

CITY OF WEST TORRENS



MINUTES

of the

COUNCIL ASSESSMENT PANEL

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

on

TUESDAY, 10 MARCH 2020
at 5.00pm

Hannah Bateman
Assessment Manager

Index

1	Meeting Opened	1
	1.1 Evacuation Procedure	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes	1
5	Disclosure Statements	1
6	Reports of the Assessment Manager	2
	6.1 36 Garfield Avenue, KURRALTA PARK.....	2
	6.2 17-19 Surrey Road, KESWICK.....	2
	6.3 41 Barwell Avenue, MARLESTON	8
	6.4 35 Wheaton Road, PLYMPTON.....	10
	6.5 33 Lorraine Avenue, LOCKLEYS	11
	6.6 10 Grallina Street, LOCKLEYS.....	12
7	Confidential Reports of the Assessment Manager	14
	Nil	
8	Summary of Court Appeals	15
	8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - March 2020.....	15
9	Other Business	15
10	Meeting Close	15

1 MEETING OPENED

The Presiding Member declared the meeting open at 5.00pm.

1.1 Evacuation Procedure

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

2 PRESENT

Panel Members:

Presiding Member: Ms C Dunn
Council Member: Ms J Wood
Independent Members: Ms J Strange, Mr B Russ, Mr M Arman

Officers:

Mr Angelo Catinari (General Manager Urban Services)
Ms Hannah Bateman (Assessment Manager & Manager City Development)
Mr Phil Smith (Senior Development Officer - Planning)
Mr Josh Banks (Senior Development Officer - Planning)
Mr Steven Burke (Development Technician)

3 APOLOGIES

Nil

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 11 February 2020 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange
Seconded: M Arman

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 36 Garfield Avenue, KURRALTA PARK

Application No 211/223/2018

The Presiding Member advised the Panel that the representor for Item 6.1 - 36 Garfield Avenue, KURRALTA PARK notified the Administration that they do not wish to be heard by the Council Assessment Panel on their representation. Thus, the Panel did not consider Item 6.1.

6.2 17-19 Surrey Road, KESWICK

Application No 211/20/2019

Appearing before the Panel were:

Representors: **Ella Blake** on behalf of the Richmond Primary School of 8 Surrey Road, Keswick appeared in support of the representation; and

Shannon Harrison of 15 Surrey Road, Keswick appeared in support of the representation

Applicant: **Josh Skinner, URPS** on behalf of Robinson Family Group Pty Ltd appeared in response to the representations

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/20/2019 by Robinson Family Group Pty Ltd to undertake a Combined Application: Land division - Community Title; SCAP No. 211/C181/18; Create eight (8) additional allotments and common property, construction of two (2) two-storey residential flat buildings containing a total of 10 dwellings and associated landscaping, removal of one Regulated tree and demolition of existing buildings (Affordable Housing development) at 17 and 19 Surrey Road, Keswick (CT5228/600 & 5777/340) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the following plans and information detailed in this Application except where varied by any conditions listed below:
 - Plan of Division prepared by Weber Frankiw Surveyors dated 19/12/19
 - Landscaping Layout Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 1 of 12 dated 31/07/19)
 - Proposed Site Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 2 of 12 dated 31/07/19)
 - Existing Site / Demolition Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 3 of 12 dated 31/07/19)
 - Lower Floor Plans prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 4 of 12 dated 31/07/19)

- Upper Floor Plans prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 5 of 12 dated 31/07/19)
 - Lower Floor Plans Detail prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 6 of 12 dated 31/07/19)
 - Upper Floor Plans Detail prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 7 of 12 dated 31/07/19)
 - Elevations 1 Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 8 of 12 dated 31/07/19)
 - Common Elevations Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 9 of 12 dated 31/07/19)
 - Elevations 2 Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 10 of 12 dated 31/07/19)
 - Proposed Shadow Diagram for 9am, 21 June Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Appendix A dated 31/07/19)
 - Proposed Shadow Diagram for 12am, 21 June Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Appendix B dated 31/07/19)
 - Proposed Shadow Diagram for 3pm, 21 June Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Appendix C dated 31/07/19)
 - Siteworks Plan prepared by RCI Consulting Engineers (Job No. C26287, Sheet 1 of 2, Issue B dated 17/01/19)
 - Sewer Plan prepared by RCI Consulting Engineers (Job No. C26287, Sheet 2 of 2, Issue B dated 17/01/19)
 - Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions dated 16/12/19.
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. That all landscaping shall be planted in accordance with the approved plans (Landscaping Layout prepared by MCA Design (SA) Pty Ltd dated 31 July 2019) within three (3) months of the occupancy of the development or the next available planting season. 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. That the upper storey windows of all dwellings (except for the west-facing windows of Dwellings 1 and 2) 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 are to be installed within the common driveway entrance and passing area.

Reason: To ensure safe and convenient vehicle access

8. In lieu of planting two (2) replacement trees, \$188.00 (2 trees @ \$94.00 per tree) must be paid into the City of West Torrens Urban Tree Fund prior to the granting of Development Approval.

Reason: To ensure that the removal of the Regulated tree is compensated in accordance with the Development Regulations 2008.

Land Division Consent Conditions Council Requirements

Nil

SCAP Requirements

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

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

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

10. Payment of \$58,024.00 into the Planning and Development fund (8 Allotments @ \$7,253.00/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.

11. 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.

NOTES

- The applicant is reminded that a retaining wall and fence with a combined height exceeding 2.1 metres will require a separate Development Application to be lodged with Council for approval.
- The applicant is reminded that the relocation of the existing stobie is to be undertaken in consultation with SA Power Networks and at the applicant's cost.

COUNCIL ASSESSMENT PANEL DECISION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/20/2019 by Robinson Family Group Pty Ltd to undertake a Combined Application: Land division - Community Title; SCAP No. 211/C181/18; Create eight (8) additional allotments and common property, construction of two (2) two-storey residential flat buildings containing a total of 10 dwellings and associated landscaping, removal of one Regulated tree and demolition of existing buildings (Affordable Housing development) at 17 and 19 Surrey Road, Keswick (CT5228/600 & 5777/340) subject to the following reserve matters and conditions of consent:

Reserve Matters:

1. Provision of an amended landscaping plan that allows for additional tree planting to the satisfaction of Council.
2. Provision of an amended waste management plan to the satisfaction of Council that demonstrates a shared bin service for this site.

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the following plans and information detailed in this Application except where varied by any conditions listed below:
 - Plan of Division prepared by Weber Frankiw Surveyors dated 19/12/19
 - Landscaping Layout Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 1 of 12 dated 31/07/19)
 - Proposed Site Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 2 of 12 dated 31/07/19)
 - Existing Site / Demolition Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 3 of 12 dated 31/07/19)
 - Lower Floor Plans prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 4 of 12 dated 31/07/19)
 - Upper Floor Plans prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 5 of 12 dated 31/07/19)
 - Lower Floor Plans Detail prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 6 of 12 dated 31/07/19)

- Upper Floor Plans Detail prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 7 of 12 dated 31/07/19)
 - Elevations 1 Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 8 of 12 dated 31/07/19)
 - Common Elevations Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 9 of 12 dated 31/07/19)
 - Elevations 2 Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Sheet 10 of 12 dated 31/07/19)
 - Proposed Shadow Diagram for 9am, 21 June Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Appendix A dated 31/07/19)
 - Proposed Shadow Diagram for 12am, 21 June Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Appendix B dated 31/07/19)
 - Proposed Shadow Diagram for 3pm, 21 June Plan prepared by MCA Design SA Pty Ltd (Drawing No. PD3, Appendix C dated 31/07/19)
 - Siteworks Plan prepared by RCI Consulting Engineers (Job No. C26287, Sheet 1 of 2, Issue B dated 17/01/19)
 - Sewer Plan prepared by RCI Consulting Engineers (Job No. C26287, Sheet 2 of 2, Issue B dated 17/01/19)
 - Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions dated 16/12/19.
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. That all landscaping shall be planted in accordance with the approved plans (Landscaping Layout prepared by MCA Design (SA) Pty Ltd dated 31 July 2019) within three (3) months of the occupancy of the development or the next available planting season. 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. That the upper storey windows of all dwellings (except for the west-facing windows of Dwellings 1 and 2) 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 are to be installed within the common driveway entrance and passing area.

Reason: To ensure safe and convenient vehicle access

8. In lieu of planting two (2) replacement trees, \$188.00 (2 trees @ \$94.00 per tree) must be paid into the City of West Torrens Urban Tree Fund prior to the granting of Development Approval.

Reason: To ensure that the removal of the Regulated tree is compensated in accordance with the Development Regulations 2008.

Land Division Consent Conditions Council Requirements

Nil

SCAP Requirements

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

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

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

10. Payment of \$58,024.00 into the Planning and Development fund (8 Allotments @ \$7,253.00/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.

11. 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.

NOTES

- The applicant is reminded that a retaining wall and fence with a combined height exceeding 2.1 metres will require a separate Development Application to be lodged with Council for approval.
- The applicant is reminded that the relocation of the existing stobie is to be undertaken in consultation with SA Power Networks and at the applicant's cost.

6.3 41 Barwell Avenue, MARLESTON

Application No 211/1102/2019 & 211/1142/2019

Appearing before the Panel were:

Representors: **Nidhi Sharma** of 39A Barwell Avenue, Marleston appeared in support of the representation.

Applicant: **Garth Heynen** on behalf of Lindaway Pty Ltd appeared in response to the representation.

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. 211/1102/2019 by G Gully to undertake a land division - Community Title; SCAP No. 211/C119/19; Create three (3) additional allotments and common property for the purposes of residential flat buildings at 41 Barwell Avenue, Marleston (CT 5840/677) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Alexander & Symonds Pty Ltd relating to Development Application No. 211/1102/2019 (SCAP 211/C119/19).

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

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0091614).

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

For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at:

<http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SAW Land Developments on 74241119.

3. Payment of \$22,848.00 into the Planning and Development Fund (3 allotment/s @ \$7,616 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1142/2019 by Lindaway Pty Ltd to undertake the construction of two (2) two-storey residential flat buildings comprising four dwellings with associated fencing, retaining walls, driveways and landscaping at 41 Barwell Avenue, Marleston (CT 5840/677) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development shall 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. Prior to the occupation or use of the development, the upper storey windows on the eastern, western and southern elevations of Residences 3 and 4 shall be fitted with fixed obscure glass (not film coated) or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for direct overlooking of adjoining properties. The glazing in these windows shall be maintained in good condition at all times to the reasonable satisfaction of Council.

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

3. The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of Council at all times. Any dead or diseased plants or trees shall be replaced with a suitable species.

Reason: To provide amenity for the occupants of the development and those of adjacent properties.

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

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

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

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

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

6. That any retaining wall/fencing of a cumulative height exceeding 2.1m shall be the subject of a separate application to Council.

Reason: To ensure that unauthorised development does not occur.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 35 Wheaton Road, PLYMPTON

Application No 211/1258/2019

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1258/2019 by Mr D Wood to undertake a Land division - Community Title; SCAP No. 211/C139/19; Create two (2) additional allotments and common property at 35 Wheaton Road, Plympton (CT5391/152) 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:

2. The pavement of the common driveway corridor shall be a minimum of 5.5 metres in width for the first 5.0 metres into the site to allow vehicles to safely pass. This shall be reflected on the Final Plan.

Land Division Consent Conditions

SCAP Requirements

3. 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 nonstandard 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.

4. Payment of \$15232.00 into the Planning and Development Fund (2 allotment(s) @ \$7616.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.5 33 Lorraine Avenue, LOCKLEYS

Application No 211/823/2019

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/823 /2019 by Mark Wundenberg to undertake the Land division - Torrens Title; SCAP No. 211/D100/19; Create one (1) additional allotment for the purpose of semi-detached dwellings with reciprocal party wall rights at 33 Lorraine Avenue, Lockleys (CT5676/303) subject to the following conditions of consent:

Development Plan Consent Conditions:

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

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

Land Division Consent Conditions

Council requirements:

Nil

State Commission Assessment Panel Requirements

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

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

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of \$7616 into the Planning and Development Fund (1 allotment(s) @ \$7616/allotment).

Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.

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

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.6 10 Grallina Street, LOCKLEYS

Application No 211/974/2019

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/974/2019 by Town Planning Advisors for Combined Application - Land division - Torrens Title; SCAP No. 211/D108/19; Creating one (1) additional allotment, construction of a carport to existing dwelling and construction of a two storey detached dwelling at 10 Grallina Street, Lockleys (CT5692/313) 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:
 - Plan of Division prepared by Donaghey Surveyors Pty Ltd with Reference F253919
 - Site / Floor Plans & Elevations prepared by Visual Lines (Drawing No. VL19-42, Sheet 1 of 2 dated 30/10/19)
 - Carport Elevations prepared by Visual Lines (Drawing No. VL19-42, Sheet 2 of 2 dated 30/10/19)
 - Colour Schedule prepared by Visual Lines (Drawing No. VL19-42, Sheet 3 of 3 dated 13/12/19)
 - Site & Drainage Plan prepared by Zafiris & Associates (Job No. 2191105, Drawing No. CFS dated 21/11/19)
 - Stormwater Drainage Calculations prepared by Zafiris & Associates

Reason: To ensure that 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 Visual Lines Building Design dated 13 December 2019) within three (3) months of the occupancy of the development or the next available planting season. 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 side and rear upper storey windows of the proposed dwelling shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained to the satisfaction of Council at all times.

Reason: To maintain the privacy of neighbouring residents.

Land Division Consent Conditions

SCAP Requirements

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

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

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

8. Payment of \$7616.00 into the Planning and Development Fund (1 allotment(s) @ \$7616.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
9. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - March 2020

This report presented 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

9 OTHER BUSINESS

The Presiding Member congratulated Ms Hannah Bateman on her appointment as Assessment Manager.

The Assessment Manager advised the Panel that the "Procedures at Council Assessment Panel Meetings" were due for an annual review at the next CAP meeting.

10 MEETING CLOSE

The Presiding Member declared the meeting closed at 6.20pm.