

CITY OF WEST TORRENS



MINUTES
of the
COUNCIL ASSESSMENT PANEL

held via electronic platform only

on

TUESDAY, 9 JUNE 2020
at 5.00pm

Hannah Bateman
Assessment Manager

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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 online Zoom platform.

2 PRESENT

Panel Members:

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

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)
Ms Sonia Gallarello (Development Officer - Planning)
Ms Amelia De Ruvo (Development Officer - Planning)

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

3 APOLOGIES

Apologies

Panel Members:

J Strange

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

Moved: B Russ
Seconded: M Arman

That the recommendation be adopted.

CARRIED

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 12 May 2020 be confirmed as a true and correct record.

COUNCIL ASSESSMENT PANEL DECISION

Moved: M Arman

Seconded: J Wood

That the recommendation be adopted.

CARRIED

5 DISCLOSURE STATEMENTS

Nil

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 130-136 Anzac Highway and 1A Park Street GLANDORE

Application No 211/395/2018/B

Appearing before the Panel via the Zoom electronic platform were:

Representor: **Rebecca Bruce** of 1 Park Street, Glandore in support of the representation via online platform.

Applicant/s: **Tim Beazley, Chris Turnball and Ian Bishop** on behalf of PC Infrastructure Pty Ltd 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 for Application No. 211/395/2018B by PC Infrastructure Pty Ltd to undertake the construction of an integrated service station with associated acoustic fencing, signage, car wash facility and landscaping - change to subject site to include 1A Park Street, and change of site layout including relocation of carwash facility, reconfiguration of car parking, acoustic fencing and alteration of Anzac Highway NE crossover (access only) at 130-136 Anzac Highway, Glandore and 1A Park Street Glandore (CT5094/121, CT6126/875 and CT5631/598), subject to the following reserved matters and conditions of consent:

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. With respect to stormwater management, supporting calculations are to be provided to demonstrate that the proposed detention capacity is sufficient to manage the additional site area.

2. An amended landscape plan indicating a row of eight (8) Pencil Pine trees, at a minimum height of 1.8m when planted, shall be submitted to and endorsed by Council Administration. The trees are to be located between the car wash and the adjacent boundary fence shared with 1 Park Street, Glandore.
3. An amended acoustic report that shows the acoustic fence shown in 'pink' be applied for the entire length common fence shared with 1 Park Street, Glandore.

Development Plan Consent Conditions

1. The relocation of the car wash, acoustic fence, landscaping, reconfigured car parking layout and amendment to the Anzac Highway crossover 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:

ADS ARCHITECTS

- Site Plan dated 06/05/2020;
- Elevations dated 28/01/20, 16/03/20 and 13/03/2020;

SAGERO

- Stormwater Plan SA170120 - Drawing C01 - Issue N;

SONUS

- Report S5594C5 dated December 2019

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

2. The Anzac Highway NE crossover (access only) shall be reconfigured and all remedial works completed prior to occupancy of the site.

Reason: To ensure the ongoing health and vigour of the adjacent local heritage listed Claret Ash tree

3. The acoustic fencing along the common boundary adjacent to 1 Park Street shall be erected prior to occupancy and use of the site.

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

4. The driveway crossover to Park Street from the integrated service station facility shall be maintained as exit only.

Reason: To maintain the flow of traffic and ensure the ongoing safety and amenity of the street for travellers.

5. All other conditions set out in 211/395/2018, unless otherwise varied by this approval, continue to apply to the development.

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

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. 211/395/2018B by PC Infrastructure Pty Ltd to undertake the construction of an integrated service station with associated acoustic fencing, signage, car wash facility and landscaping - change to subject site to include 1A Park Street, and change of site layout including relocation of carwash facility, reconfiguration of car parking, acoustic fencing and alteration of Anzac Highway NE crossover (access only) at 130-136 Anzac Highway, Glandore and 1A Park Street Glandore (CT5094/121, CT6126/875 and CT5631/598), subject to the following reserved matters and conditions of consent:

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. With respect to stormwater management, supporting calculations are to be provided to demonstrate that the proposed detention capacity is sufficient to manage the additional site area.
2. An amended landscape plan indicating a row of eight (8) Pencil Pine trees, at a minimum height of 1.8m when planted, shall be submitted to and endorsed by Council Administration. The trees are to be located between the car wash and the adjacent boundary fence shared with 1 Park Street, Glandore.
3. An amended acoustic report based on the site plan (ADS Architects Site Plan dated 06/05/2020) shall be submitted to and endorsed by Council Administration with supporting acoustic calculations and recommendations, along with an updated plan clearly showing the recommended acoustic treatments, to determine the appropriateness of the fencing proposed between the site and 1 Park Street, Glandore.

Development Plan Consent Conditions

1. The relocation of the car wash, acoustic fence, landscaping, reconfigured car parking layout and amendment to the Anzac Highway crossover 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:

ADS ARCHITECTS

- Site Plan dated 06/05/2020;
- Elevations dated 28/01/20, 16/03/20 and 13/03/2020;

SAGERO

- Stormwater Plan SA170120 - Drawing C01 - Issue N;

SONUS

- Report S5594C5 dated December 2019

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

2. The Anzac Highway NE crossover (access only) shall be reconfigured and all remedial works completed prior to occupancy of the site.

Reason: To ensure the ongoing health and vigour of the adjacent local heritage listed Claret Ash tree

3. The acoustic fencing along the common boundary adjacent to 1 Park Street shall be erected prior to occupancy and use of the site.

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

4. The driveway crossover to Park Street from the integrated service station facility shall be maintained as exit only.

Reason: To maintain the flow of traffic and ensure the ongoing safety and amenity of the street for travellers.

5. All other conditions set out in 211/395/2018, unless otherwise varied by this approval, continue to apply to the development.

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

6.2 33 Kimber Terrace, KURRALTA PARK

Application No 211/1093/2019

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. 211/1093/2019 by M K Dagar to undertake a Combined Land Division - Torrens Title; SCAP No. 211/D117/19; Create two (2) additional allotments with reciprocal party wall rights and construction of three (3) x two-storey row dwellings at 33 Kimber Terrace, Kurralta Park (CT5705/121) 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:

- Cavallo Forest Licensed Surveyors, Reference No. 19-264, Rev 03;
- Site Plan (Revision H), Landscaping Plan, Floor Plan, First Floor Plan, Elevations by Global Constructions Pty Ltd, Project No. 6150, Sheets No 1-8;
- Drainage Plan by Ajax Engineers, Job No AJX 19.2.09, Issue D.

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

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

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

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

Reason: To minimise the spread of dust and soil and to ensure safe and convenient vehicle manoeuvring on-site.

4. All landscaping shall be planted in accordance with the approved plans within three (3) months of the occupancy of the development or 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.

5. All wall cladding, roofing materials and external building finishes and colours used on the dwellings shall be natural and non-reflective, and shall be maintained in good condition to the satisfaction of Council.

Reason: To maintain the amenity of the locality.

6. Prior to the occupation or use of the development, the upper storey windows on Elevation 3 (northern) for dwellings 1, 2 and 3; for dwelling 2 (eastern); for dwelling 3 (eastern) and for dwelling 1 (western) shall be fitted with fixed obscure glass or raised sill heights to a minimum height of 1.7 metres above the upper floor level. The glazing in these windows shall be maintained in good condition at all times to the reasonable satisfaction of Council.

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

7. Prior to the occupancy of the dwellings, the 3000 litre stormwater connection and reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

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

8. All stormwater management measures for each dwelling, including harvest tanks and supply mechanisms, must be installed and operational prior to occupancy. A minimum of 90 percent of the roof area of each dwelling must 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 reuse of stormwater.

Land Division Consent Conditions**Council Requirements**

Nil

State Assessment Planning Commission Requirements

9. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0091516)

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.

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.

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

10. Payment of \$15,232.00 into the Planning and Development Fund (2 allotment/s @ \$7,616.00 /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 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.

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.

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

Note:

1. The removal of two (2) street trees adjacent to the property is necessary to accommodate 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 current removal of the street trees is currently valued at \$1,380.00. The fee 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 the 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 1999*.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.3 21 Wilford Avenue, Underdale

Application No 211/19/2020 and 211/1079/2019

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. 211/19/2020 by Nottinghamshire Pty Ltd to undertake a Land division - Torrens Title; SCAP No. 211/D140/19, to create five (5) additional allotments with reciprocal party wall rights for the purposes of row dwellings at 21 Wilford Avenue, Underdale (CT5202/651) 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 prepared by Bartlett Drafting and Development.

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

Land Division Consent Conditions

Council conditions

Nil

SCAP Conditions

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0093881)

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. 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.

Reason: To ensure the proposal is developed in accordance with SA Water's requirements.

3. 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 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.

Reason: To ensure the proposal funds the public open space contribution system.

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 ensure the correct documentation is lodged with the Land Titles Office.

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. 211/1079/2019 by ESD Planning and Design to undertake the construction of six (6) two storey row dwellings, associated landscaping and masonry walls at 21 Wilford Avenue, Underdale (CT5202/651) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. Development is to take place in accordance with the plans prepared by Spectra and Structural Systems Consulting Engineers relating to Development Application No. 211/1101/2019 as follows:

Spectra Drawings - Drawing 1 - 116.2018 REV C, Drawing 2 - 116.2018 REV C, Drawing 4 - 116.2018 REV C, Drawing 6 - 116.2018 REV C, Drawing 7 - 116.2018 REV C

Structural Systems Consulting Engineers - DT 191203 Issue 0.

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. Any retaining walls shall be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.

Reason: To enhance the amenity of the site and the adjoining properties.

4. The following is required for each dwelling within the development and shall be installed prior to occupation:

- Rainwater tanks are to be plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.

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

5. 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.

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

6. All planting and landscaping shall be completed within three (3) months of the commencement of the use of this development or the next planting season and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.

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

7. The upper level side and rear windows of all dwellings, except where facing a street, shall be provided fixed and obscured glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the dwellings. The glazing in these windows shall be maintained in reasonable condition at all times. The upper level, south facing balcony balustrade of Dwelling 6 shall be provided with a fixed timber slat screen to the southern balustrade with a maximum of 10mm spacing between battens required to minimise potential for direct overlooking.

Reason: To maintain the level of privacy to residents of adjoining dwellings.

8. For Dwellings 2/3 and Dwellings 4/5, a 6m wide crossover with 0.3m flaring on both sides will be constructed. For Dwelling 6, a 3m wide crossover with 0.3m flaring on both sides will be constructed.

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

9. A revised stormwater management plan shall be provided to Council Administration that indicates Dwellings 1-4 will have finished floor levels for the garages that match their respective dwelling finished floor levels as follows:

- Dwelling 1 = 11.57
- Dwelling 2 = 11.27
- Dwelling 3 = 11.27
- Dwelling 4 = 11.27

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

10. A minimum of 6.38mm thick laminated glass it to be installed for all habitable rooms to further reduce any potential impact on the amenity from the licensed activities and other noise sources.

Reason: To enhance the amenity of the site and the adjoining properties.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.4 603 Burbridge Road, WEST BEACH

Application No 211/302/2020

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. 211/302/2020 by C Reynolds to undertake a Land division - Torrens Title; SCAP No. 211/D030/20; Creating one (1) additional allotment at 603 Burbridge Road, West Beach (CT 5357/392) subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The Development is to take place in accordance with the plans prepared by John C Bested & Assoc Pty. Ltd. relating to Development Application No. 211/302/2020 (SCAP 211/D030/20).

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

Land Division Consent Requirements

Council conditions

Nil

State Commission Assessment Panel Conditions

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

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

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

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

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.

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 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 - June 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

Nil

10 MEETING CLOSE

The Presiding Member declared the meeting closed at 6.27pm.