

CITY OF WEST TORRENS



**MINUTES**  
**of the**  
**COUNCIL ASSESSMENT PANEL**

held by electronic platform

on

**TUESDAY, 14 APRIL 2020**  
**at 5.00pm**

**Hannah Bateman**  
**Assessment Manager**

## Index

<b>1</b>	<b>Meeting Opened</b> .....	<b>1</b>
	1.1 Evacuation Procedure	
	1.2 Electronic Platform Meeting	
<b>2</b>	<b>Present</b> .....	<b>1</b>
<b>3</b>	<b>Apologies</b> .....	<b>1</b>
<b>4</b>	<b>Confirmation of Minutes</b> .....	<b>1</b>
<b>5</b>	<b>Disclosure Statements</b> .....	<b>1</b>
<b>6</b>	<b>Reports of the Assessment Manager</b> .....	<b>2</b>
	6.1 134-140 & 142 Marion Road, WEST RICHMOND .....	2
	6.2 12-20 Arthur Lemon Avenue, UNDERDALE .....	7
	6.3 272 Marion Road, NETLEY .....	13
<b>7</b>	<b>Confidential Reports of the Assessment Manager</b> .....	<b>14</b>
	Nil	
<b>8</b>	<b>Summary of Court Appeals</b> .....	<b>14</b>
	8.1 Summary of ERD Court matters, items determined by SCAP/Minister/Governor and deferred CAP items - April 2020 .....	14
<b>9</b>	<b>Other Business</b> .....	<b>14</b>
<b>10</b>	<b>Meeting Close</b> .....	<b>14</b>

## 1 MEETING OPENED

The Presiding Member declared the meeting open at 5.00pm.

### 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 electronic 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 Angelo Catinari (Chief Executive Officer - Acting)  
Ms Hannah Bateman (Assessment Manager and Manager City Development)  
Ms Rachel Knuckey (Team Leader Planning)  
Mr Brendan Fewster (Planning Consultant)  
Ms Amelia DeRuvo (Development Officer - Planning)

## 3 APOLOGIES

Nil

## 4 CONFIRMATION OF MINUTES

### RECOMMENDATION

That the Minutes of the meeting of the Special Council Assessment Panel held on 2 April 2020 be confirmed as a true and correct record.

### COUNCIL ASSESSMENT PANEL DECISION

Moved: J Wood  
Seconded: B Russ

That the recommendation be adopted.

**CARRIED**

## 5 DISCLOSURE STATEMENTS

Nil

## 6 REPORTS OF THE ASSESSMENT MANAGER

### 6.1 134-140 & 142 Marion Road, WEST RICHMOND

Application No 211/1286/2019

Appearing before the Panel were:

Representor: **Ourania en Baslis** of 2 Trennery Street, West Richmond appeared in support of the representation.

Applicant: **David Hutchison** of Access Planning appeared in response to the representation on behalf of the Applicant.

### 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. 211/1286/2019 by McDonalds Australia Ltd to undertake the construction of a restaurant and retail shop with drive-thru facilities and associated signage, car parking and landscaping at 134-140 & 142 Marion Road, West Richmond (CT5693/953, CT6153/839 & CT5849/113) subject to the following conditions of consent and reserved matters:

#### Reserved Matters:

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

1. A final access and parking plan shall be submitted to the satisfaction of DPTI and Council prior to construction. This plan shall include:
  - The Marion Road access being angled at 70 degrees to the road to reinforce its ingress only operation.
  - Modifications to the Trennery Street access to ensure that it meets figure 3.1 in AS/NZS 2890.1:2004 and the Trennery Street driveway is designed to meet the access at 90 degrees (or as close as practicable).
  - Modifications to the waiting bay egress to ensure that vehicles exiting the site cross the boundary at 90 degrees (or as close as practicable).
2. A Construction Management Plan (CMP) for the proposed development. The CMP should identify potential issues and appropriate measures to minimise impacts and disruption to surrounding residents and business owners during the construction phase of the development. The plan shall also detail the types, volumes and distributions of traffic and how they will be managed.
3. A detailed stormwater management system and computations for the development. The stormwater management system shall include:
  - a. Harvesting and re-use of stormwater runoff from the control 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. Construction details of the timber acoustic fence to be located along the western boundary.

Pursuant to Section 42(1) of the *Development Act 1993*, the Council reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserve matters outlined above.

**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 prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. 2.9 Rev. C;
  - Ground Floor Plan prepared by Richmond & Ross Pty Ltd dated 11/11/19, Drawing No. 3.0 Rev. B;
  - External Elevations prepared by Richmond & Ross Pty Ltd dated 13/11/19, Drawing No. 3.5 & 3.6 Rev. C;
  - Site Signage Plan prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. 3.7 Rev. C;
  - Signage Details prepared by Richmond & Ross Pty Ltd dated 11/11/19, Drawing No. 3.8 Rev. B;
  - Overall Site Plan prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. A041 Issue. H;
  - Overall Site Plan prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. A062 Issue. H;
  - Proposed Floor Plan prepared by Richmond & Ross Pty Ltd dated 03/10/19, Drawing No. A101 Issue. F;
  - Front & Side Building Elevations prepared by Richmond & Ross Pty Ltd dated 03/10/19, Drawing No. A201 Issue. F;
  - Drivethru Building Elevations prepared by Richmond & Ross Pty Ltd dated 14/11/19, Drawing No. A202 Issue. G;
  - Finishes Schedule prepared by Richmond & Ross Pty Ltd dated 03/10/19, Drawing No. A205 Issue. F;
  - Site Signage Plan prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. A801 Issue. H;
  - Signage Details prepared by Richmond & Ross Pty Ltd dated 03/10/19, Drawing No. A806 & A807 Issue. F;
  - Detailed Landscape Plan prepared by Taylors dated 26/11/19, Drawing No. L01: Overall Layout & L02: Landscape Details;
  - Drainage Plan prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. C101 Issue. B;
  - Notes and Schedules prepared by Richmond & Ross Pty Ltd dated 06/12/19, Drawing No. C110 Issue. A;
  - OSD Tank & Bio Basin Details prepared by Richmond & Ross Pty Ltd dated 06/12/19, Drawing No. C111 Issue. A;

- Concept E & S C Plan prepared by Richmond & Ross Pty Ltd dated 25/03/20, Drawing No. C301 Issue. B;
- Erosion & Sedim. Control Details prepared by Richmond & Ross Pty Ltd dated 06/12/19, Drawing No. C310 Issue. A;
- Stormwater Management Plan prepared by Richmond & Ross Pty Ltd dated December 2019;
- Planning Report prepared by Access Planning dated 02/12/19;
- Transport Impact Assessment prepared by GTA Consultants dated 29/11/19; and
- Correspondence prepared by GTA Consultants dated 25/03/20.

*Reason: To ensure the proposal is developed in accordance with the approved plans*

2. Waste collection and the delivery of goods shall take place between the hours of 7.00am and 7.00pm Monday to Saturday and between 9.00am and 7.00pm on Sunday, except for deliveries for the restaurant which shall take place only between 7.00am to 10.00am Monday to Saturday.

*Reason: To ensure traffic safety and to maintain the amenity of the locality.*

3. All solid waste shall be stored in bins/containers having a close fitting lid. The bins/containers shall be stored within the bin enclosure areas that are identified on the approved plans. Collection of waste shall be carried out at least once a week by a private contractor and within the approved collection hours (refer to condition 2).

*Reason: To ensure minimal disturbance to surrounding properties and to maintain the amenity of the locality.*

4. All materials, refuse and goods shall at all times be loaded and unloaded within the confines of the subject land.

*Reason: To ensure traffic safety and to maintain the amenity of the locality.*

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 car parking areas shall be marked in a distinctive fashion to delineate the parking spaces, prior to the occupation of the development.

*Reason: To ensure usable and safe car parking.*

7. The proposed car parking layout and access areas and vehicle head clearances shall conform to Australian Standard AS 2890.1:2004- Off-street Car parking and Australian Standard 2890.6:2009 - Off-Street Parking for People with Disabilities.

*Reason: To provide adequate, safe and efficient off-street parking for users of the development.*

8. Driveway, car parking spaces, manoeuvring areas and landscaping areas shall not be used for storage or display of materials or goods.

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

9. All landscaping shall be planted in accordance with the approved plans (Detailed Landscape Plan, L01: Overall Layout dated 26 November 2019) prior to the occupation 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.*

10. No more than 70 seats shall be provided within the restaurant at any one time.

*Reason: To ensure adequate on-site car parking is available.*

11. Floodlighting within car park and around the buildings shall be restricted to that necessary for access and security purposes only and be directed and shielded in such a manner as to cause no light overspill nuisance of nearby properties.

*Reason: To maintain visual amenity and public safety in the locality.*

12. The advertising displays shall not contain any elements that flash, scroll or move.

*Reason: To maintain visual amenity and traffic safety.*

13. The internal illumination of the advertising displays shall be such that no hazard, difficulty or discomfort is caused to either approaching drivers on adjacent public roads or nuisance to adjoining residents.

*Reason: To maintain visual amenity and traffic safety.*

14. The timber acoustic fence to be located along the western boundary as detailed on Detailed Landscape Plan, L01: Overall Layout & L02: Landscape Details dated 26 November 2019 shall be constructed prior to occupation of the development.

*Reason: To minimise noise impacts and to maintain the amenity of the locality.*

#### **Conditions imposed upon recommendation of DPTI**

15. The largest vehicle permitted to access the site shall be a 14 metre semi-trailer.
16. All vehicles shall enter and exit the site in a forward direction.
17. All vegetation adjacent to the Marion Road/Knight Street and Marion Road/Trennery Street junctions and the Marion Road access shall be low growing (i.e. less than 1.0m tall) to maximise sight lines at these locations.
18. A Traffic Management Plan for the construction period of the development shall be produced to the satisfaction of DPTI and Council prior to the commencement of construction. This plan shall detail the types, volumes and distributions of traffic and how they will be managed. All traffic movements shall be in accordance with this plan.

19. Any redundant crossover/s shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the development becoming operational.
20. The existing bus stop adjacent the Marion Road frontage of the site shall be relocated to the satisfaction of DPTI and Council. The relocated bus stop will need to be DDA compliant. The applicant shall contact Mr Wayne Stewart, Senior Project Officer, Public Transport Services on telephone (08) 7109 7240 or via email [wayne.stewart@sa.gov.au](mailto:wayne.stewart@sa.gov.au) to discuss this relocation. All costs with this work shall be borne by the applicant. These works shall be completed prior to operation of the development.
21. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
22. All stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent road network. Any alterations to drainage infrastructure required to facilitate this shall be at the applicant's cost.

### Notes

- The removal of a four (4) street trees adjacent to the property is necessary to accommodate the proposed driveway access. Only a Council staff member is permitted to alter or remove any street tree and will only be undertaken upon payment of the determined fee by the applicant.

Based on Council's standard schedule of fees and charges, a fee for the removal of the street trees is currently valued at \$3220.00. 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.

If the street trees are removed outside of this financial year, a further inspection and re-valuation of the street trees will be undertaken and the tree removal fee will be amended.

At no stage should an applicant, property owner or developer undertake to remove or prune the street tree(s) mentioned as a penalty up to \$5,000 applies under the Local Government Act.

### COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.



## 6.2 12-20 Arthur Lemon Avenue, UNDERDALE

Application No 211/791/2019

### 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. 211/791/2019 by Ekistics, C/- Fyfe Pty Ltd for Combined Application: Land division - Torrens Title; SCAP No. 211/D094/2019; Creating five (5) additional allotments, a new public road, construction of five (5) two-storey dwellings and associated landscaping and alterations to and relinquish existing use rights of existing building on proposed Lot 1 at 12-20 Arthur Lemon Avenue, Underdale (CT5948/226) subject to the following conditions of consent and reserved matters:

### Reserved Matters

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

1. A Construction Management Plan (CMP) for the proposed development. The CMP should identify potential issues and appropriate measures to minimise impacts and disruption to surrounding residents and business owners during the construction phase of the development.
2. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and submitted to the satisfaction of Council and must be implemented in accordance with the EPA's Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (March 1999) to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site and construction of dwellings.

### 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. All stormwater design and construction for the proposed dwellings 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 following stormwater management measures for the dwellings shall be installed and operational prior to occupation of the dwellings:
  - A rainwater tank plumbed to deliver recycled water to all toilets and laundry cold water outlet; and
  - A minimum of 90 percent of the roof area of each dwelling to be plumbed to direct stormwater runoff to the rainwater tank for that dwelling.

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

4. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving (including the use of appropriately designed permeable and/or pervious pavements), and shall be properly drained prior to occupation. These surfaces 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 (Landscape Plan prepared by Qattro dated 17 March 2020) prior to occupation of the dwellings approved herein. 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 upper storey windows and balconies on the side elevations of Dwelling 2, 3 and 5 shall be fitted with fixed obscure glass, solid screens 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. A minimum 1800mm high pre-coloured sheet metal fence shall be erected along the full extent of the eastern side of the 0.3m reserve strip adjacent the new public road.

*Reason: To ensure no future vehicular access can be obtained from the proposed new road and Future Allotment 1.*

### **Land Division Consent Conditions Council Requirements**

8. Detailed designs and specifications for all civil engineering works, including roads, turning-heads, culverts, footpaths, stormwater drainage, common trenching, lighting, signage, line marking and pram ramps are to be submitted to Council for approval. Such works shall not commence prior to the written approval of Council.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

9. The detailed design of all roads, footpaths and other public areas shall comply with the requirements of the Disability Discrimination Act.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

10. All drainage/stormwater systems shall be appropriately designed and constructed to the satisfaction of Council, including kerbs and water tables, swales, sumps, and underground pipes.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

11. All stormwater drains and other stormwater drainage works serving more than one allotment and not wholly located within roads or reserves to be vested in Council pursuant to the Road Property Act, shall be contained within an easement for drainage purposes that is to be identified on the final plan. Such easements shall be a minimum width of 3.0 metres and delineated to the satisfaction of Council.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

12. A landscape plan shall be provided showing extent and type of street tree planting within the road verge to the satisfaction of Council.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

13. Existing road pavements and verge areas shall be reinstated as required to Council specification after excavation trenching and underground services have been installed.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

14. The applicant shall comply with SA Power Networks Technical Standards for underground residential distribution of electricity.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

15. All electricity supply and telecommunication services for the development shall be installed underground.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

16. All street and public area lighting shall comply with the Lighting Code AS1158. The style and type of lighting shall be to the satisfaction of Council and SA Power Networks.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

### **SCAP Requirements**

17. The financial and augmentation requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water 90080/17).

The necessary easements shall be granted to the S A Water Corporation free of cost.

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

18. Payment of \$38,080.00 into the Planning and Development Fund (5 allotment/s @ \$7,616.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the 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.

19. 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 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. 211/791/2019 by Ekistics, C/- Fyfe Pty Ltd for Combined Application: Land division - Torrens Title; SCAP No. 211/D094/2019; Creating five (5) additional allotments, a new public road, construction of five (5) two-storey dwellings and associated landscaping and alterations to and relinquish existing use rights of existing building on proposed Lot 1 at 12-20 Arthur Lemon Avenue, Underdale (CT5948/226) subject to the following conditions of consent and reserved matters:

#### **Reserved Matters**

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

1. A Construction Management Plan (CMP) for the proposed development. The CMP should identify potential issues and appropriate measures to minimise impacts and disruption to surrounding residents and business owners during the construction phase of the development.
2. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and submitted to the satisfaction of Council and must be implemented in accordance with the EPA's Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (March 1999) to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site and construction of dwellings.
3. That the applicant provide a final landscaping plan, indicating the species and locations, to the satisfaction of Council, prior to the granting of development approval.

#### **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. All stormwater design and construction for the proposed dwellings 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 following stormwater management measures for the dwellings shall be installed and operational prior to occupation of the dwellings:
  - A rainwater tank plumbed to deliver recycled water to all toilets and laundry cold water outlet; and
  - A minimum of 90 percent of the roof area of each dwelling to be plumbed to direct stormwater runoff to the rainwater tank for that dwelling.

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

4. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving (including the use of appropriately designed permeable and/or pervious pavements), and shall be properly drained prior to occupation. These surfaces 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 (Landscape Plan prepared by Qattro dated 17 March 2020) prior to occupation of the dwellings approved herein. 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 upper storey windows and balconies on the side elevations of Dwelling 2, 3 and 5 shall be fitted with fixed obscure glass, solid screens 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. A fence with a minimum height of 1.8 metres shall be erected along the eastern side of the 0.3 metre reserve strip, adjacent to the new public road. The final fence design and extent of fencing to be erected shall be to the reasonable satisfaction of Council.

*Reason: To ensure no future vehicular access can be obtained from the proposed new road and Future Allotment 1.*

### **Land Division Consent Conditions**

#### **Council Requirements**

8. Detailed designs and specifications for all civil engineering works, including roads, turning-heads, culverts, footpaths, stormwater drainage, common trenching, lighting, signage, line marking and pram ramps are to be submitted to Council for approval. Such works shall not commence prior to the written approval of Council.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

9. The detailed design of all roads, footpaths and other public areas shall comply with the requirements of the Disability Discrimination Act.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

10. All drainage/stormwater systems shall be appropriately designed and constructed to the satisfaction of Council, including kerbs and water tables, swales, sumps, and underground pipes.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

11. All stormwater drains and other stormwater drainage works serving more than one allotment and not wholly located within roads or reserves to be vested in Council pursuant to the Road Property Act, shall be contained within an easement for drainage purposes that is to be identified on the final plan. Such easements shall be a minimum width of 3.0 metres and delineated to the satisfaction of Council.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

12. A landscape plan shall be provided showing extent and type of street tree planting within the road verge to the satisfaction of Council.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

13. Existing road pavements and verge areas shall be reinstated as required to Council specification after excavation trenching and underground services have been installed.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

14. The applicant shall comply with SA Power Networks Technical Standards for underground residential distribution of electricity.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

15. All electricity supply and telecommunication services for the development shall be installed underground.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

16. All street and public area lighting shall comply with the Lighting Code AS1158. The style and type of lighting shall be to the satisfaction of Council and SA Power Networks.

*Reason: To satisfy the prescribed requirements of the Development Regulations 2008*

### **SCAP Requirements**

17. The financial and augmentation requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water 90080/17).

The necessary easements shall be granted to the S A Water Corporation free of cost.

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

18. Payment of \$38,080.00 into the Planning and Development Fund (5 allotment/s @ \$7,616.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the 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.
19. 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.

### **6.3 272 Marion Road, NETLEY**

Application No 211/18/2020

#### **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 for Application No. 211/18/2020 by Construction Services Australia Pty. Ltd. to install a temporary freestanding pylon sign in association with display home at 272 Marion Road, Netley (CT 5969/357) subject to the concurrence of the State Commission Assessment Panel and the following conditions of consent:

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

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below.  
*Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.*
2. The proposed freestanding pylon sign including the sign face and supporting structures, approved herein, shall be removed from the subject land on the cessation of the use of the display home in accordance with the Statement of Support provided by Heynen Planning Consultants dated 17 February 2020.  
*Reason: To ensure that no advertisements will remain on site when the land use reverts to a residential use.*
3. No flags, flashing lights or bunting shall be erected on the subject site. The applicant is reminded that any future signs, hoarding, advertising, bunting, or flags should be subject of a further application to Council under the Development Act 1993.  
*Reason: To ensure the no further development on the site occurs, excluding the proposed development.*
4. The content of the signage approved herein shall relate to the legitimate use of the land at all times and shall not be used for third party advertising.  
*Reason: To ensure the proposal is developed in accordance with the plans and documents lodged with Council.*

5. The advertisement, approved herein, shall not be internally or externally illuminated and must not move, flash, blink or rotate in any manner.

*Reason: To ensure the proposed signage does not cause undue disturbance, annoyance or inconvenience to motorists.*

6. The advertisement, approved herein, shall be maintained in good repair at all times and if damaged will be replaced with a like sign within one (1) month.

*Reason: To ensure the development does not unreasonably diminish the amenity of the locality.*

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## **7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER**

Nil

## **8 SUMMARY OF COURT APPEALS**

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

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.

## **COUNCIL ASSESSMENT PANEL DECISION**

The Panel resolved that the recommendation be adopted.

## **9 OTHER BUSINESS**

The Presiding Member thanked the staff for their preparations for the meeting to be held by electronic platform.

## **10 MEETING CLOSE**

The Presiding Member declared the meeting closed at 6.16pm.