

CITY OF WEST TORRENS



MINUTES
of the
COUNCIL ASSESSMENT PANEL

held via electronic platform only

on

TUESDAY, 12 MAY 2020
at 5.00pm

Hannah Bateman
Assessment Manager

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5.01pm.

1.1 Evacuation Procedure

The evacuation procedures were taken as read.

1.2 Electronic Platform Meeting

The Presiding Member explained the housekeeping matters for the online platform.

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 Terry Buss (Chief Executive Officer)
Mr Angelo Catinari (General Manager Urban Services)
Ms Hannah Bateman (Assessment Manager and Manager City Development)
Ms Rachel Knuckey (Team Leader Planning)
Mr Phil Smith (Senior Development Officer - Planning)
Mr Jordan Leverington (Senior Development Officer - Planning)
Mr Brendan Fewster (Development Assessment Consultant)

All present, including the public gallery, were in attendance via the online platform.

3 APOLOGIES

Lateness

Panel Members:

Ms J Wood (5.07pm)

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: M Arman
Seconded: J Strange

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 14 April 2020 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: J Strange

Seconded: B Russ

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 6 Ebor Avenue, MILE END

5.38pm J Strange left the meeting.

5.40pm J Strange returned the meeting.

Application No 211/12/2020

Appearing before the Panel were:

Representor/s: **J Miron** of 36A Norma Street, Mile End appeared in support of the representation via online platform.

Lou Fantasia Planning on behalf Ramitt Pty Ltd of 7 Ebor Avenue, Mile End appeared in support of the representation via online platform.

Phil Brunning & Associates on behalf of Bill Cumpston of 8 Ebor Avenue and 147 Henley Beach Road, Mile End appeared in support of the representation via online platform.

Applicant/s: **David Bills** of URPS and **Damian Campagnaro** of DC Architecture appeared in response to the representations via online platform.

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. 211/12/2020 to undertake the demolition of existing structures and construction of a 4 -storey residential flat building comprising 22 dwellings, a shop and associated car parking at 6 Ebor Avenue, Mile End (CT 5178/585) subject to the following conditions of consent and reserved matters:

Reserved Matters:

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

1. 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 and endorsed by Council administration prior to Development Approval being granted to demonstrate that the occupants of the dwellings will have an acceptable level of amenity. All acoustic measures shall also comply with Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.

The details shall include but not be limited to insulation, double glazing of windows to habitable rooms, screening of plant equipment, and any other requirements deemed necessary to mitigate noise impacts.

2. A Construction Environmental Management Plan shall be prepared and submitted to Council administration for endorsement prior to the Council administration prior to Development Approval being granted. The plan shall provide for:
 - a) Establishment of a controlled washing zone located on a hard surface at each entry/exit point to the site.
 - b) Containment of water run-off within the site for filtering and cleaning before being discharged into the stormwater system.
 - c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers or other means.
 - d) Establishment of a compound on the site for storage of waste materials and litter. The compound must be covered to prevent litter from being blown away; and
 - e) Correct positioning of all mechanical equipment to minimize the potential for noise pollution. The maximum noise level shall not exceed 45db(A) between the hours of 8.00pm until 8.00am the following morning and from 8.00pm Saturday until 9.00am on the following Sunday morning.
3. A detailed stormwater management plan and computations for the development shall be provided to and endorsed by Council administration, and shall include the following:
 - a) Harvesting and re-use of stormwater runoff from the building and impervious surfaces that is to be designed by a suitably qualified stormwater/civil engineer to demonstrate the most economical and sustainable solution for the development;
 - b) Stormwater detention measures to demonstrate that the stormwater discharge from the development would be equivalent to having a 0.25 runoff coefficient for a critical 20-year ARI storm event; and
 - c) Stormwater quality improvement measures that are demonstrated to satisfy the State Government Water-Sensitive Urban Design policy guidelines.

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:

- The planning statement provided by URPS dated 19 December 2019;
- The plans prepared by DC Architecture
Plans - NO. 109.ANT. 1.2 REV B, NO. 109.ANT. 1.3 REV B, NO. 109.ANT. 1.4 REV B, NO. 109.ANT. 1.5 REV B, NO. 109.ANT. 2.0 REV C, NO. 109.ANT. 2.1 REV C, NO. 109.ANT. 2.2 REV C, NO. 109.ANT. 2.3 REV C, NO. 109.ANT. 3.0 REV C, NO. 109.ANT. 3.1 REV C
- The traffic report prepared by Cirqa dated 19 December 2019; and
- The Waste Management Plan prepared by Salt dated 10 September 2019.

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

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

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

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

3. All driveways, parking and manoeuvring areas shall 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. All parking and manoeuvring areas are to conform to the relevant Australian Standard AS 2890.

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

4. All landscaping shall be planted in accordance with the approved plans at the first available planting season. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

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

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

5. Any external lighting on the subject land and buildings must be directed and screened so that overspill of light into adjoining premises and passing motorists is minimised.

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

6. To enable unimpeded access to the parking spaces for visitors and users of the commercial tenancy, the gate will remain open until the closing time of the commercial tenancy.

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

7. The hours of operation of the shop shall be as follows:

Monday to Sunday - 8:00am to 5:00pm
Public Holidays - Closed

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

8. Private collection of waste shall be restricted to once weekly (per type of waste - i.e. general waste, recyclables, etc.), Monday to Friday, between the hours of 8am and 5pm.

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

9. The maximum allowable size vehicle to service the site for rubbish collection shall be no greater than a medium rigid vehicle (MRV).

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

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, for Application No. 211/12/2020 to undertake the demolition of existing structures and construction of a 4-storey residential flat building comprising 22 dwellings, a shop and associated car parking at 6 Ebor Avenue, Mile End (CT 5178/585) subject to the following conditions of consent and reserved matters:

Reserved Matters:

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

1. 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 and endorsed by Council administration prior to Development Approval being granted to demonstrate that the occupants of the dwellings will have an acceptable level of amenity. All acoustic measures shall also comply with Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.

The details shall include but not be limited to insulation, double glazing of windows to habitable rooms, screening of plant equipment, and any other requirements deemed necessary to mitigate noise impacts, including those associated with the car parking stacker.

2. A Construction Environmental Management Plan shall be prepared and submitted to Council administration for endorsement prior to the Council administration prior to Development Approval being granted. The plan shall provide for:
 - a) Establishment of a controlled washing zone located on a hard surface at each entry/exit point to the site.
 - b) Containment of water run-off within the site for filtering and cleaning before being discharged into the stormwater system.
 - c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers or other means.
 - d) Establishment of a compound on the site for storage of waste materials and litter. The compound must be covered to prevent litter from being blown away; and
 - e) Correct positioning of all mechanical equipment to minimize the potential for noise pollution. The maximum noise level shall not exceed 45db(A) between the hours of 8.00pm until 8.00am the following morning and from 8.00pm Saturday until 9.00am on the following Sunday morning.
3. A detailed stormwater management plan and computations for the development shall be provided to and endorsed by Council administration, and shall include the following:
 - a) Harvesting and re-use of stormwater runoff from the building and impervious surfaces that is to be designed by a suitably qualified stormwater/civil engineer to demonstrate the most economical and sustainable solution for the development;
 - b) Stormwater detention measures to demonstrate that the stormwater discharge from the development would be equivalent to having a 0.25 runoff coefficient for a critical 20-year ARI storm event; and
 - c) Stormwater quality improvement measures that are demonstrated to satisfy the State Government Water-Sensitive Urban Design policy guidelines.
4. A landscape plan shall be provided to and endorsed by the Council Administration to demonstrate how the rooftop area will be planted including location, number of species, types of species, etc. The rooftop shall be planted within three months of occupancy or within the next available planting season.
5. The applicant to provide operational and structural details of the car parking stacker, specifically addressing how it will impact car parking numbers, and its function.

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:
 - The planning statement provided by URPS dated 19 December 2019;
 - The plans prepared by DC Architecture
Plans - NO. 109.ANT. 1.2 REV B, NO. 109.ANT. 1.3 REV B, NO. 109.ANT. 1.4 REV B, NO. 109.ANT. 1.5 REV B, NO. 109.ANT. 2.0 REV C, NO. 109.ANT. 2.1 REV C, NO. 109.ANT. 2.2 REV C, NO. 109.ANT. 2.3 REV C, NO. 109.ANT. 3.0 REV C, NO. 109.ANT. 3.1 REV C

- The traffic report prepared by Cirqa dated 19 December 2019; and
- The Waste Management Plan prepared by Salt dated 10 September 2019.

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

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

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

3. All driveways, parking and manoeuvring areas shall 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. All parking and manoeuvring areas are to conform to the relevant Australian Standard AS 2890.

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

4. All landscaping shall be planted in accordance with the approved plans at the first available planting season. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

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

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

5. Any external lighting on the subject land and buildings must be directed and screened so that overspill of light into adjoining premises and passing motorists is minimised.

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

6. To enable unimpeded access to the parking spaces for visitors and users of the commercial tenancy, the gate will remain open until the closing time of the commercial tenancy.

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

7. The hours of operation of the shop shall be as follows:

Monday to Sunday - 8:00am to 5:00pm
Public Holidays - Closed

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

8. Private collection of waste shall be restricted to once weekly (per type of waste - i.e. general waste, recyclables, etc.), Monday to Friday, between the hours of 8am and 5pm.

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

9. The maximum allowable size vehicle to service the site for rubbish collection shall be no greater than a medium rigid vehicle (MRV).

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

6.2 80-84 Sir Donald Bradman Drive, HILTON

Application No 211/1287/2018/A

Appearing before the Panel were:

Representor: **Daniel Boffa** of 6 Pearson Street, Hilton appeared in support of the representation via online platform.

Applicant: **Milly Nott** of Future Urban on behalf of Meals On Wheels (SA) Incorporated appeared in response to the representation via online platform.

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 Development Approval for Application No. 211/1287/2018/A by Meals On Wheels (SA) Incorporated for Variation to Development Application 211/1287/2018 for construction of a one and two-storey facility, incorporating office, training room, commercial kitchen store and 3.1m high acoustic barrier, advertising and ancillary carpark - *Vary Condition 8 of approval: hours of operation to now include weekends* at 80-84 Sir Donald Bradman Drive, Hilton (CT 5773/544, 5875/402, 5725/70, 5725/71 & 5725/72) 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:
 - Letter prepared by Future Urban dated 6 February 2020;
 - Letter prepared by Future Urban dated 16 April 2020;
 - Email from Nick Asha of WSP Australia Pty Ltd dated 16 April 2020; and
 - Email from Greg Barry of WSP Australia Pty Ltd dated 16 April 2020.

2. Except where varied by this approval, all other conditions, approved plans and details relating to Development Application 211/1287/2018 shall continue to apply to the approved development.

Reason: To ensure the development is undertaken in accordance with the approved plans and conditions.

3. The hours of operation of the development approved herein shall be between the following:

- 5.00am to 11.00pm - Monday to Friday (no change)
- 7.30am to 5.30pm - Saturday
- 9.00am to 5.00pm - Sunday or Public Holidays

Reason: To minimise the impact of the development on the amenity of the locality.

4. No commercial service vehicles (MRV waste collection and food supply vehicles) shall access the site on weekends or public holidays and no incoming deliveries shall be received on weekends or public holidays.

Reason: To minimise the impact of the development on the amenity of the locality.

5. Food production and distribution shall not occur at the same time as staff trainings on weekends or public holidays.

Reason: To minimise the impact of the development on the amenity of the locality.

6. No more than 40 staff shall attend staff training on weekends or public holidays.

Reason: To minimise the impact of the development on the amenity of the locality.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.3 217 Anzac Highway, PLYMPTON

Application No 211/1240/2019

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 for Application No. 211/1240/2019 by Square Ceilings Pty Ltd for construction of one (1) three-storey residential flat building containing six (6) dwellings with associated landscaping, bin enclosure and boundary fencing to maximum height of 2.4 metres at 217 Anzac Highway, Plympton 5038 (CT 5658/769) subject to the following conditions of consent and reserved matter:

Reserved Matters:

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

1. Stormwater quality improvement measures that are demonstrated to satisfy the State Government Water-Sensitive Urban Design policy guidelines must be submitted to the satisfaction of Council.

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:
 - Proposed Site Plan (Drawing No. 190 24 SD01, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - Proposed Plans (Drawing No. 190 24 SD02, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - Proposed Site Plan (Drawing No. 190 24 SD03, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - Proposed Sections (Drawing No. 190 24 SD04, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - Proposed Elevations (Drawing No. 190 24 SD05, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - Proposed Elevations (Drawing No. 190 24 SD06, Rev. C) prepared by Nic Design Studio dated 27 March 2020;
 - Shadow Diagrams (Drawing No. 190 24 SD07, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - Proposed Landscape Plan (Drawing No. 190 24 SD08, Rev. B) prepared by Nic Design Studio dated 27 March 2020;
 - 3D Views (Drawing No. 190 24 SD09) prepared by Nic Design Studio dated 27 March 2020;
 - Detail Survey (Jon No. 190410) prepared by Damrob dated 25 October 2019;
 - Civil Details - 1 (Drawing No. 191028-C1/B) prepared by SCA Engineers dated 31 March 2020;
 - Survey Layout Plan (Drawing No. 191028-C2/B) prepared by SCA Engineers dated 31 March 2020;
 - Civil Layout Plan (Drawing No. 191028-C3/B) prepared by SCA Engineers dated 31 March 2020;
 - Retention Water Tank Detail (Drawing No. 191028-C4/B) prepared by SCA Engineers dated 31 March 2020;
 - Traffic and Parking Assessment prepared by Phil Weaver & Associates dated 10 December 2019;
 - Waste Management Plan prepared by Colby Phillips Advisory dated 26 November 2019; and
 - Planning Report prepared by Future Urban dated 10 December 2019.
2. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.

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

3. All stormwater management measures for the development approved herein, including harvest tanks and supply mechanisms shall be installed and operational prior to the occupation of the development.

Reason: To ensure that adequate provision is made for the management of stormwater.

4. 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.

5. 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

6. All landscaping shall be planted in accordance with the approved plans (Proposed Landscape Plan, Drawing No. 190 24 SD08, Rev. B prepared by Nic Design Studio dated 27 March 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

7. The upper storey windows and balconies of all dwellings, except for the south-facing (front) windows of Dwelling 1, shall be fitted with fixed obscure glass to the windows and balcony balustrades 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

8. 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

9. The storage and collection of waste shall occur in accordance with the approved plans and the Waste Management Plan prepared Colby Phillips Advisory dated 26 November 2019.

Reason: To ensure waste is appropriately managed on the land

10. The owner shall inform in writing any potential purchaser or occupier of the land (or portion thereof) that a shared waste collection arrangement will service the land for the collection of waste.

Reason: To ensure waste is appropriately managed on the land

11. The bin storage enclosure shall be kept clean and tidy at all times with bins cleaned regularly to minimise odour.

Reason: To minimise odour and to maintain the amenity of neighbouring properties

Conditions imposed upon recommendation of DPTI

12. Vehicular access to/from Anzac Highway shall be a minimum of 6 metres in width with generous flaring to the road, located adjacent the western site boundary.
13. All vehicles shall enter and exit the site in a forward direction.
14. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 24 Portland Street, FULHAM

7.16pm *Council Member Jassmine Wood declared a perceived conflict of interest in this item on the basis that she has a friend living in close proximity to the proposed development and she is also an Airport Ward Councillor of the City of West Torrens. Cr Wood left the meeting for the discussion and vote on the item.*

Application No 211/231/2020

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. 211/231/2020 by Peter and Todd Keough c/- Zaina Stacey Development Consultants to undertake a 1 into 2 Torrens Title land division at 24 Portland Street, Fulham (CT5656/513) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development shall be undertaken, completed and maintained in accordance with the following plans and information detailed in this application except where varied by any condition listed below:

- Survey Plan by Zaina Stacey Development Consultants, Ref 20076

Reason: To ensure the proposal is developed in accordance with the 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.

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

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

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

3. Payment of \$7616 into the Planning and Development Fund (1 allotment @ \$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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

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

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

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

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

7.20pm J Wood returned to the meeting.

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 - May 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

Nil

10 MEETING CLOSE

The Presiding Member declared the meeting closed at 7.22pm.