drawings.  
Contractor to verify all levels & dimensions, prior to commencing work.

7 Tait Street  
Renown Park 5008  
SOUTH AUSTRALIA  
Tel : (08) 8340 3217  
Fax: (08) 8340 3070  
Email: gkrenown@optusnet.com.au

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unless written authority is given by  
the designer.

Drawn: CS,CK  
Scales: 1:500  
Date: JUL'20  
Drawing no: 1908-DW00'A'

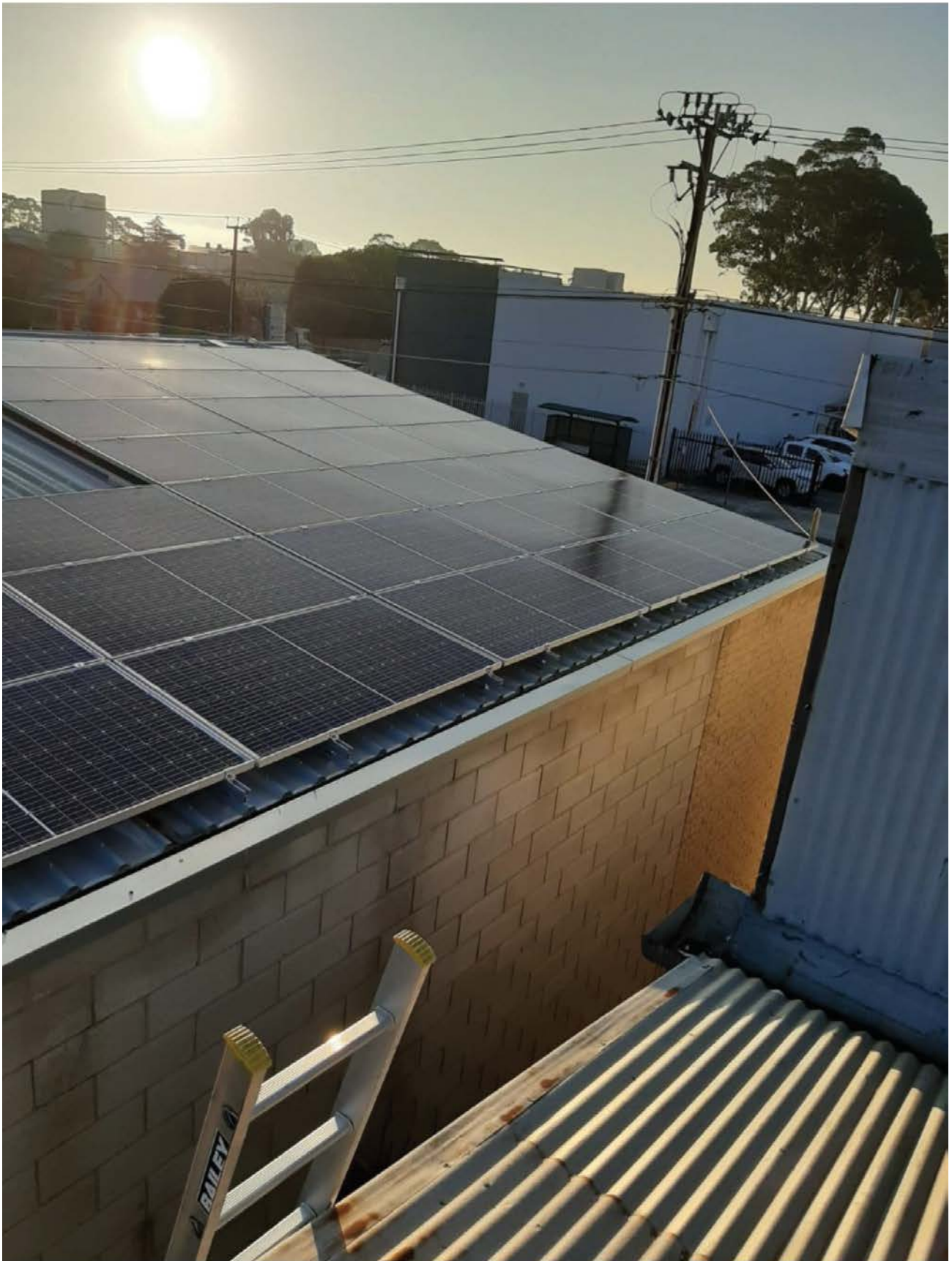












---

**From:** Richard Tan  
**Sent:** Friday, 5 June 2020 1:01 PM  
**To:** Amy Morden  
**Subject:** RE: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Amended Plans, Stormwater Calculations and Drainage info

Hi Amy

Stormwater is all good. No further information required.

Regards,

**Richard Tan**  
**Development Engineer**  
City of West Torrens

---

**From:** Amy Morden  
**Sent:** Friday, 5 June 2020 12:42 PM  
**To:** Richard Tan  
**Subject:** RE: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Amended Plans, Stormwater Calculations and Drainage info

Hi Richard,

I spoke to the applicant this afternoon (Liz Mestros), and she has agreed to remove the reference to the use of SRV trucks accessing the warehouses, and will restrict this to the use of utes and vans only. I have advised her that we will condition this on any approval issued, and she advised she is happy with a condition restricting the size of the trucks to vans and utes.

She provided a cross section of the permeable paving in the plan set. I'm sorry if you told me this on the phone, but is she still required to provide further detailing of the stormwater features?

Thanks,

**Amy Morden**  
**Development Officer - Planning**  
City of West Torrens  
165 Sir Donald Bradman Drive, Hilton SA 5033

*This preliminary advice shall not be relied upon or be otherwise interpreted as a guarantee that the Council will approve any subsequent development application.*

*Please note that all development applications will be assessed against the provisions of the West Torrens Council Development Plan at the time of lodgement.*

---

**From:** Richard Tan  
**Sent:** Friday, 5 June 2020 11:23 AM  
**To:** Amy Morden  
**Subject:** RE: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Amended Plans, Stormwater Calculations and Drainage info

Hi Amy

Please find my comments for the DA:

2.2 Stormwater connection has been assessed as satisfying minimum requirements.

3.1 The applicant has indicated that largest vehicle servicing the site will be a SRV. However the provided turn path does not seem to match the description.

**It is recommended that a vehicle manoeuvre analysis using a SRV should be provided. Alternatively, the development can be restricted to the use of UTE/van which is likely to restrict future development of the land.**

3.2 Outstanding until 3.1 has been resolved.

5.1 Stormwater calculation has been assessed as satisfying minimum requirements

5.2 Proposed stormwater management plan consists of permeable pavements and bio-retention swale which would contribute to achieving stormwater quality. The principle of stormwater quality has been assessed as satisfying minimum requirements. It would not be unreasonable to have the detailing part of stormwater features (permeable pavement/bio-retention swale etc) to be treated as a RESERVED MATTER.

Regards,

**Richard Tan**  
**Development Engineer**  
City of West Torrens

---

**From:** Amy Morden  
**Sent:** Thursday, 4 June 2020 3:44 PM  
**To:** Richard Tan  
**Subject:** FW: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Amended Plans, Stormwater Calculations and Drainage info

Hi Richard,

The Applicant for my DA 211/2/2020 at 48-50 Galway Avenue, North Plympton has sent me through this amended set of plans and amended stormwater calculations. Hopefully this set of plans addresses the anomalies or concerns you identified in your earlier referral comments. Please would you mind checking these over to see if they are now satisfactory?

I'm hoping everything is correct as I would like to get these plans placed on public notification if possible.

Thanks,

**Amy Morden**  
**Development Officer - Planning**  
City of West Torrens  
165 Sir Donald Bradman Drive, Hilton SA 5033

*This preliminary advice shall not be relied upon or be otherwise interpreted as a guarantee that the Council will approve any subsequent development application.*

*Please note that all development applications will be assessed against the provisions of the West Torrens Council Development Plan at the time of lodgement.*

---

**From:** Elizabeth Mestros  
**Sent:** Monday, 1 June 2020 10:49 PM  
**To:** Amy Morden  
**Subject:** DA211/2/2020 - 48-50 Galway Avenue, North Plympton

Hi Amy,

Hope you are keeping well.

Our architect has now updated the warehouse plans with the required details/information required to be submitted with engineering.

Please find attached:

- Development statement (updated)
- Architectural plans (updated):
  - plant schedule updated for bio-retention trench - biofiltration raingarden
  - materials and colour scheme identified
  - front security fence - typical commercial spear top tubular steel
- Stormwater drainage plan
  - cross-section of bio-retention trench. Resolved in consultation with Council engineer
  - cross-section of permeable pavers
  - detention tanks
  - stormwater connection revised
- Stormwater calculations (revised)

I believe this covers the additional information required but please let me know if I have missed anything.

Thanks.

Kindly  
Liz Mestros

---

**From:** Richard Tan  
**Sent:** Tuesday, 3 March 2020 2:35 PM  
**To:** Amy Morden  
**Subject:** RE: Query regarding truck turning templates - DA211/2/2020 - 48-50 Galway Avenue, North Plympton

Hi Amy

The applicant can provide turning templates for the largest service vehicle servicing the site for delivery purposes.

Waste is often service by MRV truck, particularly to the best of my knowledge there is limited SRV waste truck in SA, and they generally collect general waste. Recyclable waste is still service by MRV truck. Hence generally we will ask for MRV truck manoeuvrability.

In summary, the applicant can provide the manoeuvrability for the largest vehicle servicing the site. For waste, it is best to consult Council's waste management team whether a MRV or SRV waste truck will be supported.

Regards,

**Richard Tan**  
**Development Engineer**  
City of West Torrens

---

**From:** Elizabeth Mestros  
**Sent:** Wednesday, 19 February 2020 11:07 AM  
**To:** Amy Morden  
**Subject:** Re: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Request for Additional Information

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Amy,

Thanks for getting back to me and sorry for my late reply.

Regarding the specific size of vehicles that will likely access the warehouse, we would say nothing larger than what currently accesses the site being work vans i.e. we currently use a Vito van and 7'x4' trailer, Caddy van and likely utes. Further to this, delivery vans similar to the 1 tonne TNT vans and tautliners but these do not actually ever enter the driveway - they simply pull up on the street and deliver any package as they do in residential areas to home addresses (as this is more quicker/efficient for them also).

Hope this helps, thanks.

Kindly  
Liz

---

### Amy Morden

---

**From:** Elizabeth Mestros  
**Sent:** Monday, 17 February 2020 3:41 PM  
**To:** Amy Morden  
**Subject:** Re: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Request for Additional Information

Hello Amy,

Appreciate the information requirements below, which are currently being addressed.

A query regarding MRV truck maneuverability; the architect has shown a turning circle radius of 12.5m though our intention with this site is to limit access for delivery to smaller vehicles i.e. utility and vans promoting a more neighbour-friendly environment. The warehouses are small and quite compact and the need for large transport vehicles is unlikely, as such are we able to reduce the turning circle radius?

Thanks kindly  
Liz Mestros

## Preliminary Traffic, Flooding & Stormwater Assessment

**Development Application No:** 211/2/2020

**Assessing Officer:** Amy Morden  
**Site Address:** 48-50 Galway Avenue, NORTH PLYMPTON SA 5037  
**Certificate of Title:** CT-5418/687  
**Description of Development:** Construction of a warehouse containing 3 x tenancies

### 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 - Amy Morden**

**DATE 8 January, 2020**



## Memo

To Amy Morden  
From Richard Tan  
Date 08-Jan-2020  
Subject 211/2/2020, 48-50 Galway Avenue, NORTH PLYMPTON SA 5037

Amy Morden,

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

### 1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 In accordance with the provided 'Site Plan' (RBD, Ref: 1908-DP1, dated 12/2019), the FFLs of the proposed development (10.400 minimum) have been assessed as satisfying minimum requirements (10.120) in consideration of street and/or flood level information.

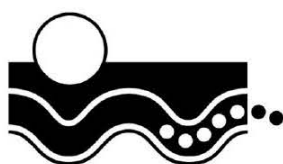
### 2.0 Verge Interaction

- 2.1 Verge interaction has been assessed as acceptable in accordance with the site layout shown in 'Site Plan' (RBD, Ref: 1908-DP1, dated 12/2019).
- 2.2 It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements
- 100 x 50 x 2mm RHS Galvanised Steel or
  - 125 x 75 x 2mm RHS Galvanised Steel or
  - Multiples of the above.

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

### 3.0 Traffic Requirements

- 3.1 Elements of the vehicle manoeuvrability within this development appear to be unsatisfactory in consideration of the requirements of the relevant parking standards.



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The provided traffic turn path assessment does not clearly demonstrate the manoeuvre of a MRV truck entering and exiting the site/property.

In the revision of the traffic manoeuvrability design, it is required that information be provided to clearly demonstrate that satisfactory access can be provided to the garages.

**It is recommended that the applicant seek advice from someone suitably experienced in traffic design, to assist them in producing a vehicle manoeuvrability design for this site which complies with the relevant parking requirements, preferably through the use of either "AutoTrack" or "AutoTURN" demonstration. Reports and drawings should then be submitted to Council.**

**3.2 The width of the proposed crossover will be assessed once an updated traffic manoeuvrability design for the site has been provided as per dot point 3.1.**

**3.3** In the absence of further information regarding the proposed building, 11 parking space is required based on the warehouse area (745.38m<sup>2</sup>) provided in the Site Plan. The provided parking space (10+1 accessible car park) meets the requirements.

**3.4** The car park space has been designed to 2.5m wide which is reasonable.

**3.5 It is recommended that the side door of warehouse 3 to be changed to open inwards or sliding door to prevent possible conflict with incoming traffic.**

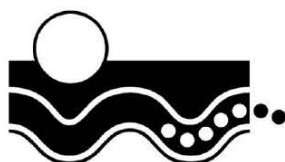
**3.6** The accessible car park and shared space should be as per relevant standard (ie. Bollard installed & linemarked)

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

#### **4.0 Waste Management**

**4.1** Due to the nature of this application being a commercial development, it is recommended that further assessment from Council's Waste Management Team is required.

**It is recommended that further assessment from Council's Waste Management Team is required.**



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- 4.2** I noted that the bin storage area is within the main driveway and is likely create obstruction/hazard to vehicle. Furthermore, it is unclear whether the proposed bin storage dimension is sufficient for the site. I leave this to Council's Waste Management Team to comment whether individual bin located within the warehouse is possible (depending on how waste is managed/collected)

**It is recommended that further assessment from Council's Waste Management Team is required.**

## **5.0 Stormwater**

- 5.1** Provided stormwater calculation is inconsistency in determining the detention capacity for the roof and surface runoff. When calculating the detention capacity for surface runoff, a 10min rainfall intensity of a 20-year ARI storm event has been adopted. However, when calculating the detention capacity for roof runoff, the engineer has subtracted the surface runoff detention capacity (of a 10min rainfall intensity) from a 15min rainfall intensity calculation, which is not reasonable.

I have also noted that the pre-development discharge rate has been calculating at a stricter requirement (5 year ARI storm event).

**It is recommended that the stormwater management plan should be updated based on the following requirements:**

Stormwater detention measures will be required to be undertaken to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

In calculating the stormwater detention requirements, runoff from any existing structures and buildings to be maintained must be taken into consideration.

**It is recommended that an indication of how the storage is to be provided and calculations supporting the nominated volume be submitted to Council.**

- 5.2** Ecosol Storm Pit Class 2 (10L/s) has been proposed. However, no supporting documentation has been provided to demonstrate that the stormwater product is capable to achieve the stormwater quality target for the stormwater pollutants from the stormwater flow exiting the site.



**It is recommended that further documentation should be provided to demonstrate the following stormwater quality target has been met:**

Council typically requests the implementation of stormwater quality measures for development of this nature to address the removal of stormwater pollutants from the stormwater flow exiting the site.

The following table outlines current recommended practice for the targeted improvement of stormwater quality from new developments of scale, as outlined in the State Government's Water Sensitive Urban Design Policy - 2013. The targets being;

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

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

Although these measures are often addressed through the installation of proprietary devices, Council encourages the use of Water Sensitive Urban Design measures to improve the quality of site discharge flows which may also provide other added benefits to the development, such as permeable pavers or raingardens.

**An indication of how the water quality requirements are to be met should be provided on revised site plans prior to the finalisation of the planning assessment for this development.**

Regards  
Richard Tan  
Civil Engineer

---

**From:** Nick Teoh  
**Sent:** Friday, 3 April 2020 2:34 PM  
**To:** Amy Morden  
**Subject:** RE: Waste Management query for a DA - send as a referral? 211/2/2020 - 48-50 Galway Avenue, North Plympton

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Amy,

I've read through the amended plans and additional information. This one is pretty straightforward, happy to support their assessment of waste management regarding use of Council services for domestic type waste.

The only thing I'll flag is the provision of services. As per CWT's Waste Minimisation and Recycling Services Policy, we will provide one set of bins per rateable property. If all 3 tenancies fall under a single rateable property then they will only be provided a single (3 bin) service. There is sufficient room for additional bins on the verge, if they wish to allocate a set of bins to each tenancy they can contact Solo to request Additional Services that can be collected kerbside along with standard Council bins. This would be a paid arrangement between Solo and the tenants.

Let me know if you need more information.

**Nick Teoh**  
**Team Leader Waste Management**  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033

---

**From:** Amy Morden  
**Sent:** Friday, 27 March 2020 12:54 PM  
**To:** Nick Teoh  
**Subject:** Waste Management query for a DA - send as a referral? 211/2/2020 - 48-50 Galway Avenue, North Plympton

Hi Nick,

I hope you are well

I have a DA for a change of use to a warehouse and office, where they will be demolishing the existing building and replacing it with a three- tenancy warehouse. The development is 211/2/2020 at 48-50 Galway Avenue, North Plympton.

The applicant is advising that they will only require standard Council bin waste collection services and no special contractor. The Council bins are to be kept inside the warehouse and then wheeled out to the kerb when necessary.

As each tenancy will be individual, they most likely would each require their own bins?

Would you like me to send this through as a Pathway referral request so you can review the plans? I guess I just wanted to check where there are any waste management considerations I might be missing.

Thanks,

**Amy Morden**  
**Development Officer - Planning**  
City of West Torrens  
165 Sir Donald Bradman Drive, Hilton SA 5033

*This preliminary advice shall not be relied upon or be otherwise interpreted as a guarantee that the Council will approve any subsequent development application.*

*Please note that all development applications will be assessed against the provisions of the West Torrens Council Development Plan at the time of lodgement.*

**Amy Morden**

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**From:** Elizabeth Mestros  
**Sent:** Wednesday, 4 March 2020 1:13 PM  
**To:** Amy Morden  
**Subject:** Re: DA211/2/2020 - 48-50 Galway Avenue, North Plympton - Response from Council's Engineer regarding truck turning circles on plans

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Amy,

Thanks for following this up - it's much appreciated.

Regarding waste disposal, as the intention of this development is to upgrade the site with the provision of simple boutique (i.e. small) warehousing without necessarily the provision of an office - merely a receiving desk if required - the expectation is that the level of waste produced will be (at most) no more than is produced by a regular low volume office or house-hold. This being the case, we believe there is no requirement for an industrial waste skip to be located on site. The use of the normal council bins (red, green and yellow) will be sufficient to support waste removal from site as is the case currently with the adjoining businesses operating along Galway Avenue.

As an example, our business (which will occupy one or two of the warehouses) does not retain any packaging or the like, as this is disposed of at the delivery location. The reduction of waste produced will be actively promoted with any tenant as a part of our own philosophy of being sustainable and reducing our carbon footprint.

The expectation is that each tenancy will retain their bins within their warehouse space.

Please let me know if you need any further details or clarification.

Thanks kindly  
Liz

---

**From:** Kim Lennard  
**Sent:** Friday, 3 April 2020 3:18 PM  
**To:** Amy Morden  
**Subject:** RE: Quick question regarding how a property is rated - 48-50 Galway Avenue, North Plympton

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Amy,

The property is split in to tenancy portions based on occupation so if the property is occupied by three different lease agreements and three different occupiers/tenants then it will be split in to three rated assessments.

I hope that helps, but let me know if you need anything else ☺

Im all good, hope you are too.

Kind regards,

**Kim Lennard**  
**Rates Coordinator**  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033



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**From:** Amy Morden  
**Sent:** Friday, 3 April 2020 2:46 PM  
**To:** Kim Lennard  
**Subject:** Quick question regarding how a property is rated - 48-50 Galway Avenue, North Plympton

Hi Kim,

How are you? I wondered if I could ask your advice about this property at 48-50 Galway Avenue, North Plympton. I have a DA under assessment at the moment for a change of use from a motor repair station to an office and warehouse and construction of a warehouse containing three (3) tenancies.

If there is no land division to separate the tenancies and they are all under the one roof of the warehouse on one allotment, would this be rated as one property? Or would each tenancy be rated individually?

The reason I ask is regarding their waste management arrangements and making sure there are sufficient bins per 'rated' tenancy or property. Nick Teoh has provided some advice on this but he has mentioned that they only get one set of bins per rateable property.

Thanks,

**Amy Morden**  
**Development Officer - Planning**  
City of West Torrens  
165 Sir Donald Bradman Drive, Hilton SA 5033

*This preliminary advice shall not be relied upon or be otherwise interpreted as a guarantee that the Council will approve any subsequent development application.*

*Please note that all development applications will be assessed against the provisions of the West Torrens Council Development Plan at the time of lodgement.*

**6.4 32 Hardys Road, 115A and 115B North Parade, TORRENSVILLE**

Application No 211/485/2020 &amp; 211/516/2020

**DEVELOPMENT APPLICATION DETAILS**

DEVELOPMENT PROPOSAL	Land Division - Torrens Title; SCAP No. 211/D052/20; Boundary Re-alignment	Land division - Community Title; SCAP No. 211/C053/20; Boundary Re-alignment
APPLICANT	Mr A Connolly C/- 360 Surveying	Mr A Connolly C/- 360 Surveying
APPLICATION NO	211/485/2020 SCAP 211/D052/2020	211/516/2020 SCAP 211/C053/2020
LODGEMENT DATE	13 June 2020	13 June 2020
ZONE	Residential Zone	
POLICY AREA	Torrensvile Character Policy Area 28	
APPLICATION TYPE	Merit	
PUBLIC NOTIFICATION	Category 1	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> <li>Nil</li> </ul> External <ul style="list-style-type: none"> <li>State Commission Assessment Panel (SCAP)</li> <li>South Australian Water Corporation (SA Water)</li> </ul>	Internal <ul style="list-style-type: none"> <li>Nil</li> </ul> External <ul style="list-style-type: none"> <li>State Commission Assessment Panel (SCAP)</li> <li>South Australian Water Corporation (SA Water)</li> </ul>
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020	
DELEGATION	The relevant application proposes a merit form of development which does not meet the minimum site area requirements in the relevant Zone or Policy Area by 7.5% or more.	
RECOMMENDATION	Support with conditions	Support with conditions
REPORT AUTHOR	Brendan Fewster	

**SUBJECT LAND AND LOCALITY**

The subject land is commonly known as 32 Hardys Road and 115A and 115B North Parade, Torrensvile.

The land comprises three allotments and a common property allotment that are formally described as follows:

- Allotment 2 in Filed Plan 108055 in the area named Torrensvile Hundred of Adelaide, Volume 6093 Folio 574
- Lot 1 in Primary Community Plan 20966 in the area named Torrensvile Hundred of Adelaide, Volume 5856 Folio 71
- Common Property in Primary Community Plan 20966 in the area named Torrensvile Hundred of Adelaide, Volume 5856 Folio 73

The subject site is rectangular in shape with a 22.86 metre (m) wide frontage to Hardys Road, a combined frontage of 50.25m to North Parade and a total site area of 1158 square metres (m<sup>2</sup>).

It is noted that there are no easements, encumbrances or Land Management Agreements on the Certificate of Titles.

The site currently contains a single storey dwelling at 32 Hardys Road and single storey maisonette dwellings at 115A and 115B North Parade. Although part of the existing Community Title arrangement, 115A North Parade is not considered part of the subject site as the boundaries of this property will not be altered in any way.

The land is naturally flat and there are no Regulated Trees on the site or on adjoining land that would be affected by the development.

The locality comprises an established residential area with predominantly detached dwellings at low densities. Dwelling styles include traditional villas and cottages as well as conventional brick dwellings with pitched roofs. There are instances of semi-detached dwellings within the immediate locality. The original grid-like allotment pattern remains largely intact, with allotments typically between 370m<sup>2</sup> and 1000m<sup>2</sup> in area and with frontages of 12m or more in width.

The amenity of the locality is considered relatively high, which is attributed to the large allotments with wide frontages, the age and quality of the housing stock and the vegetated front yards and mature street trees.

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



## RELEVANT APPLICATIONS

Nil

## PROPOSAL

### Application 1 (211/485/2020)

The application is for a Torrens Title land division to realign the boundary between 32 Hardys Road & 115B North Parade, Torrensvile. The purpose of the boundary realignment is to increase the rear yard of 32 Hardys Road.

The resulting allotments will be 863m<sup>2</sup> and 295m<sup>2</sup> in area and with frontages of 37.34m and 12.91m to North Parade.

### Application 2 (211/516/2020)

The application is for a Community Title land division to realign the boundary between 32 Hardys Road & 115B North Parade, Torrensvile.

Although the proposed boundary realignment is identical to that proposed in Application 1, this application has been lodged as the Lands Titles Office (Land Services SA) does not accept a single boundary adjustment application in circumstances where a boundary realignment relates to a Torrens Title and Community Title.

*Note: 32 Hardys Road is a Torrens Title allotment whereas 115A and 115B North Parade are Community Title allotments.*

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

## PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Schedule 9, Part 1, 2(f) of the *Development Regulations 2008*.

As the proposal is assigned to Category 1, public notification was not required to be undertaken.

## EXTERNAL REFERRALS

Department	Comments
SCAP	<ul style="list-style-type: none"><li>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.</li></ul>
SA Water	<ul style="list-style-type: none"><li>No requirements</li></ul>

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

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, is within Torrensville Character Policy Area 28 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

### **Residential Zone - Desired Character:**

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

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

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

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

### **Torrensville Character Policy Area 28 - Desired Character:**

*The policy area will contain predominantly detached dwellings and some semi-detached dwellings.*

*Allotments will vary in size from low to very low density with wide street frontages and even deeper side boundaries. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.*

*New development will be complementary to the key character elements of Victorian-era villas, cottages, inter-war bungalow and tudor-style dwellings in the policy area, rather than dominating or detracting from them, particularly as viewed from the street. Key elements of this character include pitched roofs, veranda / porticos and masonry building materials. There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings. Setbacks will be complementary to the boundary setbacks of nearby older dwellings.*

*There will be no garages/carports forward of the main facade of buildings. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape.*

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

## QUANTITATIVE STANDARDS

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

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Torrensville Character PA 28</i> PDC 3	340m <sup>2</sup> (min)	Lot 20 - 863m <sup>2</sup> <b>Satisfies</b>  Lot 21 - 295m <sup>2</sup> <b>Does Not Satisfy</b>
SITE FRONTAGE	Not specified	Lot 20 - 37.34m (secondary frontage)  Lot 21 - 12.91m

## ASSESSMENT

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

### Form of Development

PDC 2 of the General Section (Land Division) seeks to ensure that when land is divided it is suitable for the purpose for which it is to be used or developed. The proposed division of land will not create any additional allotments and nor will it change the existing use of land or facilitate new development on the existing allotments.

The purpose of the proposal is to realign the common boundary between 32 Hardys Road and 115B North Parade in order to increase the rear yard of 32 Hardys Road by approximately 80m<sup>2</sup>. It is noted that both properties are in the same ownership and the owners are wanting to increase the rear yard of the 32 Hardys Road for amenity reasons, as this property contains a large family size dwelling (i.e. a larger yard for their family). The reduced width of 115B North Parade would not result in a significant reduction of the current amount of usable private open space (min. 80m<sup>2</sup> retained) and would not compromise the existing access and car parking arrangements.

The Desired Character for Torrensville Character Policy Area 28 envisages that:

*Allotments will vary in size from low to very low density with wide street frontages and even deeper side boundaries. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.*

As considered in more detail below, the proposed boundary realignment would sufficiently reinforce the existing allotment pattern within the locality.

Accordingly, the proposal is considered to be an orderly and desirable form of development. Objective 1 and PDC 2 of the Policy Area and PDC 2 of the General Section (Land Division) are therefore satisfied.

**Allotment Size**

PDC 3 of Torrensville Character Policy Area 21 prescribes a minimum allotment area of 340m<sup>2</sup>. The proposal will reduce the size of proposed Lot 21 by approximately 80m<sup>2</sup> from 375m<sup>2</sup> to 295m<sup>2</sup>. While this would result in an allotment shortfall of 45m<sup>2</sup> or 13% when assessed against PDC 3, the shortfall would not be readily perceivable from a streetscape perspective as the resulting frontage of 12.91m to North Parade would not cramp the existing dwelling and would be consistent with the frontages of 130 and 130A North Parade that are immediately opposite the site.

Furthermore, the resulting allotment size of 295m<sup>2</sup> would be relatively consistent with some of the smaller allotments within the locality and would continue to provide adequate space around the curtilage of the existing dwelling for resident access and amenity. Existing vehicle access and car parking that is alongside the western side boundary of the allotment would be maintained.

For the above reasons, the size and layout of the allotments would sufficiently *"reinforce the existing allotment pattern which is a significant positive feature of the policy area"*.

**Allotment Layout and Pattern**

The proposed boundary realignment would not significantly alter the existing shape or layout of the allotments, as the existing common boundary will move further to the east along the North Parade frontage by only 3.4m. Both allotments will remain rectangular in shape and therefore reinforce the existing 'grid' allotment pattern in accordance with the Desired Character for the Policy Area and PDC 22 of the General Section (Residential Development).

**Access and Car Parking**

The existing vehicle access and car parking arrangements for both properties will be maintained.

**Services and Infrastructure**

The proposed boundary realignment would not have any service or infrastructure requirements as both allotments are already provided with road, sewer, electricity and stormwater services.

The proposal therefore satisfies PDC 1 of the General Section (Land Division).

**SUMMARY**

The proposed division of land is considered to be an orderly and desirable form of development within Torrensville Character Policy Area 28 of the Residential Zone.

While one of the proposed allotments would be less than the minimum quantitative standard, the overall allotment size and layout would sufficiently reinforce the existing allotment pattern within the locality.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 21 May 2020 and warrants Development Plan Consent, Land Division Consent and Development Approval.

## 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. 211/485/2020 by Mr A Connolly to undertake Land Division - Torrens Title; SCAP No. 211/D052/20; Boundary Re-alignment at 32 Hardys Road & 115B North Parade, Torrensville (CT6093/574, 5856/71 & 5856/73) 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:

### Land Division Consent Conditions

#### SCAP Requirements

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

## RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/516/2020 by Mr A Connolly to undertake Land division - Community Title; SCAP No. 211/C053/20; Boundary Re-alignment at 32 Hardys Road and 115A & 115B North Parade, Torrensville (CT6093/574, 5856/71 & 5856/73) 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:

### Land Division Consent Conditions

#### SCAP Requirements

2. SA Water has no requirements pursuant to the Development Act. No requirements, boundary alteration and existing services. On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water) 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.
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.

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## Attachments

1. Relevant Development Plan Provisions
2. Proposal Plans
3. Referral Responses

## Relevant Development Plan Provisions

<u>General Section</u>		
<i>Land Division</i>	<i>Objectives</i>	1, 2, 4 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 8, 15 & 16
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 3 & 5
<i>Residential Development</i>	<i>Objectives</i>	
	<i>Principles of Development Control</i>	1 & 3

Development No.  
City of West Torrens

### Proposed Plan of Division

Allotment 2 in F108055 & C20966  
Hundred of Adelaide  
in the area named

### **Torrensville**

6093/574, 5856/73, 5856/71

32 Hardys Rd, 115B North Pde

Dimensions and areas are subject to survey



SCALE 1:250 on A3

THOMAS SAMUEL JEFFREY

LICENSED SURVEYOR

PROJECT REFERENCE: T005720PROP(C)

REVISION: C

PLAN DRAWN: TSJ 09/06/2020

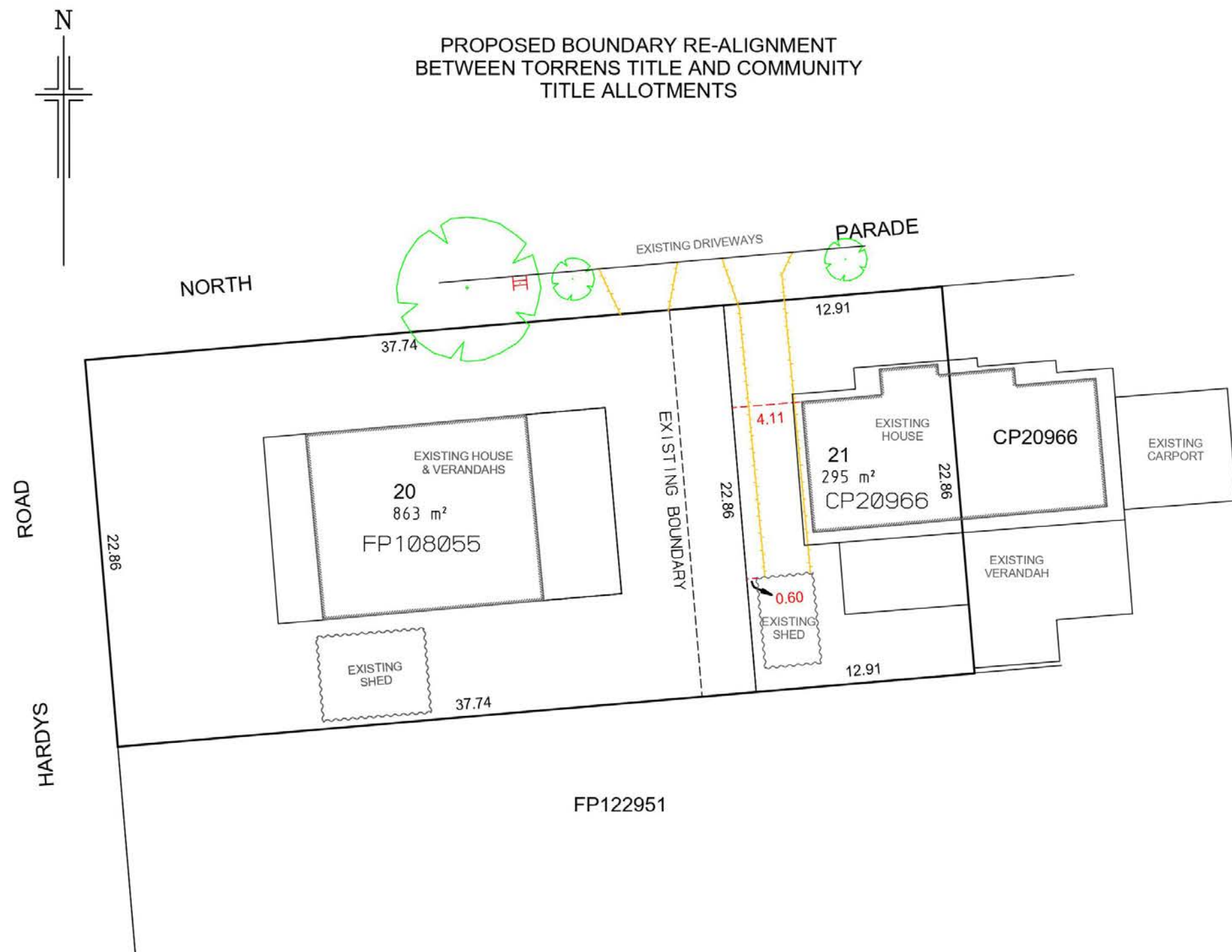
ORIGINAL SHEET SIZE A3



6 Todd St Port Adelaide, SA 5015  
Phone: (08) 8440 2412  
Email: info@360surveying.com.au  
Web: www.360surveying.com.au

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### PROPOSED BOUNDARY RE-ALIGNMENT BETWEEN TORRENS TITLE AND COMMUNITY TITLE ALLOTMENTS



COMMON PROPERTY TITLE: CT5856/73

Development No.  
City of West Torrens

### Proposed Plan of Division

Allotment 1 & 2 in C20966  
Hundred of Adelaide  
in the area named

### **Torrensville**

5856/73, 5856/72

115A & 115B North Pde

FEATURES HAVE BEEN SURVEYED  
Dimensions and areas are subject to survey



SCALE 1:250 on A3

THOMAS SAMUEL JEFFREY

LICENSED SURVEYOR

PROJECT REFERENCE: T005720PROP(C)

REVISION: C

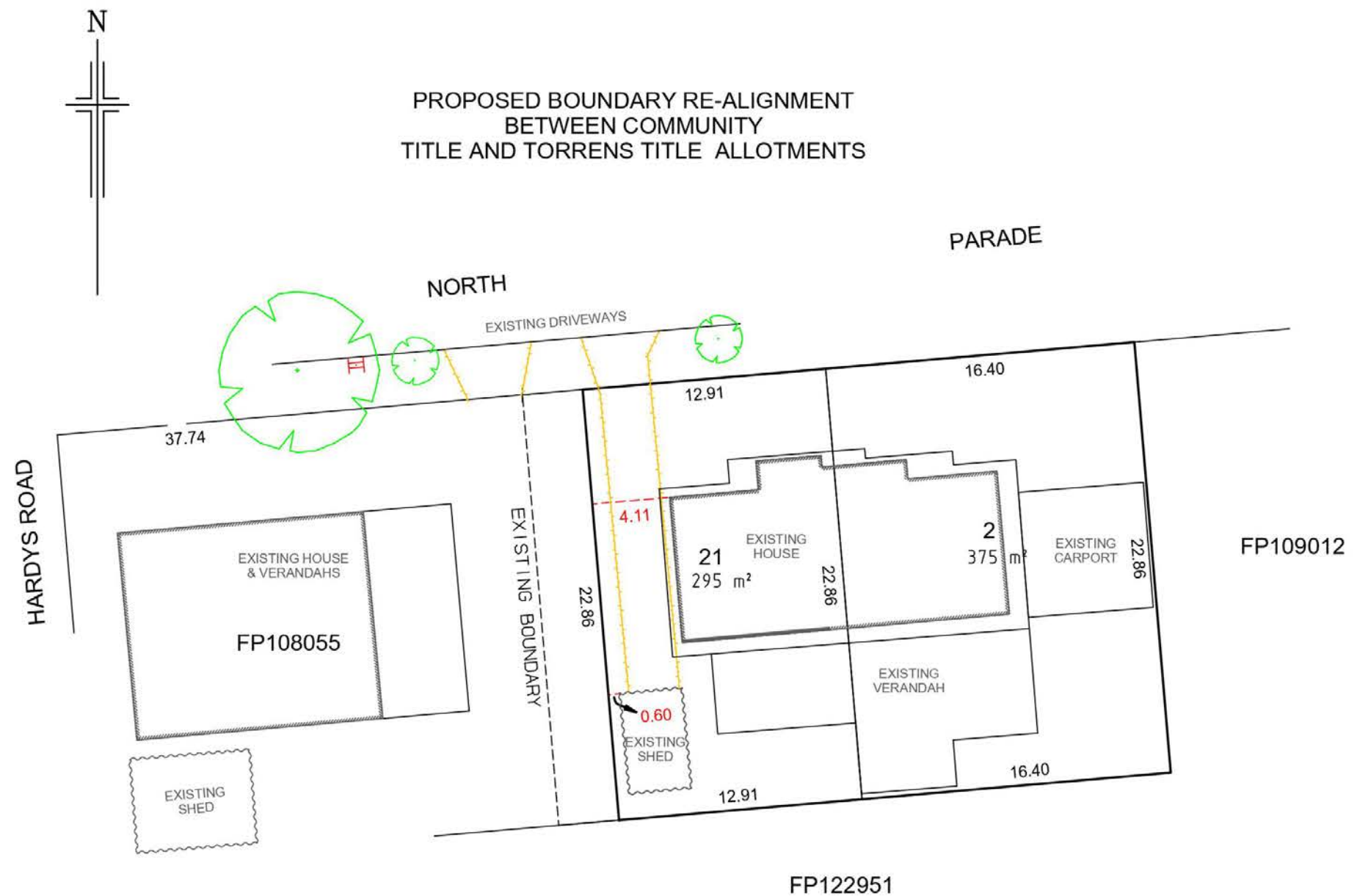
ORIGINAL SHEET SIZE A3

PLAN DRAWN: TSJ 09/06/2020



6 Todd St Port Adelaide, SA 5015  
Phone: (08) 8440 2412  
Email: info@360surveying.com.au  
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LOTS 21 AND 2 EXIST ABOVE A LEVEL  
OF 0.00 METRES AHD  
THE COMMON PROPERTY EXISTS BELOW  
A LEVEL OF 0.00 METRES AHD  
COMMON PROPERTY TITLE: CT5856/73

Contact Planning Services  
Telephone 7109 7016  
Email [dldptpdclearanceletters@sa.gov.au](mailto:dldptpdclearanceletters@sa.gov.au)



16 June 2020

The Chief Executive Officer  
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No.** 211/D052/20 (ID 68148)  
**for Land Division by** Mr Ashley Connolly

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 15 June 2020, 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. SA Water has no requirements pursuant to the Development Act.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

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

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

Yours faithfully

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

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

Contact Planning Services  
Telephone 7109 7016  
Email [dldptipdclearanceletters@sa.gov.au](mailto:dldptipdclearanceletters@sa.gov.au)



23 June 2020

The Chief Executive Officer  
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C053/20 (ID 68149)  
for Land Division  
(Community Title Plan) by Mr Ashley Connolly**

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 22 June 2020, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

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

1. SA Water has no requirements pursuant to the Development Act.  
No Requirements, boundary alternation and existing services. On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.)
2. 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.

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

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

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

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

Yours faithfully

Yours faithfully

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

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

## 7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

## 8 SUMMARY OF COURT APPEALS

### 8.1 CAP Summary of SCAP and ERD Court Matters - August 2020

#### 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.

#### RECOMMENDATION

The Council Assessment Panel receive and note the information.

#### Development Application appeals before the ERD Court

Reason for referral	DA number	Address	Description of development	Status
SCAP	211/M015/19	1 Glenburnie Terrace, PLYMPTON	Six-storey residential flat building (32 dwellings) & associated car parking	Appeal lodged.

#### 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 residential flat building (40 dwellings) & removal of regulated tree
Schedule 10	211/M018/19	6 Ebor Avenue, MILE END	Mixed use building comprising ground floor shop & residential apartments  Note: A further application for this site was determined by CAP at its 12 May 2020 meeting .

#### Matters pending determination by the Minister of Planning

Reason for referral	DA number	Address	Description of development
Section 49	211/V040/20	240-246 Marion Road, NETLEY	Minor building additions and alterations: enclosure of existing undercover wash bay

#### Matters pending determination by the Governor of South Australia

Nil

**Deferred CAP Items**

Nil

**Conclusion**

This report is current as at 30 July 2020.

**Attachments**

Nil

**9 OTHER BUSINESS**

**10 MEETING CLOSE**