

CITY OF WEST TORRENS



# Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the

## COUNCIL ASSESSMENT PANEL

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

on

**TUESDAY, 12 OCTOBER 2021**  
**at 5.00pm**

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

### City of West Torrens Disclaimer

#### **Council Assessment Panel**

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

**Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.**

**INDEX**

|           |   |            |
|-----------|---|------------|
| <b>1</b>  | <b>Meeting Opened</b> .....                                 | <b>1</b>   |
|           | 1.1 Acknowledgement of Country                              |            |
|           | 1.2 Evacuation Procedures                                   |            |
| <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>   |
|           | <b>6.1 Transitional Applications</b> .....                  | <b>2</b>   |
|           | 6.1.1 2 Herbert Road, ASHFORD .....                         | 2          |
|           | 6.1.2 597-601 Tapleys Hill Road, FULHAM.....                | 47         |
|           | 6.1.3 4 Lydia Street, PLYMPTON.....                         | 80         |
|           | <b>6.2 PDI Act Applications</b> .....                       | <b>119</b> |
|           | Nil   |            |
| <b>7</b>  | <b>Review of Assessment Manager Decision</b> .....          | <b>119</b> |
|           | Nil   |            |
| <b>8</b>  | <b>Confidential Reports of the Assessment Manager</b> ..... | <b>119</b> |
|           | Nil   |            |
| <b>9</b>  | <b>Relevant Authority Activities Report</b> .....           | <b>119</b> |
|           | 9.1 Activities Summary - October 2021 .....                 | 119        |
| <b>10</b> | <b>Other Business</b> .....                                 | <b>121</b> |
| <b>11</b> | <b>Meeting Close</b> .....                                  | <b>121</b> |

**1 MEETING OPENED****1.1 Acknowledgement of Country****1.2 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 14 September 2021 be confirmed as a true and correct record.

**5 DISCLOSURE STATEMENTS**

In accordance with section 7 of the *Assessment Panel Members – Code of Conduct* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

## 6 REPORTS OF THE ASSESSMENT MANAGER

### 6.1 TRANSITIONAL APPLICATIONS

#### 6.1.1 2 Herbert Road, ASHFORD

Application No 211/104/2021

Appearing before the Panel will be:

Representors: **Adrian Benz** of 4 Herbert Road, Ashford wishes to appear in support of the representation.

**Matt Harris** of 7 Herbert Road, Ashford wishes to appear in support of the representation.

Applicant: **Tony Ienco** of Scleri Constructions wishes to appear in response to the representations.

#### DEVELOPMENT APPLICATION DETAILS

|                            |   |
|----------------------------|---|
| DESCRIPTION OF DEVELOPMENT | Combined Application: Land division - Community Title; SCAP No. 211/C009/21, create three (3) additional allotments and common property; and construction of a two-storey residential flat building containing four (4) dwellings and associated landscaping  |
| APPLICANT                  | Scleri Constructions Pty Ltd  |
| APPLICATION NUMBER         | 211/104/2021  |
| LODGEMENT DATE             | 03/02/2021  |
| ZONE                       | Residential Zone  |
| POLICY AREA                | Medium Density Policy Area 19   |
| APPLICATION TYPE           | Merit   |
| PUBLIC NOTIFICATION        | Category 2  |
| REFERRALS                  | <p>Internal</p> <ul style="list-style-type: none"> <li>• City Assets</li> <li>• Waste Management</li> <li>• City Operations - Street Trees</li> </ul> <p>External</p> <ul style="list-style-type: none"> <li>• State Commission Assessment Panel (SCAP)</li> <li>• South Australian Water Corporation (SA Water)</li> </ul> |
| DEVELOPMENT PLAN VERSION   | Consolidated 21 May 2020  |
| DELEGATION                 | <ul style="list-style-type: none"> <li>• The relevant application is for a merit, Category 2 or Category 3 form of development, representations have been received and one or more representors wish to be heard on their representation.</li> </ul>  |
| RECOMMENDATION             | Support with reserved matter and conditions   |
| REPORT AUTHOR              | Brendan Fewster   |

## BACKGROUND

The application was lodged prior to 19 March 2021 and therefore subject to the transitional provisions in the *Planning, Development and Infrastructure Act 2016* (PDI Act) and to be assessed against the Development Plan in accordance with Regulation 11(2) of the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*.

The subject land recently underwent a minor realignment of boundaries to address a building encroachment issue. The boundary realignment was approved under development application 211/1079/2020 and a new title was recently created.

A copy of the Deposited Plan is contained in **Attachment 2**.

## SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 113 in Deposited Plan 126265 in the area named North Plympton, Hundred of Adelaide, Volume 6254 Folio 147, and is more commonly known as 2 Herbert Road, Ashford. The subject site is rectangular in shape with a 20.12 metre (m) wide frontage to Herbert Road and a site area of 818 square metres (m<sup>2</sup>).

It is noted that there are no easements, encumbrances or Land Management Agreements on the Certificate of Title and there are no Regulated Trees on the site or on adjoining land that would be affected by the development.

The site is flat and is currently vacant. The land was previously a grass tennis court associated with the existing dwelling at 535 South Road.

The locality comprises an established residential area that is bordered by Alexander Avenue to the north, Farnham Road to the east, the Keswick Creek drainage channel to the south and South Road to the west. Land to the east along Herbert Road has a homogenous character that is derived from single storey detached dwellings at low densities with consistent front setbacks. Dwelling styles include Bungalows and Tudors with landscaped front yards. These dwellings are situated within Ashford Character Policy Area 22.

Land to the west also contains predominately detached dwellings, although there are instances of recent infill development along South Road.

The amenity in the vicinity of South Road is relatively low, which is attributed to high volume and frequency of traffic and the commercial buildings and uses north of Tennyson Street.

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



**RELEVANT APPLICATIONS**

| DA Number     | Description of Development           | Decision | Decision Date   |
|---------------|--------------------------------------|----------|-----------------|
| 211/1079/2020 | Land division - boundary realignment | Approved | 12 January 2021 |

**PROPOSAL**

The application is for a ‘combined’ land division and dwelling proposal.

The proposed division of land is in the form of a Community Title land division to create three additional allotments (1 allotment into 4) and common property. The proposed allotments are between 121m<sup>2</sup> and 130m<sup>2</sup> in area, with an average site area of 204.5m<sup>2</sup> (including common property which is provided for access purposes).

The application includes the construction of a two-storey residential flat building containing four (4) dwellings and associated driveway access and landscaping. The proposed dwellings are of a modern design with a common architectural style and form. The building facades include front portico’s, well-proportioned fenestration, contrasting materials and pitched roofs. External materials and finishes include render and face brick wall cladding (white and charcoal), matrix cladding to portico’s (grey), aluminium frame windows and doors (black) and Colorbond© metal roof sheeting (monument).

The main front wall of the Dwelling 1 is setback 3.0 metres from the road boundary. All of the dwellings will be accessed via a new common driveway that is located at the eastern end of the road frontage.

A screened bin storage area will be provided at the rear of the site adjacent to Dwelling 4.

Landscaping is to be provided at the front and rear of the dwellings and alongside the eastern side of the common driveway.

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

## PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Section 38 of the *Development Act 1993* and Schedule 9, Part 2, 18(a) of the *Development Regulations 2008*.

|  |   |
|--|---|
| <b>Properties notified</b>                     | 33 properties were notified during the public notification process.   |
| <b>Representations</b>                         | Two (2) representations were received.  |
| <b>Persons wishing to be heard</b>             | Two (2) representors have indicated they wish to be heard: <ul style="list-style-type: none"> <li>• Adrian Benz of 4 Herbert Road, Ashford</li> <li>• Matt Harris of 7 Herbert Road, Ashford</li> </ul>   |
| <b>Summary of representations</b>              | Concerns were raised regarding the following matters: <ul style="list-style-type: none"> <li>• Impact on character of the area</li> <li>• Insufficient information</li> <li>• Privacy impacts</li> <li>• Traffic impacts</li> <li>• Queries regarding zoning</li> </ul>   |
| <b>Applicant's response to representations</b> | Summary of applicant's response: <ul style="list-style-type: none"> <li>• The development is sympathetic to the heritage frontage and height of existing dwellings;</li> <li>• No street trees to be removed unless required by Council;</li> <li>• All side and rear windows to have obscure glass;</li> <li>• Agree to have staircase windows obscure;</li> <li>• Site levels will not be altered;</li> <li>• Trees can be planted along the driveway;</li> <li>• Existing houses are not heritage listed;</li> <li>• Herbert Road is not a one-way street; and</li> <li>• There is no evidence that traffic safety would be impacted by the development</li> </ul> |

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

## INTERNAL REFERRALS

| Department                            | Comments  |
|---------------------------------------|---|
| <b>City Assets</b>                    | <ul style="list-style-type: none"> <li>• The FFLs of the proposed development (100.350 minimum) have been assessed as satisfying minimum requirements (100.336 minimum) in consideration of street and/or flood level information.</li> <li>• The shape and material of stormwater connection through the road verge area has been assessed as satisfying minimum requirements.</li> <li>• It is noted that portion of the existing crossover will be made redundant. This portion of crossover should be reinstated to vertical kerb prior to the completion of any building works at the applicant's expense.</li> <li>• The proposed driveway has been assessed as satisfying minimum requirements.</li> <li>• Traffic manoeuvrability has been assessed as acceptable in accordance with the site layout shown in 'Turn Path Assessment' (CIRCA, Ref: 21167-01_SH01-D, dated 28/5/21).</li> <li>• The garage dimension as indicated on 'Ground Plans' (TFS, Ref: 20-10-078/WD02-02/04-A, dated 21/12/2020) have been assessed as satisfying minimum requirements.</li> <li>• The public kerbside space available for bin presentation has been assessed as satisfying minimum requirements.</li> <li>• It is recommended that any approval associated with this development included a condition of similar wording to the following; <i>"No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area."</i></li> <li>• The applicant has chosen to adopt the 'Alternate' approach for desired stormwater management for this site. Conditions of consent have been recommended for stormwater management.</li> </ul> <p>Initial concerns raised by City Assets have been resolved by way of amendments and imposition of appropriate conditions of consent.</p> |
| <b>City Operations - Street Trees</b> | <p>A site investigation together with the information provided has revealed that the location for the proposed crossover will be in direct conflict with a large existing <i>Lophostemon confertus</i> (brush box) street tree that is located 6.1m from the eastern property boundary.</p> <p>In this instance City Operations will support the removal of the existing street tree to accommodate a crossover in this location.</p> <p>A fee of \$ 1750.00 will be required prior to the commencement of any work.</p>  |
| <b>Waste Management</b>               | <p>The proposed development at 535-537 South Road Ashford (2 Herbert Road) is considered suitable for an individual waste service due to availability of verge space to present 4 x 140L general waste and 4 x 240L recycling bins. Please note that a shared bin enclosure is not required.</p>  |



## EXTERNAL REFERRALS

| Department | Comments  |
|------------|---|
| SCAP       | SCAP raised no concerns with the proposal. Standard conditions of consent have been included in the recommendation.   |
| SA Water   | SA Water raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been included in the recommendation. |

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

## RELEVANT DEVELOPMENT PLAN PROVISIONS

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

The relevant Desired Character statements are as follows:

| Residential Zone - Desired Character   |
|--|
| <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p> |

### Medium Density Policy Area 19 - Desired Character

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

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

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

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

### QUANTITATIVE STANDARDS

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

| DEVELOPMENT PLAN PROVISIONS                                     | STANDARD   | ASSESSMENT  |
|---|--|---|
| SITE AREA<br><i>Medium Density Policy Area 19</i><br>PDC 5      | 150m <sup>2</sup> average - residential flat building  | 204.5m <sup>2</sup> average<br><b>Satisfies</b>         |
| SITE FRONTAGE<br><i>Medium Density Policy Area 19</i><br>PDC 5  | 15.0m complete building  | 20.12m<br><b>Satisfies</b>                              |
| INTERNAL FLOOR AREAS<br><i>Residential Development</i><br>PDC 9 | (a) studio: 37m <sup>2</sup><br>(b) 1 bedroom dwelling/apartment: 50m <sup>2</sup><br>(c) 2 bedroom dwelling/apartment: 75m <sup>2</sup><br>(d) 3+ bedroom dwelling/apartment: 100m <sup>2</sup> | 3 bedrooms - 173m <sup>2</sup> min.<br><b>Satisfies</b> |
| SITE COVERAGE<br><i>Medium Density Policy Area 19</i><br>PDC 3  | 60% (max.)   | 40%<br><b>Satisfies</b>                                 |

|   |  |   |
|---|--|---|
| PRIMARY STREET SETBACK<br><i>Medium Density Policy Area 19</i><br>PDC 3 | 3m (min.)  | 3.0m<br><b>Satisfies</b>  |
| SIDE SETBACKS<br><i>Residential Zone</i><br>PDC 11                      | Side<br>1m minimum - vertical side wall is 3 metres or less<br><br>2m minimum - vertical side wall is between 3 and 6 metres | 903mm min ground floor<br><b>Does not Satisfy</b><br><br>903mm min upper floor<br><b>Does not Satisfy</b> |
| REAR SETBACK<br><i>Medium Density Policy Area 19</i><br>PDC 3           | 6m (min.)  | 3.0m min ground floor<br>3.0m min upper floor<br><b>Does not Satisfy</b>                                  |
| BUILDING HEIGHT<br><i>Medium Density Policy Area 19</i><br>PDC 3        | 2 storeys or 8.5m (max.)   | 2 storeys (8.0m)<br><b>Satisfies</b>  |
| PRIVATE OPEN SPACE<br><i>Residential Development</i><br>PDC 19          | 24m <sup>2</sup> with a minimum dimension of 3m  | 25m <sup>2</sup><br><b>Satisfies</b>  |
| LANDSCAPING<br><i>Landscaping, Fences &amp; Walls</i><br>PDC 4          | A minimum of 10 per cent of a development site   | 10% approx.<br><b>Satisfies</b>   |
| CARPARKING SPACES<br><i>Transportation and Access</i><br>PDC 34         | 2 spaces per dwelling (one covered)<br>Additional 0.25 car parking spaces per dwelling for visitors                          | 2 spaces per dwelling<br>1 common visitor space<br><b>Satisfies</b>                                       |
| DOMESTIC STORAGE<br><i>Site Facilities and Storage</i><br>PDC 31        | Minimum storage area of 8m <sup>3</sup> within non-habitable rooms   | Internal cupboards - 8m <sup>3</sup><br><b>Satisfies</b>  |

## ASSESSMENT

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

### Land Division

The proposed Community Title land division will create four dwelling allotments and one common property allotment. The new dwelling allotments correspond to the layout of the proposed residential flat building. The common property allotment comprises a common driveway, one shared visitor car park and a bin storage area at the rear of the site.

For land division proposals, PDC 7 of Medium Density Policy Area 19 prescribes a minimum site area of 270m<sup>2</sup>, unless where combined with an application for dwellings. Therefore, when the land division is assessed in isolation, the size of proposed allotments would be significantly less than this recommended standard.

Given the application is a combined proposal, PDC 5 of the Policy Area can be applied for the assessment of site areas. This principle seeks a minimum 'average' site area of 150m<sup>2</sup> for dwellings within a residential flat building. The density of the proposed development achieves an average site area per dwelling of 204.5m<sup>2</sup>, thus satisfying PDC 5.

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

### Desired Character and Dwelling Density

The Desired Character for Medium Density Policy Area 19 envisages medium density development that includes *"a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments"*. The proposal to provide new dwellings within two residential flat buildings is therefore a desirable form of development from a land use and general built form perspective.

The proposed development has an overall allotment density that is within the envisaged density range, and although the subject land is immediately adjacent to a character policy area, the Desired Character is seeking new allotments at medium densities. On the basis of the land having a site area of 818m<sup>2</sup>, the 'net' residential density of the development has been calculated at 49 dwellings per hectare, which is considered medium density. It is also noted that the subject land is located a short distance from a Neighbourhood Centre Zone to the north on South Road and there are commercial uses and public transport routes along Anzac Highway to the south.

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

Accordingly, the dwelling type and density is consistent with the Desired Character for the Zone and Policy Area and thus the proposal is an orderly and desirable form of development.

### Design and Appearance

The design of the proposed building is considered to be of a satisfactory standard. The building design is modern, with a common architectural style and form. The building facades include front porticos, well-proportioned fenestration, contrasting materials and pitched roofs. External materials and finishes include render and face brick wall cladding (white and charcoal), matrix cladding to portico's (grey), aluminium frame windows and doors (black) and Colorbond© metal roof sheeting (monument).

While there is some building bulk and repetition, the front and rear dwellings include some façade variations to break up the building mass and the use of different materials would also assist in providing visual interest. The front dwelling (Dwelling 1) has also been designed to address the road frontage with windows at both levels to facilitate passive surveillance. The dwelling entrances are readily identifiable and accessible from the road frontage and vehicle parking areas. As desired, the proposed building form and appearance would *"contribute to a highly varied streetscape"*.

It is noted that the representors are concerned that the proposed development is not sympathetic to the existing streetscape character along Herbert Road. Most properties within Herbert Road are located within Ashford Character Policy Area 22, which has a homogenous character derived from single storey detached dwellings at low densities and consistent front setbacks. While the size, scale and appearance of the proposed development would not be consistent with the existing streetscape, the provisions for Medium Density Policy Area 19 are specifically seeking medium density development up to two storeys to take advantage of nearby facilities. Furthermore, PDC 1 (Design and Appearance) and PDC 4 (Residential Development) require buildings to reflect or be compatible with the Desired Character. Importantly, the Desired Character for Policy for Medium Density Policy Area 19 does not require new development to reference or provide a transition to existing development within the adjacent policy area.

In terms of building height, the Desired Character and PDC 3 of the Medium Density Policy Area 19 envisage building heights up to two storeys or 8.5 metres above ground level. The proposed building is two storey with a maximum height of approximately 8.0 metres. The proposed building height is therefore appropriate.

Overall, the design and appearance of the proposed development would adequately address the relevant provisions of the Development Plan, and in particular, the Desired Character for Medium Density Policy Area 19 and Objective 1 and PDC 1, 2 and 5 of the General Section (Design and Appearance) would be satisfied.

### **Boundary Setbacks**

The front setback for dwellings in Medium Density Policy Area 19 should be a minimum of 3 metres as recommended by PDC 3. The main front wall of Dwelling 1 is setback 3.0 metres, which is acceptable.

The rear of the dwellings will be setback from the northern and western boundaries at a distance of between 3.0 metres and 4.0 metres at both ground and upper levels. While a rear setback of 6.0 metres is recommended, the proposed setbacks would provide adequate separation to the side boundary of the northern neighbour as the adjoining dwelling is sited close to the boundary and has a direct outlook to the existing fence. The setbacks to the western boundary are acceptable given the size and siting of existing buildings on or close to the boundary.

While the upper storey side setback to Dwelling 4 is less than 2.0 metres, the reduced setback is reasonable from an amenity perspective given that the dwelling would be located immediately adjacent to an existing boundary wall.

### **Overlooking**

The proposed dwellings have been designed with all upper storey window openings having fixed obscure glazing to a height of 1.7 metres above the floor level, except for the windows on the street-facing elevation of Dwelling 1. The recommendation includes a condition to reinforce the requirement for obscure glazing, including to the staircase windows which has been agreed to by the applicant.

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

### **Overshadowing**

Given the two storey scale of the proposed building, it is reasonable to expect that some shadow would be cast over the adjoining land to the south, particularly during winter months.

As the land has a north to south orientation, the most significant shadowing would occur over the adjacent road at the front of the site rather than affecting the adjoining residential properties. Therefore, shadowing diagrams are not required in this instance.

The habitable room windows and yard areas of the adjoining properties will continue to receive well in excess of two hours of natural light during the day in winter, as required under PDC 11 of the General Section (Residential Development). The proposal is therefore considered to satisfy PDC 10, 11 and 12 of the General Section (Residential Development).

### **Retaining and Fencing**

As the land is relatively flat with minor surface variances across of the site, only low concrete plinths will be required. The combined height of retaining and fencing would not exceed 2.1 metres and thus would not require approval.

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

The representors have raised concerns with the potential for traffic congestion given the number of additional dwellings on the site.

All of the proposed dwellings will be accessed via a new common driveway that is located at the eastern end of the road frontage. There would be adequate lines of sight in both directions and Council's City Operations has agreed to the removal of an existing street tree that would be impacted by the new crossover. A notation regarding the costs associated with the tree removal has been included.

The applicant has provided vehicle turning templates to demonstrate that vehicles can suitably enter and egress the garages and leave the site in a forward direction. City Assets has confirmed that on-site manoeuvrability is acceptable.

The proposed access arrangements are therefore considered safe and convenient in accordance with PDC 24 of the General Section (Transportation and Access).

All of the proposed dwellings are provided with a double garage (2 designated spaces) in accordance with PDC 34 of the General Section (Transportation and Access). In addition to the resident parking, *Table WeTo/2 – Off Street Vehicle Parking Requirements* prescribes an additional requirement of 0.25 spaces per dwelling for a residential flat building for visitors. The proposal includes the provision of one on-site visitor space and at least one on-street space will be maintained at the front of the site.

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

### **Private Open Space**

The proposed dwellings will be provided with approximately 25m<sup>2</sup> of private open space comprising of rear courtyards. The rear yards of all dwellings would achieve the required minimum dimension of 3.0 metres. The amount and the layout of the private open space for each dwelling would satisfy PDC 19 of the General Section (Residential Development).

Suitable private open space for entertaining, clothes drying and other domestic functions is therefore provided for occupants of the dwellings.

## **Landscaping**

The applicant has provided a landscaping proposal that includes a mix of trees, shrubs and ground covers within front and rear yards and along the common driveway.

The proposed landscaping would equate to at least 10 per cent of the site and includes sufficient area for a deep soil area at the front of the site for the planting of medium size trees. The proposed landscaping would enhance the internal amenity and external appearance of the development in accordance with PDC 1 and 4 of the General Section (Landscaping, Fences and Walls).

## **Stormwater and Flood Management**

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

The subject land is not situated within a flood prone area and the proposed finished floor levels are considered acceptable from a stormwater and flood management perspective.

## **Waste Storage & Collection**

A common bin enclosure for Dwellings 2 to 4 will be provided immediately adjacent to the rear boundary with bins to be collected from the road verge via Council's standard kerbside service.

Council's Waste Department considers the proposal to be suitable for an individual waste service due to availability of verge space to present 4 x 140L general waste bins and 4 x 240L recycling bins. A private waste contractor is therefore not required. The proposal is consistent with Objective 2 of the General Section (Waste).

To minimise the impacts to adjoining properties with respect to odour, a condition has been included within the recommendation to ensure regular cleaning of the bins and the enclosure is undertaken on a regular basis.

## **SUMMARY**

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

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

The dwelling density and allotment layout of the proposal sufficiently accords with the Desired Character and is compatible with the changing pattern and built form characteristics of the locality. The design of the proposed development is considered to be of a relatively high standard and would contribute positively to the desired character of the area.

Vehicle access is considered safe and convenient and sufficient car parking is to be provided.

On balance, the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 21 May 2020 and warrants Development Plan Consent and Land Division Consent subject to conditions

## RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report and the application for consent to carry out development of land resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/104/2021 by Scoleri Constructions Pty Ltd to undertake Combined Application: Land division - Community Title; SCAP No. 211/C009/21, create three (3) additional allotments and common property; and construction of a two-storey residential flat building containing four (4) dwellings and associated landscaping at 2 Herbert Road, Ashford (CT6254/147) subject to the following conditions of consent:

### Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below:
  - Plan of Division (Ref No. 20-292B dated 28/01/21) prepared by Cavallo Forest Licensed Surveyors);
  - Site Plan prepared by Three Six Five Design Studio (Drawing No. 01 of 05, Issue D dated 22/09/21);
  - Ground Plans prepared by Three Six Five Design Studio (Drawing No. 02 of 05, Issue D dated 22/09/21);
  - Upper Plans prepared by Three Six Five Design Studio (Drawing No. 03 of 05, Issue D dated 22/09/21);
  - Elevations prepared by Three Six Five Design Studio (Drawing No. 04 of 05, Issue D dated 22/09/21);
  - Party Wall Details prepared by Three Six Five Design Studio (Drawing No. 05 of 05, Issue D dated 22/09/21);
  - Turn Path Assessment prepared by Cirqa (Sheet 01, Version D dated 25/05/21); and
  - Site Works & Drainage Plan prepared by Gama Consulting (Drawing No. 201087, Revision B dated 03/06/21);
2. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; or
  - e) Flow across footpaths or public ways.

*Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater*
3. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:
  - 100 x 50 x 2mm RHS Galvanised Steel; or
  - 125 x 75 x 2mm RHS Galvanised Steel; or
  - Multiples of the above.

*Reason: To maintain existing Council infrastructure.*



4. All 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.*

5. The rainwater tank for all dwellings shall be plumbed to deliver recycled water to all toilets and laundry cold water outlets and shall be connected prior to occupation of the dwellings.

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

6. A minimum of 90 percent of the roof area of each dwelling shall be plumbed to the rainwater tank for that dwelling and completed prior to the occupation of the dwellings.

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

7. 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*

8. All landscaping shall be planted in accordance with the approved plans (Site Plan prepared by Three Six Five Design Studio (Drawing No. 01 of 05, Issue D dated 22/09/21) and incorporate an appropriate irrigation system within three (3) months of the occupancy of the development or the next available planting season. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.

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

9. The upper storey windows of all dwellings (except for the south-facing windows of Dwelling 1) shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for direct 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*

10. 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*

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*

12. All redundant crossovers along the road frontage shall be closed and reinstated with kerb and gutter to the satisfaction of Council prior to occupation of the development.

*Reason: To ensure safe and convenient vehicle access and to maintain on-street parking*

## Land Division Consent Conditions

### **State Commission Assessment Panel Requirements**

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

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

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

14. Payment of \$23,283.00 into the Planning and Development fund (3 Allotments @ \$7761.00/lot). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
15. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

### **NOTES**

- City Operations has considered the health, structure, form, useful life expectancy and age of the existing street tree and will support the removal. Payment of a fee of \$1750.00 will be required prior to the commencement of any work.

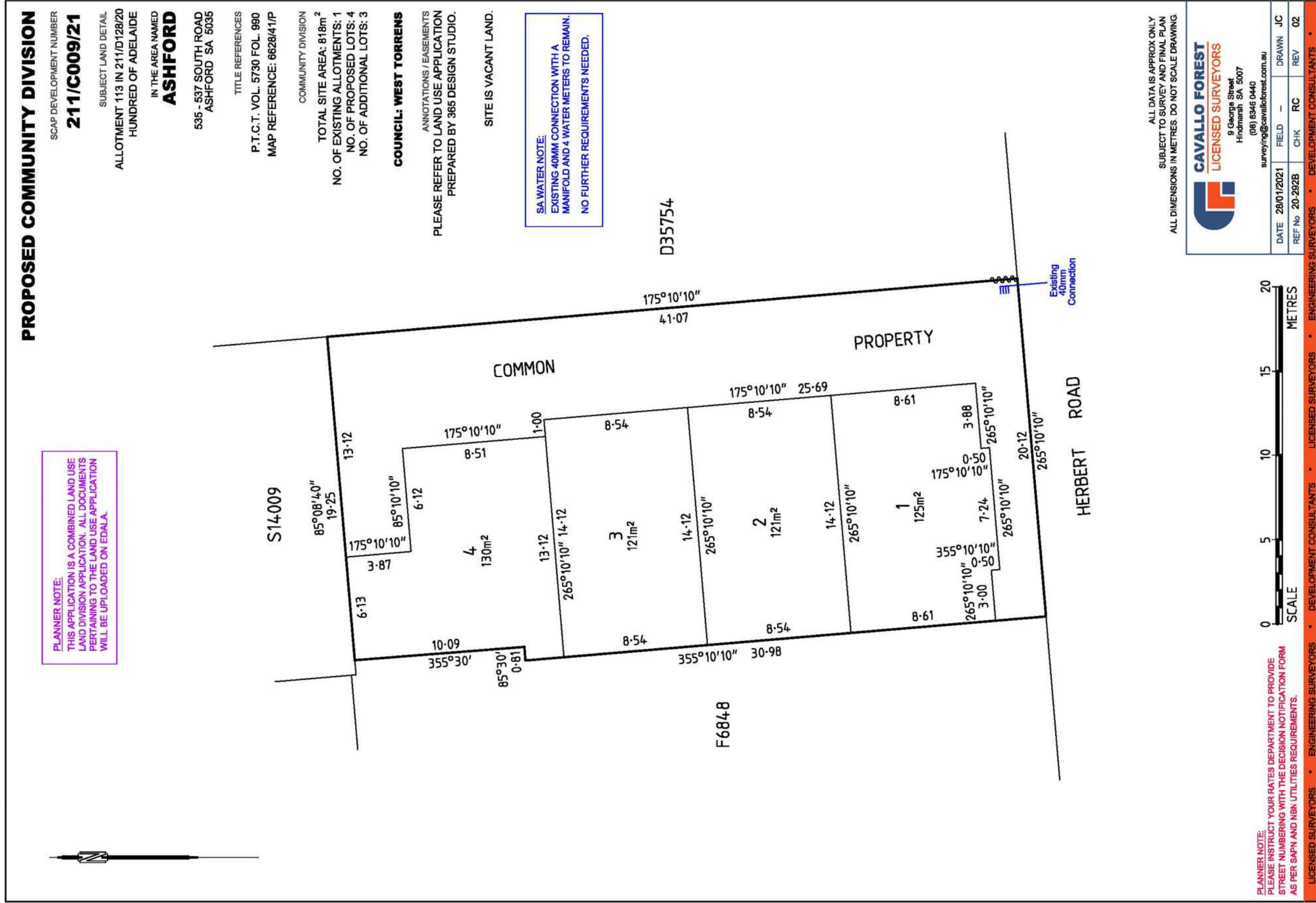
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### **Attachments**

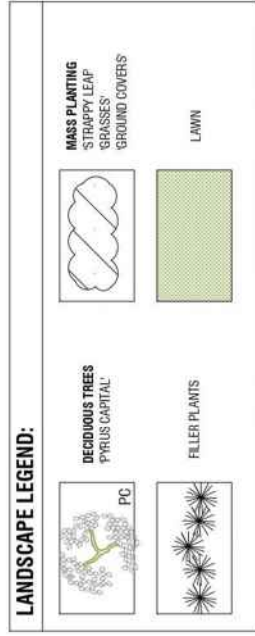
1. **Relevant Development Plan Provisions**
2. **Relevant Proposal Plans & Documents**
3. **Representations & Applicant's Response**
4. **Internal & External Referral Responses**

## Relevant Development Plan Provisions

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



**NOT FOR CONSTRUCTION**  
FOR DISCUSSION PURPOSE ONLY



**PLANT SCHEDULE:**

| SYMBOL              | BOTANICAL NAME         | COMMON NAME       | POT SIZE   |
|---------------------|------------------------|-------------------|------------|
| TREES               |                        |                   |            |
| PC                  | PYRUS 'CAPITAL'        | 'CAPITAL' PEAR    | 2.4M TALL  |
| FILLER PLANTS       |                        |                   |            |
| CC                  | CONVOLVULUS CNEORUM    | SILVER BUSH       | 200MM POTS |
| MP                  | MURRAYA PANICULATA     | MURRAYA           | 250MM POTS |
| NDN                 | MANDINA DOMESTICA NANA | DWARF MANDARINA   | 200MM POTS |
| ROP                 | RAPHIDOLEPSIS          | ORIENTAL PEARL    | 200MM POTS |
| STRAPPY LEAF PLANTS |                        |                   |            |
| AON                 | AGAPANTHUS             | DWARF AGAPANTHUS  | 150MM POTS |
|                     | ORIENTALIS NANA        |                   |            |
| DBL                 | DIANELLA 'BLAZE'       | 'BLAZE' FLAX LILY | 150MM POTS |

**MATERIAL / COLOUR SCHEDULE:**

\*SCHEDULE TO BE CONFIRMED BY CLIENT / BUILDER\*

| AA&G CLADDING | HB                     | MIT                          | BRICK                         | ST                           | AF                     | ED                                    | FLD                                    | RF                   | GT                         | CP                   |
|---------------|------------------------|------------------------------|-------------------------------|------------------------------|------------------------|---------------------------------------|--|----------------------|----------------------------|----------------------|
| AA&G CLADDING | AA&G CLADDING          | MATRIX                       | BRICK                         | FEATURE                      | WINDOWS                | ENTRY DOOR                            | PANEL/LIFT DOOR                        | ROOF/FASCIA          | GUTTER                     | CAPPING              |
|               | DULUX - WHITE ON WHITE | JAMES HARDIE MATRIX CLADDING | BRICK AUSTRAL CHAR OR SIMILAR | SELECTED STONE TILE - VENEER | BLACK ALUMINIUM FRAMES | CORRITHAN - SHIPLAP WESTERN RED CEDAR | 4810mm WIDE COLORBOND - SURFMIST CEDAR | COLORBOND - MONUMENT | REVLUTION ROOFING - MOSMAN | COLORBOND - MONUMENT |

**CITY OF WEST TORRENS**  
22/09/21  
**AMENDED**

**BOUNDARY/SURVEY/SETOUT:**

REFER TO MD-00 FOR ALL GENERAL BUILDING NOTES

ARCHITECTURALS BY 365 STUDIO IS INDICATIVE FOR BUILDING SETOUT PURPOSE ONLY. PRIOR TO ANY CONSTRUCTION REFER TO SURVEYOR DRAWINGS AND ENGINEERING CIVIL PLAN FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, BUILDER TO ORGANISE A CERTIFIED SURVEY PRIOR TO ANY CONSTRUCTION IS COMMENCED. BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS AND SURVEYORS DRAWINGS/DETAILS. BUILDER TO CONFIRM ENGINEER DRAWINGS ARE UPDATED

**BRUSH FENCE NOTE:**

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3M OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES THAT ARE WITHIN 3M OF THE PROPOSED WORKS/DWELLING ARE TO BE REMOVED BY THE OWNER & REPLACED WITH A NON-COMBUSTIBLE MATERIAL THAT MUST COMPLY WITH BCA REQUIREMENTS

**STORM-WATER NOTE:**

REFER TO ENGINEERS CIVIL PLAN FOR ALL LEVELS, RETAINING WALLS AND STORMWATER DRAINAGE PLAN

**RAINWATER NOTE:**

1000LTS (MIN) RWT COLLECTING 50MP ROOF CATCHMENT AREA, PLUMBED TO EITHER TOILET, HOT WATER SYSTEM OR ALL LAUNDRY COLD WATER OUTLETS. RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET & OVERFLOW MUST BE FITTED WITH MOSQUITO-PROOF SCREENS. MUST COMPLY WITH BCA REQUIREMENTS

| POS AREAS           | m <sup>2</sup>       |
|---------------------|----------------------|
| DWELLING 1          | 26.00                |
| DWELLING 2 & 3      | 25.60                |
| DWELLING 4          | 25.00                |
| <b>AREAS (D1)</b>   | <b>m<sup>2</sup></b> |
| LOWER LIVING        | 57.90                |
| UPPER LIVING        | 95.20                |
| GARAGE              | 39.00                |
| PORCH               | 1.25                 |
| BALCONY             | 0.00                 |
| ALFRESCO            | 17.80                |
| <b>TOTAL</b>        | <b>211.15</b>        |
| <b>AREAS (D2-3)</b> | <b>m<sup>2</sup></b> |
| LOWER LIVING        | 54.00                |
| UPPER LIVING        | 93.90                |
| GARAGE              | 39.10                |
| PORCH               | 1.80                 |
| BALCONY             | 0.00                 |
| ALFRESCO            | 15.00                |
| <b>TOTAL</b>        | <b>203.80</b>        |
| <b>AREAS (D4)</b>   | <b>m<sup>2</sup></b> |
| LOWER LIVING        | 55.30                |
| UPPER LIVING        | 78.70                |
| GARAGE              | 21.70                |
| PORCH               | 1.80                 |
| BALCONY             | 0.00                 |
| ALFRESCO            | 15.70                |
| <b>TOTAL</b>        | <b>173.20</b>        |

| ISSUE | AMENDMENT         | DATE       |
|-------|-------------------|------------|
| A     | CONCEPT           | 21.12.2020 |
| B     | CONCEPT           | 11.03.2021 |
| C     | PLANNING DRAWINGS | 25.05.2021 |
| D     | PLANNING DRAWINGS | 22.09.2021 |

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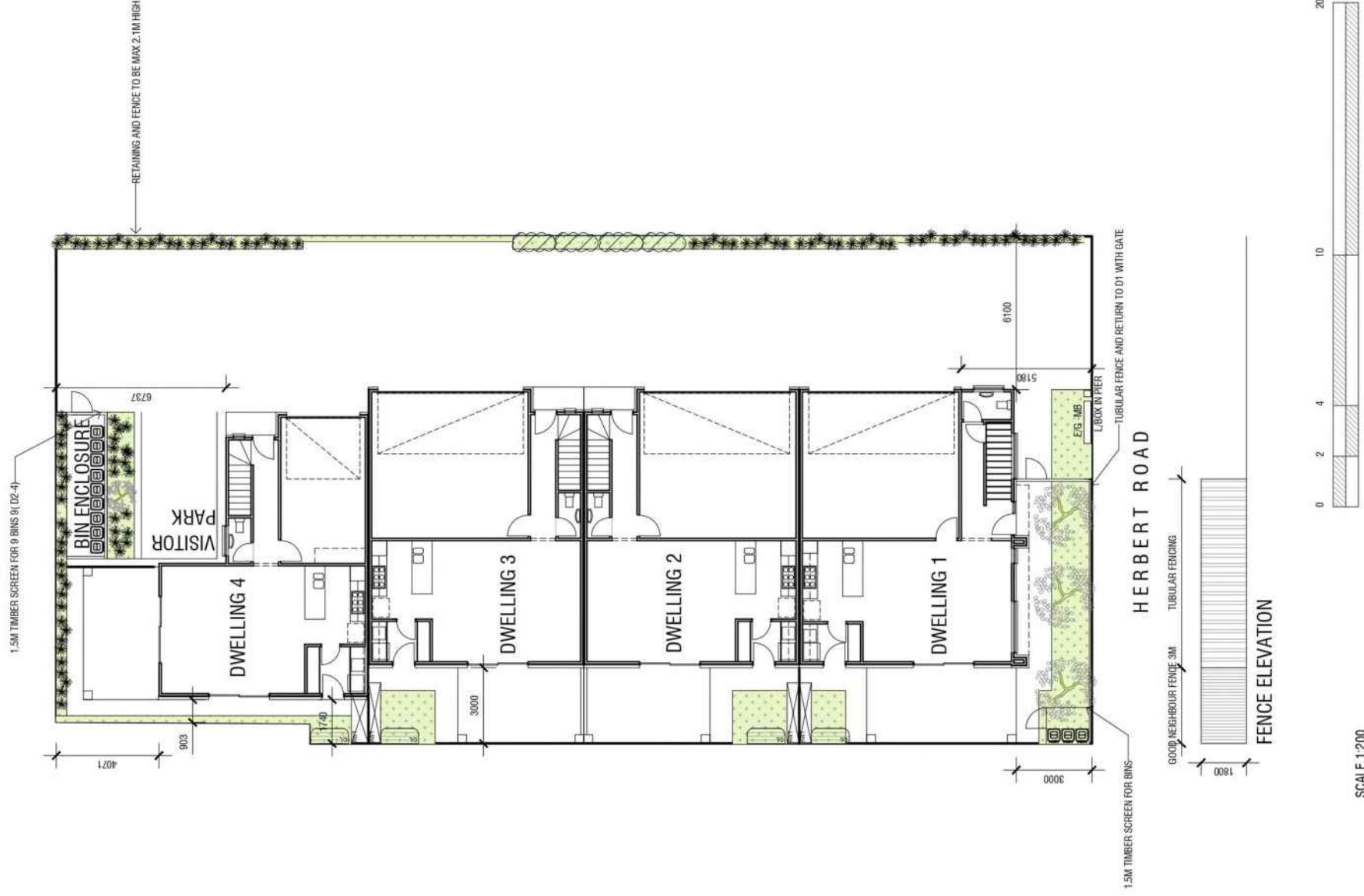
CLIENT: SCOLERI CONSTRUCTION PTY LTD  
PROJECT: PROPOSED DEVELOPMENT  
ADDRESS: 535-537 SOUTH ROAD, ASHFORD

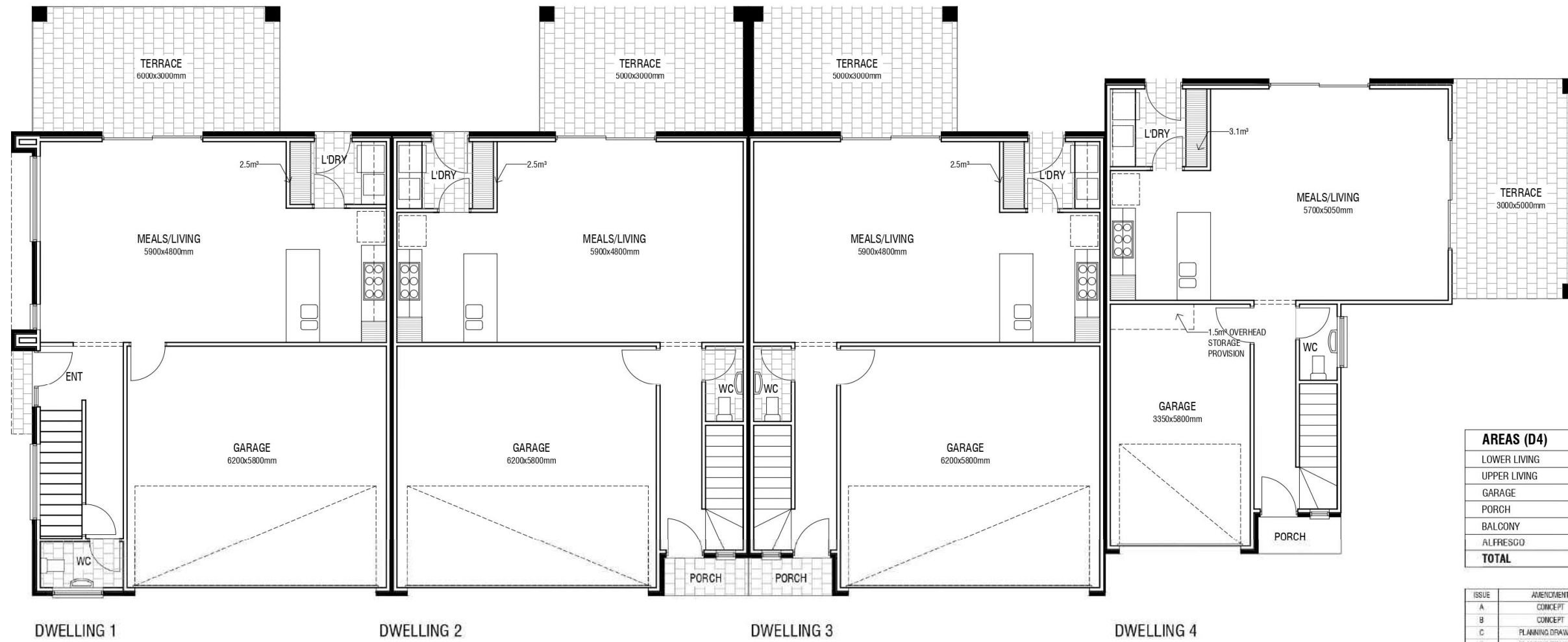
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| AREAS (D4)   |  | m <sup>2</sup> |
|--------------|--|----------------|
| LOWER LIVING |  | 55.30          |
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| D     | PLANNING DRAWINGS | 22.09.2021 |

**CITY OF WEST TORRENS**  
 22/09/21  
 AMENDED

| MATERIAL / COLOUR SCHEDULE:                   |     |   |
|---|-----|---|
| *SCHEDULE TO BE CONFIRMED BY CLIENT /BUILDER* |     |   |
| AAC CLADDING                                  | HB  | AAC CLADDING<br>DULUX - WHITE ON WHITE                |
| MATRIX  | MT  | JAMES HARDIE MATRIX CLADDING<br>DULUX - RECKLESS GREY |
| BRICK   | BR  | BRICK 'AUSTRAL CHAR' OR SIMILAR                       |
| FEATURE                                       | ST  | SELECTED STONE TILE - VENEER                          |
| DOORS & WINDOWS                               | AF  | BLACK ALUMINUM FRAMES                                 |
| ENTRY DOOR                                    | ED  | CORINTHIAN - SHIPLAP WESTERN RED CEDAR                |
| PANEL-LIFT DOOR                               | PLD | 4810mm WIDE COLORBOND - SURFMST                       |
| ROOF/FASCIA                                   | RF  | COLORBOND - MONUMENT                                  |
| GUTTER  | GT  | REVOLUTION ROOFING - MOSMAN<br>COLORBOND - MONUMENT   |
| CAPPING                                       | CP  | COLORBOND - SURFMST                                   |

| AREAS (D1)   |  | m <sup>2</sup> |
|--------------|--|----------------|
| LOWER LIVING |  | 57.90          |
| UPPER LIVING |  | 95.20          |
| GARAGE       |  | 39.00          |
| PORCH        |  | 1.25           |
| BALCONY      |  | 0.00           |
| ALFRESCO     |  | 17.80          |
| <b>TOTAL</b> |  | <b>211.15</b>  |
| AREAS (D2-3) |  | m <sup>2</sup> |
| LOWER LIVING |  | 54.00          |
| UPPER LIVING |  | 93.90          |
| GARAGE       |  | 39.10          |
| PORCH        |  | 1.80           |
| BALCONY      |  | 0.00           |
| ALFRESCO     |  | 15.00          |
| <b>TOTAL</b> |  | <b>203.80</b>  |

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 WWW.365STUDIO.COM.AU

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PROJECT:  
 PROPOSED DEVELOPMENT

ADDRESS:  
 535-537 SOUTH ROAD, ASHFORD

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**CITY OF WEST TORRENS**  
22/09/21  
AMENDED

| AREAS (D4)   | m <sup>2</sup> |
|--------------|----------------|
| LOWER LIVING | 55.30          |
| UPPER LIVING | 78.70          |
| GARAGE       | 21.70          |
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| BALCONY      | 0.00           |
| ALFRESCO     | 15.70          |
| <b>TOTAL</b> | <b>173.20</b>  |

| ISSUE | AMENDMENT         | DATE       |
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| D     | PLANNING DRAWINGS | 22.09.2021 |

**MATERIAL / COLOUR SCHEDULE:**  
\*SCHEDULE TO BE CONFIRMED BY CLIENT /BUILDER\*

| AAC CLADDING    | HB  | AAC CLADDING  |
|-----------------|-----|---|
|                 |     | DULUX - WHITE ON WHITE                                |
| MATRIX          | MT  | JAMES HARDIE MATRIX CLADDING<br>DULUX - RECKLESS GREY |
| BRICK           | BR  | BRICK 'AUSTRAL CHAR' OR SIMILAR                       |
| FEATURE         | ST  | SELECTED STONE TILE - VENEER                          |
| DOORS & WINDOWS | AF  | BLACK ALUMINUM FRAMES                                 |
| ENTRY DOOR      | ED  | CORINTHIAN - SHIPLAP WESTERN RED CEDAR                |
| PANEL-LIFT DOOR | PLD | 4810mm WIDE COLORBOND - SURFMST                       |
| ROOF/FASCIA     | RF  | COLORBOND - MONUMENT                                  |
| GUTTER          | GT  | REVOLUTION ROOFING - MOSMAN<br>COLORBOND - MONUMENT   |
| CAPPING         | CP  | COLORBOND - SURFMST                                   |

| AREAS (D1)   | m <sup>2</sup> |
|--------------|----------------|
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| <b>TOTAL</b> | <b>211.15</b>  |
| AREAS (D2-3) | m <sup>2</sup> |
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| UPPER LIVING | 93.90          |
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| ALFRESCO     | 15.00          |
| <b>TOTAL</b> | <b>203.80</b>  |

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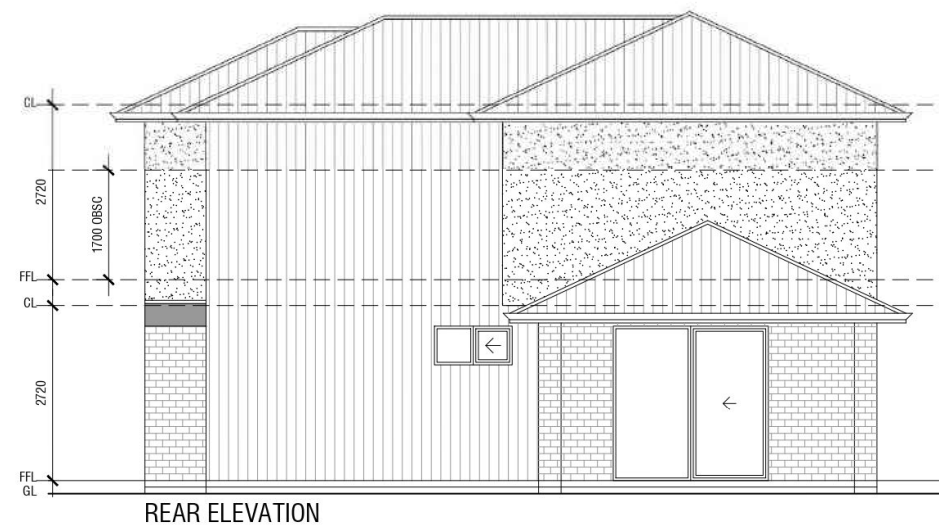
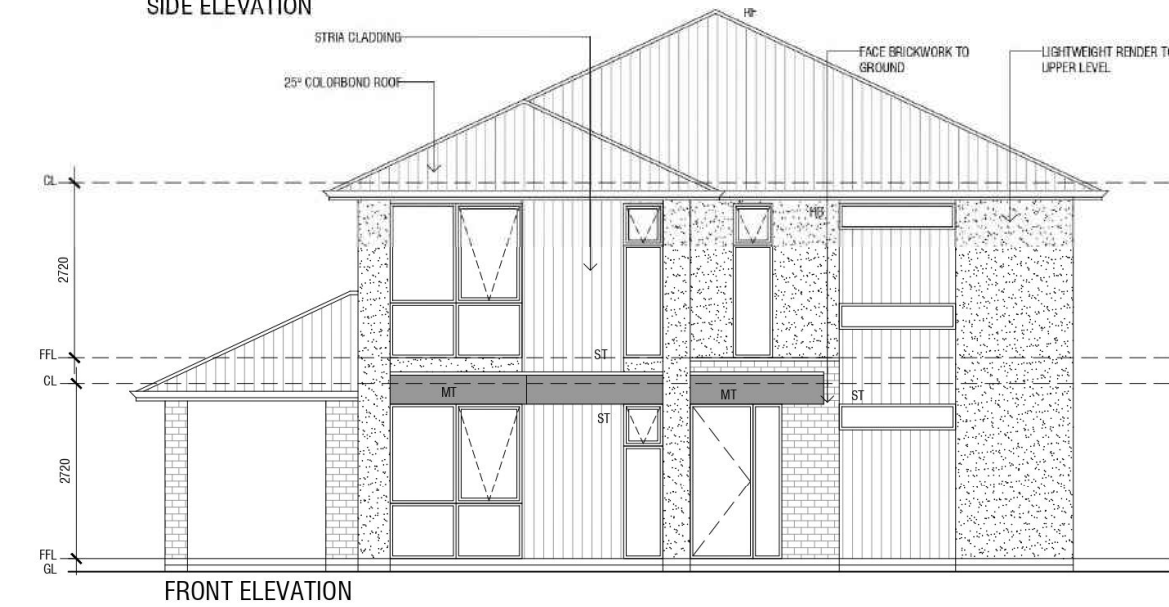
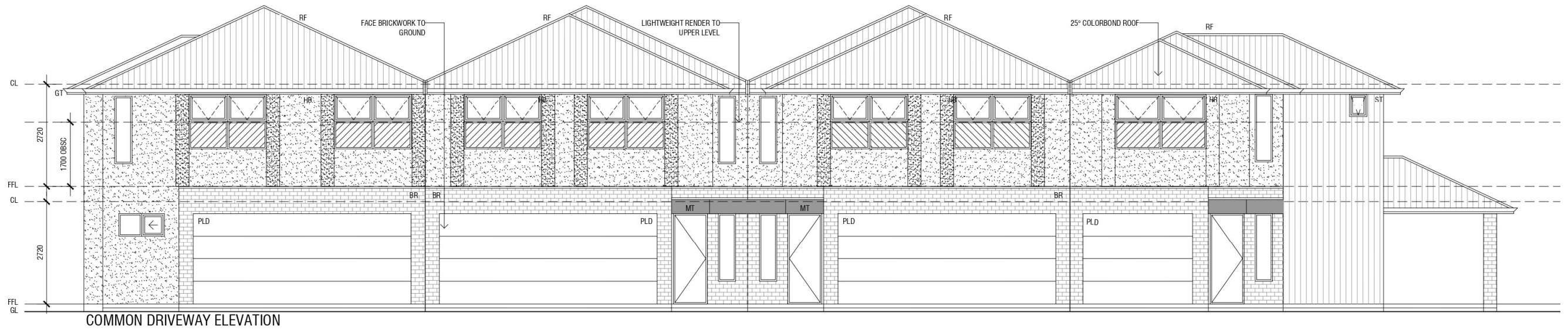
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**CONCEPT DRAWINGS**



UPPER PLANS

SCALE 1:100



ELEVATION SCALE 1:100

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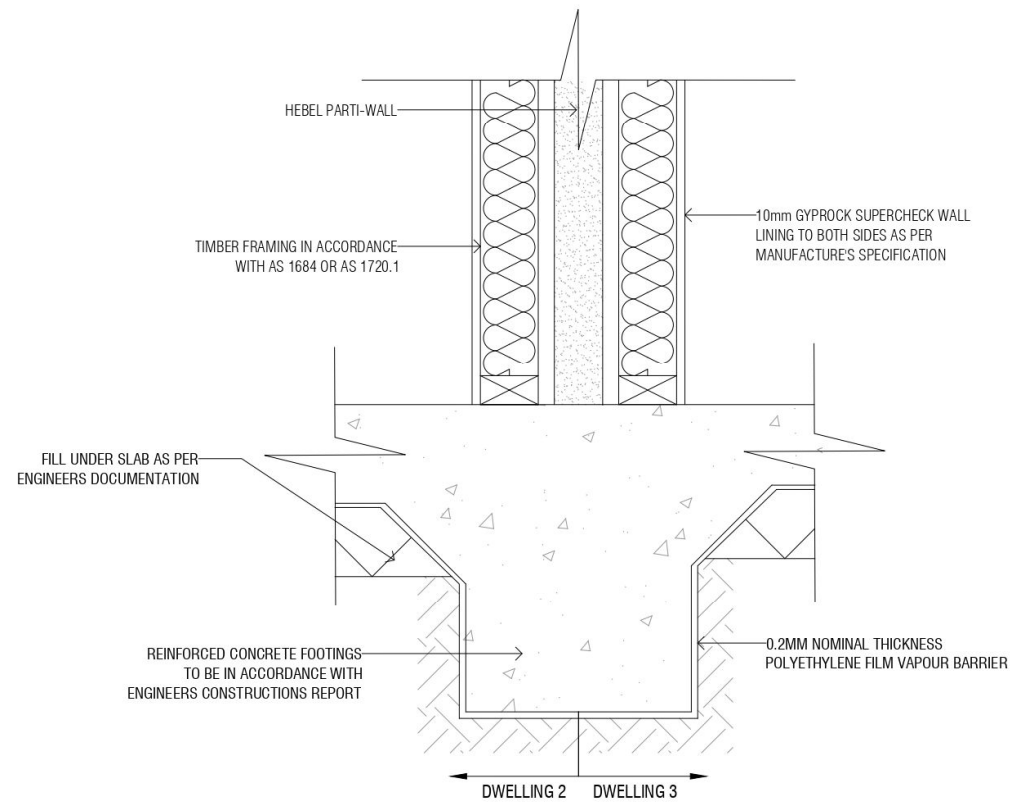
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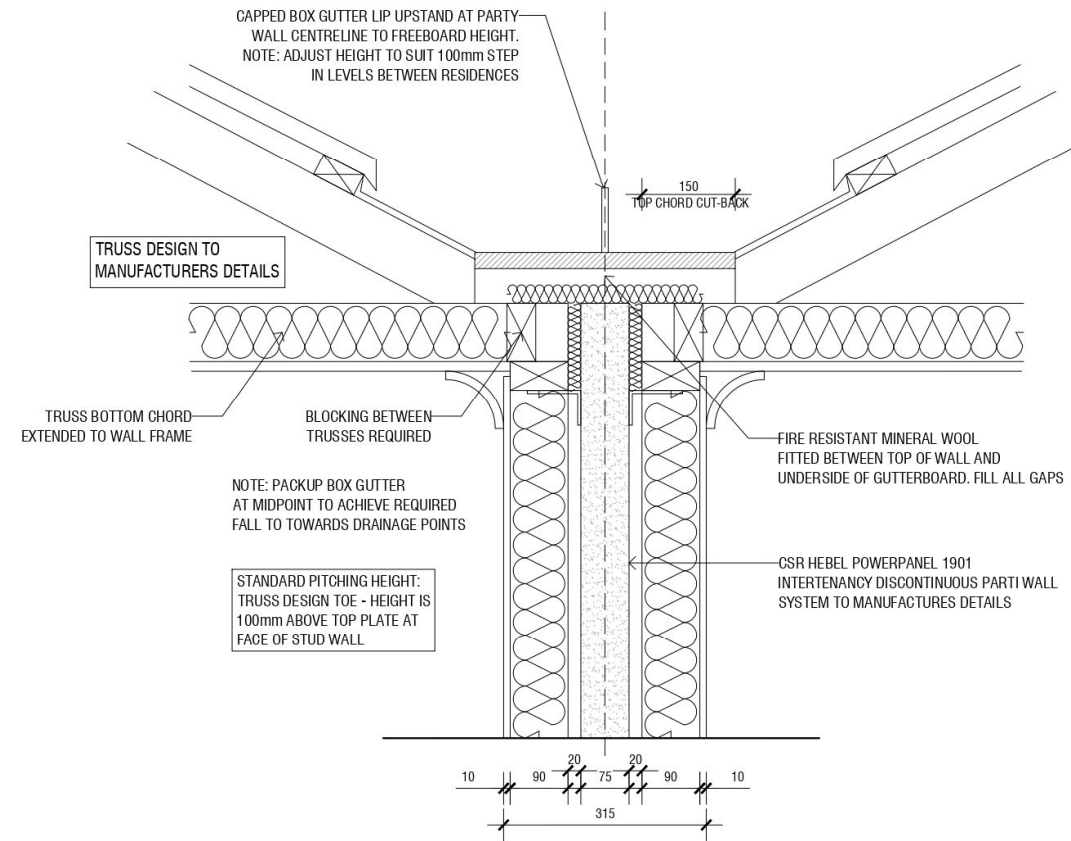
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FOOTING PARTI-WALL DETAIL - HEBEL PANEL VENEER  
SCALE 1:10



PARTI-WALL & BOX GUTTER SECTION  
SCALE 1:10

PARTIWALL DETAILS

CONCEPT DRAWINGS

**ThreeSixFive**  
DESIGN STUDIO

12/53 THE PARADE  
NORWOOD SA 5067 AUSTRALIA  
T+ 618 8363 4184  
ADMIN@365STUDIO.COM.AU  
WWW.365STUDIO.COM.AU

CLIENT:  
SCOLERI CONSTRUCTION PTY LTD

PROJECT:  
PROPOSED DEVELOPMENT

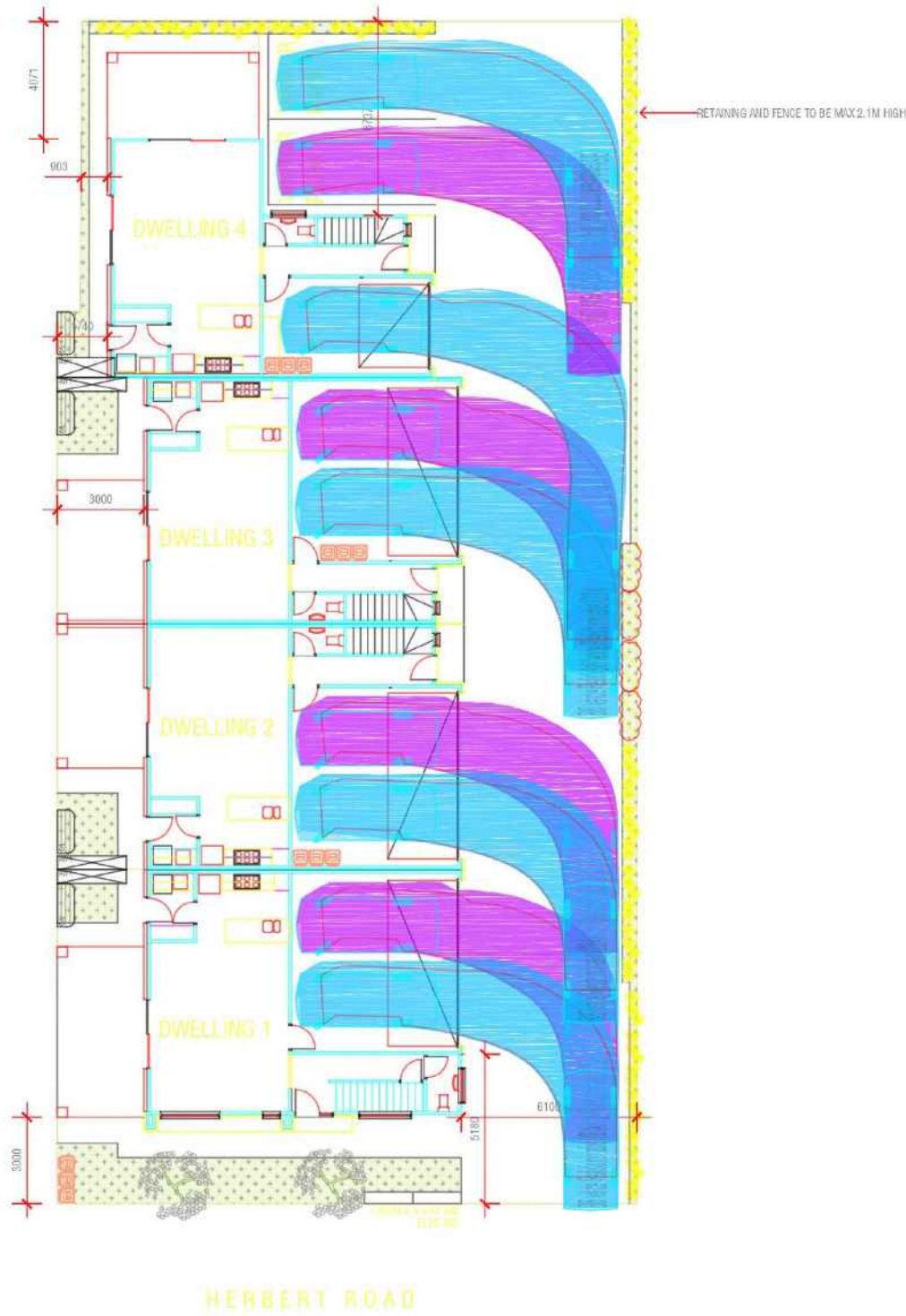
ADDRESS:  
535-537 SOUTH ROAD, ASHFORD

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|                  |                               |                         |
|------------------|-------------------------------|-------------------------|
| PAGE SIZE:<br>A3 | DRAWN BY:<br>RV               | DRAWING No:<br>05 OF 05 |
| ISSUE:<br>D.     | JOB NUMBER:<br>20-10-078/WD05 |                         |

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INGRESS MOVEMENTS



EGRESS MOVEMENTS



ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

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DRAWING AMENDMENTS

| VER | DATE       | DESCRIPTION    | DWN | CHK |
|-----|------------|----------------|-----|-----|
| A   | 24/05/2021 | DESIGN REVIEW  | JJB | TAW |
| D   | 26/05/2021 | FOR SUBMISSION | JJB | TAW |

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@ A3

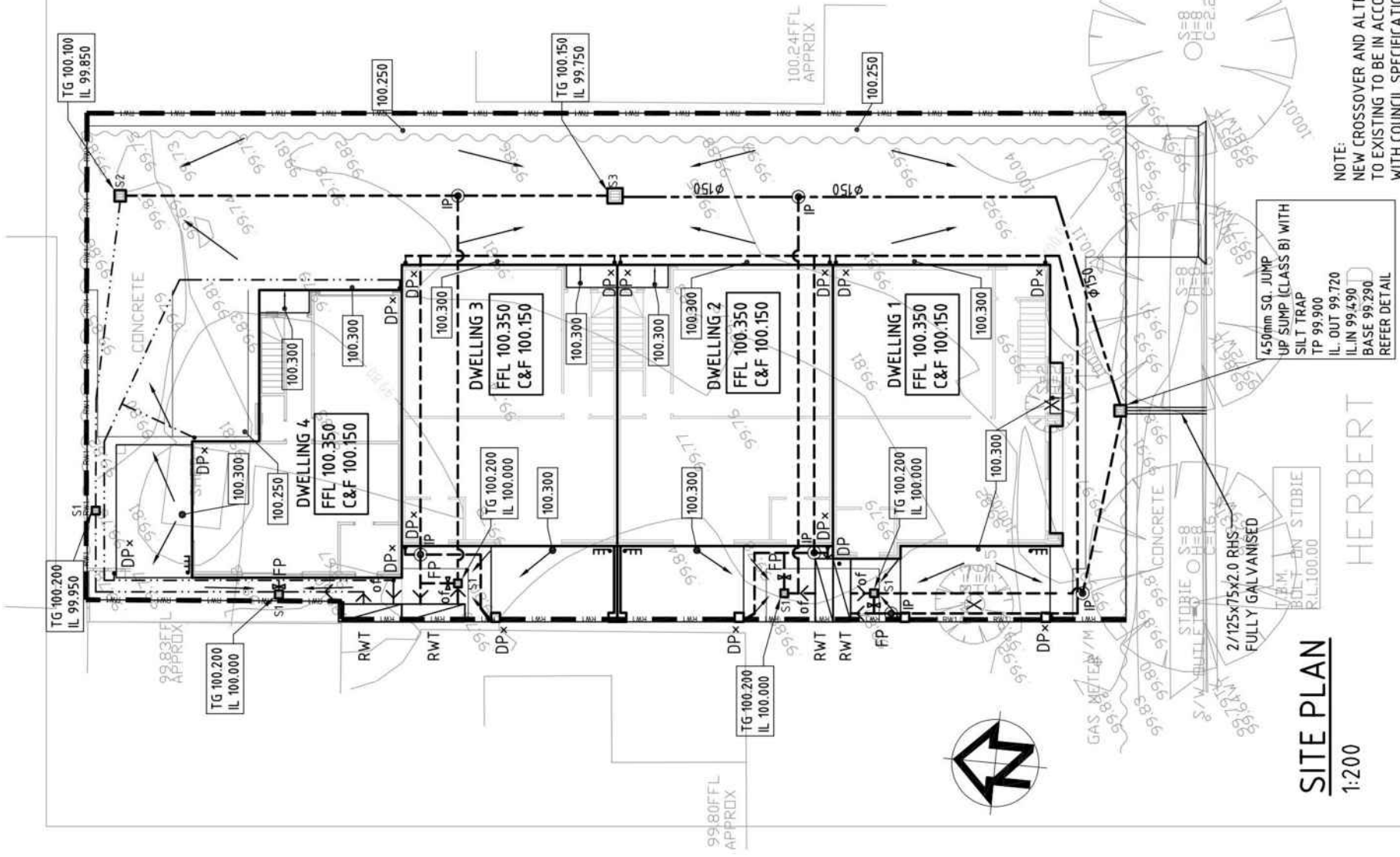
PROPOSED DWELLINGS

535-537 SOUTH ROAD, ASHFORD  
TURN PATH ASSESSMENT

PROJECT # 21167 SHEET # 01\_SH01

**GENERAL NOTES**

- THIS IS AN ENGINEERING SURVEY PLAN, AND SHOULD NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
- SURVEYED BY RAPID SURVEYS PTY LTD.
- ALL SITE LEVELS AND DETAILS MUST BE CHECKED AND APPROVED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- INSTALLATION OF STORMWATER SYSTEMS TO COMPLY WITH AS3500.5 'NATIONAL PLUMBING AND DRAINAGE CODE'.
- REFER TO ARCHITECTURAL SITE PLAN FOR SET OUT DIMENSIONS.
- THE FINISHED GROUND LEVEL ADJACENT TO EXTERNAL FOOTING SHALL BE SET DOWN TO SUIT REQUIRED PAVING LEVELS AND FALLS. REFER TO ENGINEERING REPORT FOR PAVING DETAILS.
- COVER TO PIPES SHALL COMPLY WITH AS 3500.5. PIPES LESS THAN 200mm BELOW THE FINISHED SURFACE UNDER THE DRIVEWAYS SHALL BE ENCASED IN 100mm OF CONCRETE.
- PROVIDE SUITABLE PROPRIETARY FIRST FLUSH SYSTEM TO RAINWATER TANK INLETS, INCLUDING LEAF SCREENS ETC.
- THE STORMWATER DRAINAGE SYSTEM SHALL BE INSTALLED AS SHOWN. ALTERATIONS TO THE SYSTEM MUST BE APPROVED BY THIS OFFICE TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED.
- SITE CLASSIFICATION TO AS2870-2011 : TO BE CONFIRMED
- TREE REMOVAL TO BE CONFIRMED WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK ON SITE ANY CHANGES TO THE EXTENT SHOWN ON THIS DRAWING MUST BE CONFIRMED WITH THIS OFFICE
- THE RETAINING WALL/PLINTH INFORMATION SHOWN IS SPECIFIC TO THE EXTENT OF CUT AND FILL CARRIED OUT ON THIS SITE ONLY. THE DESIGN OF ALL BOUNDARY RETAINING/PLINTH SHALL BE CARRIED OUT TO REFLECT THE INFLUENCE OF ALL EXISTING EARTHWORKS, RETAINING WALL AND STRUCTURES.



**SITE PLAN**

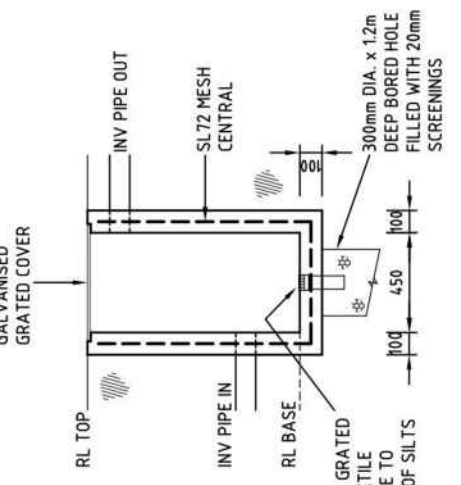
1:200

**LEGEND**

- 90 — DN90 STORMWATER PIPE
- 100 — DN100 STORMWATER PIPE
- 150 — DN150 STORMWATER PIPE
- DP • DOWNPIPES
- DPx — DOWNPIPE WITH SPREADER
- DPx — DOWNPIPES DRAINING INTO THE RAINWATER TANKS (SHOWN DPx) SHALL BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT
- S1 300 SQ. SUMP (CLASS A GRATED COVER)
- S2 450 SQ. SUMP (CLASS B GRATED COVER, U.N.0)
- S3 600 SQ. GRATED INLET PITS WITH ECO-SOL LITTER BASKETS INSTALLED AS PER MANUFACTURES SPECIFICATIONS CLASS B GRATED COVER
- IP INSPECTION POINT

- FP FLUSH POINT IN SUMP. PROVIDE REMOVABLE SCREW CAP TO END OF PIPE IN SUMP TO ALLOW FOR PERIODIC CLEANING OF SEALED SYSTEM
- RWT 3000 LITRE RAINWATER TANK PLUMBED TO ALL L'DRY & WC
- of OVERFLOW
- 100.000 FINISHED DESIGN LEVELS
- SURFACE FALL
- RETAINING WALL/CONCRETE PLINTH (0.5m MAX. HEIGHT) BY OWNER
- X REMOVE EXISTING TREE
- TG 99.875 DESIGN LEVEL: TG-TOP OF GRATE
- IL 99.675 IL- INVERT LEVEL

NOTE: NEW CROSSOVER AND ALTERATIONS TO EXISTING TO BE IN ACCORDANCE WITH COUNCIL SPECIFICATIONS.



**JUMP UP SUMP DETAIL (NTS)**

**GAMA CONSULTING**  
engineers and project management


o: Suite 3, No.83 Fullarton Rd, Kent Town, SA 5067  
t: 08 7123 4650  
admin@gamaconsulting.com.au  
www.gamaconsulting.com.au

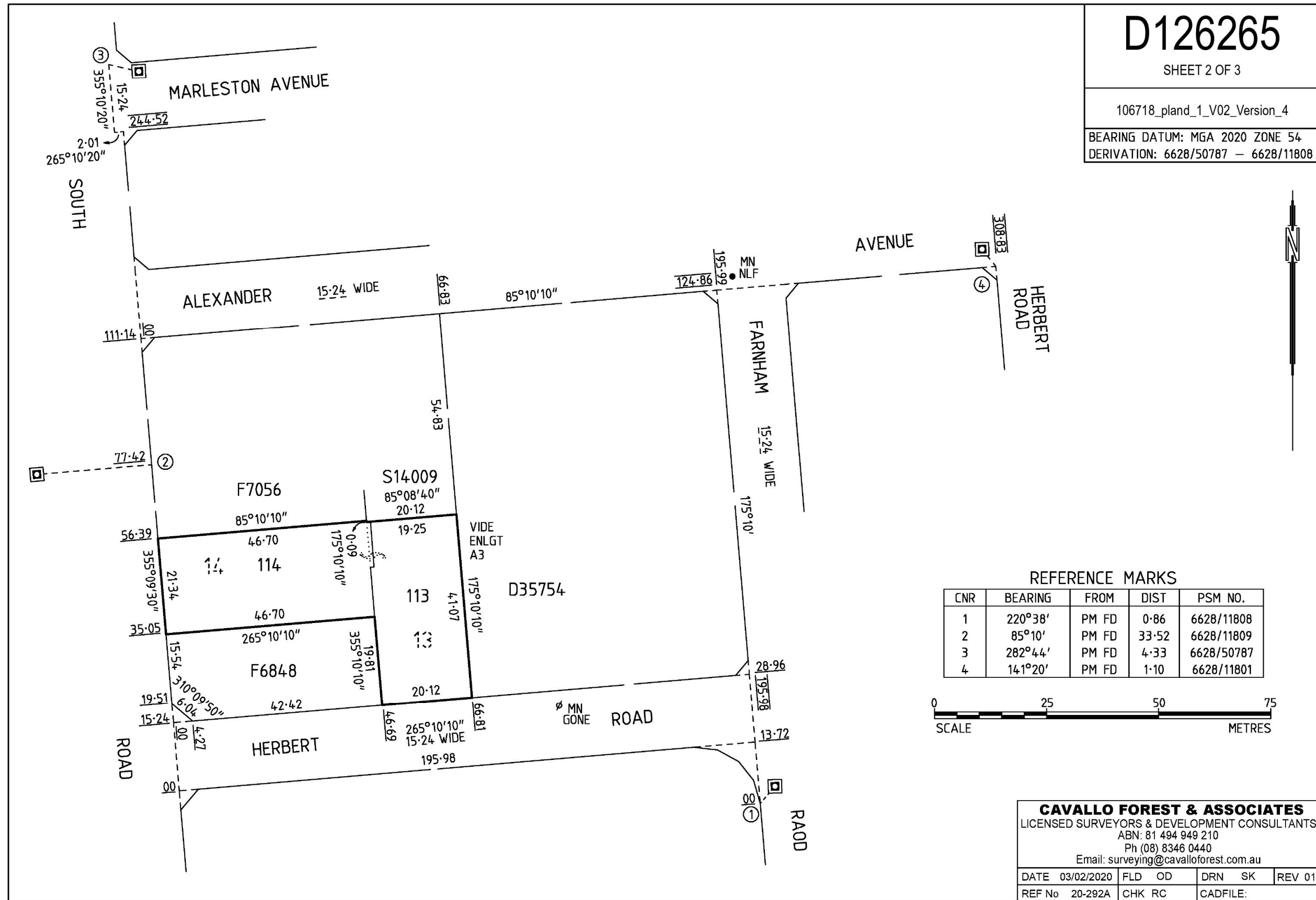
**PROPOSED DEVELOPMENT**  
535-537 SOUTH ROAD,  
ASHFORD, S.A

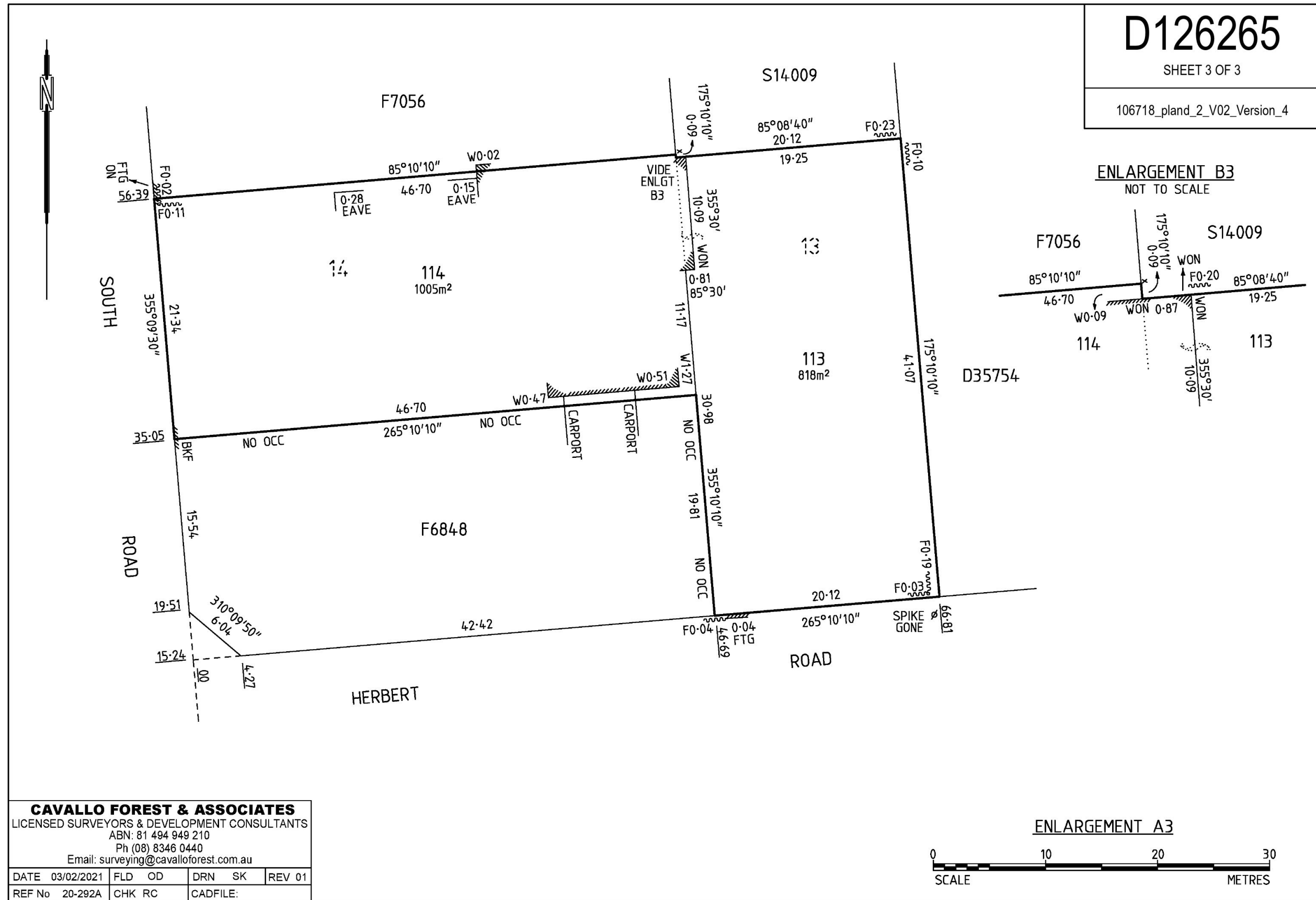
**CLIENT**  
SCOLERI CONSTRUCTIONS PTY LTD

|             |                                 |                      |                        |
|-------------|---------------------------------|----------------------|------------------------|
| REV         | DESCRIPTION                     | DATE                 | CHECKED                |
| B           | RE-ISSUED FOR PLANNING APPROVAL | 03/06/2021           | NR                     |
| A           | ISSUED FOR PLANNING APPROVAL    | 22/01/2021           | CZ                     |
| STATUS      |                                 | PRELIMINARY          | DESIGN NR              |
| COUNCIL     |                                 | WEST TORRENS COUNCIL | DESIGN CHECK CZ        |
| DESCRIPTION |                                 | SITE PLAN            | DRAWING No. 201087-C01 |
|             |                                 | SHEET SIZE           | A3 REVISION B          |

T:\2020\1087ACAD\CURRENT\201087-C01-REV.B.DWG

| PURPOSE:  | DIVISION   | AREA NAME:      | ASHFORD                     | APPROVED:  | 05/03/2021 | <br><b>D126265</b><br>SHEET 1 OF 3<br><small>106718_text_01_v04_Version_4</small> |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
|---|--|-----------------|-----------------------------|--|------------|--|--------------------------------|--------|------------------|-------|--------|--------|------|--------------------------------|------|------------------|----|------|-----|--|--------------|----|---|---------------|--|--|----|------|-----|--|--------------|----|---|---------------|--|--|
| MAP REF:  | 6628/41/P  | COUNCIL:        | CITY OF WEST TORRENS        | DEPOSITED:   | 08/05/2021 |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| LAST PLAN:  |  | DEVELOPMENT NO: | 211/D128/20/001/61386       |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| AGENT DETAILS:  | CAVALLO, FOREST & ASSOCIATES<br>9 GEORGE STREET<br>HINDMARSH SA 5007<br>PH: 83460440<br>FAX: |                 | SURVEYORS<br>CERTIFICATION: | I Rocco Cavallo , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by a person other than a licensed surveyor under my personal supervision and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 29th day of January 2020<br>3rd day of March 2021 Rocco Cavallo Licensed Surveyor |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| AGENT CODE:   | CAFO   |                 |                             |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| REFERENCE:  | 20-292A DP   |                 |                             |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| SUBJECT TITLE DETAILS:<br><table border="1" style="width:100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>PREFIX</th> <th>VOLUME</th> <th>FOLIO</th> <th>OTHER</th> <th>PARCEL</th> <th>NUMBER</th> <th>PLAN</th> <th>NUMBER HUNDRED / IA / DIVISION</th> <th>TOWN</th> <th>REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>5839</td> <td>769</td> <td></td> <td>ALLOTMENT(S)</td> <td>14</td> <td>F</td> <td>6848 ADELAIDE</td> <td></td> <td></td> </tr> <tr> <td>CT</td> <td>5730</td> <td>990</td> <td></td> <td>ALLOTMENT(S)</td> <td>13</td> <td>F</td> <td>6848 ADELAIDE</td> <td></td> <td></td> </tr> </tbody> </table> |  |                 |                             |  |            |  | PREFIX                         | VOLUME | FOLIO            | OTHER | PARCEL | NUMBER | PLAN | NUMBER HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER | CT | 5839 | 769 |  | ALLOTMENT(S) | 14 | F | 6848 ADELAIDE |  |  | CT | 5730 | 990 |  | ALLOTMENT(S) | 13 | F | 6848 ADELAIDE |  |  |
| PREFIX  | VOLUME   | FOLIO           | OTHER                       | PARCEL   | NUMBER     | PLAN   | NUMBER HUNDRED / IA / DIVISION | TOWN   | REFERENCE NUMBER |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| CT  | 5839   | 769             |                             | ALLOTMENT(S)   | 14         | F  | 6848 ADELAIDE                  |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| CT  | 5730   | 990             |                             | ALLOTMENT(S)   | 13         | F  | 6848 ADELAIDE                  |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| OTHER TITLES AFFECTED:  |  |                 |                             |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| EASEMENT DETAILS:   |  |                 |                             |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| STATUS  | LAND BURDENED  | FORM            | CATEGORY                    | IDENTIFIER   | PURPOSE    | IN FAVOUR OF   | CREATION                       |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
|   |  |                 |                             |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |
| ANNOTATIONS: NO OCCUPATION EXISTS ON SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE   |  |                 |                             |  |            |  |                                |        |                  |       |        |        |      |                                |      |                  |    |      |     |  |              |    |   |               |  |  |    |      |     |  |              |    |   |               |  |  |





# Statement of Representation



Submission date: 27 June 2021, 7:03PM

Receipt number: 62

Related form version: 5

Development No. 211/104/2021

Property address 535-537 South Road, ASHFORD SA 5035 CT-5730/990, CT-5839/769, CT-5803/445

535 South Road, ASHFORD SA 5035 CT-6254/148

537 South Road, ASHFORD SA 5035 CT-5803/445

2 Herbert Road, ASHFORD SA 5035 CT-6254/147

First name Matt

Last name Harris

Address 7 Herbert Rd, Ashford SA 5035, Australia [Map](#)  
(-34.9499805, 138.5729448)

Contact number

Email address

Nature of interest street resident

Reason/s for representation

I find it incredulous that with a street full of heritage Tudors the council would permit four dwellings totally inappropriate for the street. Seems council rates is your only motivation to permit this.

With a one way street the additional cars will make it unsafe for the young families that reside here.

My representation would be overcome by: -

Please indicate whether or not you wish to be heard by Council in respect to this submission: I desire to be heard personally

Extra Information

Signature

A handwritten signature in black ink, appearing to be 'MAD', with a long horizontal line extending to the right.

[Link to signature](#)

Today's date

27/06/2021



# Statement of Representation



Submission date: **25 June 2021, 11:47AM**

Receipt number: **61**

Related form version: **5**

|                             |  |
|-----------------------------|--|
| Development No.             | <b>211/104/2021</b>  |
| Property address            | <b>535-537 South Road, ASHFORD SA 5035 CT-5730/990, CT-5839/769, CT-5803/445<br/>535 South Road, ASHFORD SA 5035 CT-6254/148<br/>537 South Road, ASHFORD SA 5035 CT-5803/445<br/>2 Herbert Road, ASHFORD SA 5035 CT-6254/147</b> |
| First name                  | <b>adrian</b>  |
| Last name                   | <b>benz</b>  |
| Address                     | <b>4 Herbert Rd, Ashford SA 5035, Australia <a href="#">Map</a><br/>(-34.9493367, 138.5725503)</b>   |
| Contact number              |  |
| Email address               | <input type="text"/>   |
| Nature of interest          | <b>Adjoining neighbour</b>   |
| Reason/s for representation | <b>Adjoining neighbour with queries /. concerns to be addressed</b>  |

My representation would be overcome by:

We have received the notice of application and have the following queries / objections to the proposed 4 residential apartments :

I wish to be heard at the meeting as ticked below for the below queries:

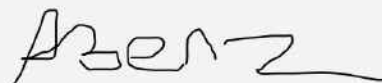
- 1. The development - is this sympathetic to the heritage frontage of all other houses in the street - will this be consistent to the current tudor style houses and the frontage setback to align with the other houses.
- 2. What height will the apartments be , what shadow report study for the 6 periods of the year have been actioned and can we have this available to see impacts
- 3. Tree - kerb trees - will any be removed
- 4. Driveway - we are pleased to see on the side adjoining our property - thank you
- 5. Fence - seeing on the plans as : retaining and fence to 2.1 m - please can we have more details on this as we have existing fence and important vegetation along the fence
- 6. Windows - can see that the frosted windows are at standard 1.7 - we have a young family - girls - can they be raised to 1.8 m or higher for our privacy.
- 7. The stairway windows on the plan are not frosted - as above - can they be frosted also.
- 8. Why is this in Zone 19 however no access to South road will be from the property and not in heritage area as all other houses in the street
- 9. Land level - will the land level be altered and by how much
- 10. Landscaping - can trees be planted along the driveway for privacy - we also lose the view of 9 significant trees from our kitchen window

Thanks Adrian & Nicole Benz

Please indicate whether or not you wish to be heard by Council in respect to this submission: **I desire to be heard personally**

Extra Information

Signature



[Link to signature](#)

Today's date

25/06/2021



**Att:** City of West Torrens  
165 Sir Donald Bradman Drive,  
Hilton, S.A. 5033

**Date:** 12 July 2021

**RE: RESPONSE TO STATEMENT OF REPRESENTATION – MATT HARRIS**  
**FOR DA: 211/104/2021**

To whom it may concern,

This letter is the response to the statement of representation that has been submitted to the council by Mr. Adrian Benz of 4 Herbert Road, Ashford SA 5035 in reference to the above DA.

- Item 1. We believe that this DA is sympathetic to the heritage frontage of the other houses in the street, we also believe that it is consistent to the Tudor style homes and also the front setbacks of the adjoining properties.
- Item 2. The height of the homes are approximately 5.8 Metres high plus the roof which is of similar height to the development directly across the road of this Allotment.
- Item 3. No curb trees will be removed unless it is a requirement by council.
- Item 4. In Agreeance with Adrian Benz.
- Item 5. In response to the query, we are happy to accommodate Adrian Benz to suit.
- Item 6. We agree to have all side and rear windows to be obscure as per the council's requirements.
- Item 7. We agree to have the stairway windows obscure.
- Item 8. This item is to be responded to from the council.
- Item 9. The land level will not be altered apart from what is required for the foundations.
- Item 10. Trees can be planted along the driveway as requested.

I would also like to add that if this application is to be heard by Council and the 2 Representations are heard personally, that I would like to be heard personally as well.

Regards

*Tony Ienco*

**Tony Ienco**  
Office Manager  
**Scoleri Constructions Pty Ltd**



**Att:** City of West Torrens  
165 Sir Donald Bradman Drive,  
Hilton, S.A. 5033

**Date:** 12 July 2021

**RE: RESPONSE TO STATEMENT OF REPRESENTATION – ADRIAN BENZ**  
**FOR DA: 211/104/2021**

To whom it may concern,

This letter is the response to the statement of representation that has been submitted to the council by Mr. Matt Harris of 7 Herbert Road, Ashford SA 5035 in reference to the above DA.

Mr. Harris stated the following:

*"I find it incredulous that with a street full of heritage Tudors the council would permit four dwellings totally inappropriate for the street. Seems council rates is the only motivation to permit this."*

*With a one way street the additional cars will make it unsafe for the young families that reside here."*

My response to Item 1 is that the street is not "full" of heritage Tudors as stated by Matt Harris, there are a minimal amount of Tudor "styled" homes that face Herbert Road, Ashford and they are not "heritage listed", this is hardly what I would call "inappropriate", especially considering that there has been a development next to No: 1 Herbert Road, which is directly across from this DA, Mr. Harris stating also that "Seems council rates is the only motivation to permit this." is an issue that he seems to have with the council and not our company regarding where the council derives it's income and this should have nothing to do with any decisions concerning this DA.

My response to Item 2 is that Herbert Road is not a one way street, it has a one direction exit to South Road which only goes to enhance the road safety of our DA as all the traffic is not exiting onto South Road from Herbert Road, also there appears to be no evidence at all regarding the decrease of any safety because of the above DA.

I would also like to add that if this application is to be heard by Council and the 2 Representations are heard personally, that I would like to be heard personally as well.

Regards

*Tony Ienco*

**Tony Ienco**  
Office Manager  
**Scoleri Constructions Pty Ltd**

# Preliminary Traffic, Flooding & Stormwater Assessment

**Development Application No: 211/104/2021**

**Assessing Officer:** Jordan Leverington  
**Site Address:** 535-537 South Road, ASHFORD SA 5035, 535 South Road, ASHFORD SA 5035, 537 South Road, ASHFORD SA 5035, 2 Herbert Road, ASHFORD SA 5035  
**Certificate of Title:** CT-5730/990, CT-5839/769, CT-5803/445, CT-6254/148, CT-5803/445, CT-6254/147  
**Description of Development** Combined Application: Land division - Community Title; SCAP No. 211/C009/21 , Create three(3) additional allotments; and construction of a residential flat building containing four(4) two-storey dwellings

## TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- Site drainage and stormwater disposal
- Required FFL
- On-site vehicle parking and manoeuvrability
- New Crossover
- Your advice is also sought on other aspects of the proposal as follows:  
.....  
.....

**PLANNING OFFICER - Jordan Leverington      DATE    7 June, 2021**



## Memo

To Jordan Leverington  
From Richard Tan  
Date 07-Jun-2021  
Subject 211/104/2021, 535-537 South Road, ASHFORD SA 5035, 535 South Road, ASHFORD SA 5035, 537 South Road, ASHFORD SA 5035, 2 Herbert Road, ASHFORD SA 5035

Jordan Leverington,

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

### 1.0 Flood Consideration – Finished Floor Level (FFL) Requirement – up to 100mm Zone

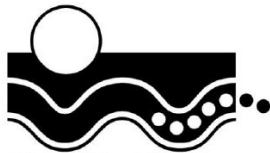
- 1.1 Portions of the development are located within the 'up to 100mm' area of flood effect from Keswick and Brown Hill Creek flood plain mapping as nominated in Council's Development Plan.

In accordance with the provided 'Site Plan' (GC, Ref: 201087-C01-A, dated 22/1/2021) the FFLs of the proposed development (100.350 minimum) have been assessed as satisfying minimum requirements (100.336 minimum) in consideration of street and/or flood level information.

### 2.0 Verge Interaction

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

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



City of **West Torrens**

Between the City and the Sea

and stormwater connections to other existing road verge elements is acceptable in cases where space is limited.

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

- 2.1.1** Council's Arboriculture Team has supported the removal of the existing street tree which is in direct conflict with the proposed crossover
- 2.2** The shape and material of stormwater connection through the road verge area has been assessed as satisfying minimum requirements
- 2.3** No further assessment provided. Item still considered outstanding.

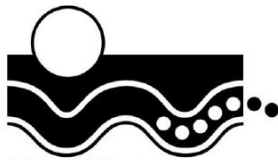
It is noted that portion of the existing crossover will be made redundant. This portion of crossover should be reinstated to vertical kerb prior to the completion of any building works at the applicant's expense. It should also be indicated on revised plans that any redundant crossovers will be reinstated.

**It is recommended that revised plans showing the reinstatement of redundant crossovers be provided to Council.**

### **3.0 Traffic Requirements**

- 3.1** As the access driveway will service more than one property at the rear, the driveway corridor to the site will require widening to a minimum of 5.5m wide pavement width (+ 300mm offset from fences/walls/boundary) for the first 5.0m into the site to permit the passing of entering and exiting traffic. The proposed driveway has been assessed as satisfying minimum requirements.
- 3.2** It is also important to ensure that the functionality of this driveway entrance and passing area is not compromised by the ultimate installation of letterboxes, above ground service metres or similar.

The letterboxes and other services are outside of the driveway passing area.



City of **West Torrens**

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

**"No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area."**

**3.3** Traffic manoeuvrability has been assessed as acceptable in accordance with the site layout shown in 'Turn Path Assessment' (CIRCA, Ref: 21167-01\_SH01-D, dated 28/5/21)

**3.4** The garage dimension as indicated on 'Ground Plans' (TFS, Ref: 20-10-078/WD02-02/04-A, dated 21/12/2020) have been assessed as satisfying minimum requirements.

#### **4.0 Waste Management**

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

#### **5.0 Stormwater**

**5.1** Provided information, 'Site Plan' (GC, Ref: 201087-C01-B, dated 3/6/2021) would indicated that the applicant has chosen to adopt the 'Alternate' approach for desired stormwater management for this site.

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

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

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



## Arboricultural Assessment of Street Trees

Development Application No: **211/104/2021**

**REFERRAL DUE DATE: 1 March 2021**

Assessing Officer: **Jordan Leverington**  
 Site Address: **535-537 South Road, ASHFORD SA 5035**  
 Certificate of Title: **CT-5730/990, CT-5839/769, CT-5803/445**  
 Description of Development **Combined Application: Land division - Community Title; SCAP No. 211/C009/21 , Create three(3) additional allotments; and construction of a residential flat building containing four(4) two-storey dwellings**

### TO THE TECHNICAL OFFICER – CITY ASSETS

Please provide your comments in relation to:

- The removal of or impact upon the Street Tree**
- Species of Tree:**
- Your advice is also sought on other aspects of the proposal as follows:**

PLANNING OFFICER - Jordan Leverington

DATE 15 February 2021

FROM THE TECHNICAL OFFICER

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

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

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

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

**A site investigation together with the information provided has revealed that the location for the proposed crossover will be in direct conflict with a large existing Lophostemon confertus (brush box) street tree that is located 6.1m from the eastern property boundary.**

**In this instance City Operations will support the removal of the existing street tree to accommodate a crossover in this location.**

With reference to the City of West Torrens, Fees and Charges Document 2020-2021 "Tree removal for driveway construction", once Council has assessed all circumstances and considered it acceptable that a street tree can be removed, a fee is calculated based on Council's standard schedule of fees and charges.

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

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

**A fee of \$ 1750.00 will be required prior to the commencement of any work.**

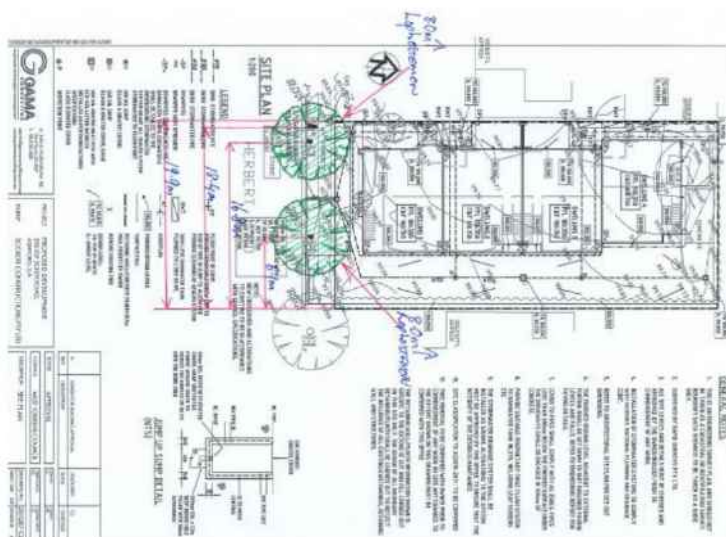
Please note, under no circumstances is any individuals other than council staff permitted to interfere with a street tree. If pruning etc. is required, council must be notified via the appropriate customer request, and council staff will perform all works associated with the community asset.

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

**Rick Holmes  
Technical Support Officer Arboriculture  
165 Sir Donald Bradman Drive  
Hilton SA 5033**

**Telephone: 8416 6333**

**DATE: 26/02/2021**









**Waste Management Assessment**

**Development Application No:** 211/104/2021

**Assessing Officer:** Brendan Fewster

**Site Address:** 535-537 South Road, ASHFORD SA 5035, 535 South Road, ASHFORD SA 5035, 537 South Road, ASHFORD SA 5035, 2 Herbert Road, ASHFORD SA 5035

**Certificate of Title:** CT-5730/990, CT-5839/769, CT-5803/445, CT-6254/148, CT-5803/445, CT-6254/147

**Description of Development** Combined Application: Land division - Community Title; SCAP No. 211/C009/21 , Create three(3) additional allotments; and construction of a two-storey residential flat building containing four (4) dwellings and associated landscaping

**TO TEAM LEADER WASTE MANAGEMENT - REGULATORY SERVICES**

Please provide your comments in relation to:

- Any aspect that you feel needs further attention or detail

.....  
 .....



## Memo

To                   Brendan Fewster  
From                Nick Teoh  
Date                27-Sep-2021  
Subject             211/104/2021 535-537 South Road, ASHFORD SA 5035, 535 South Road,  
ASHFORD SA 5035, 537 South Road, ASHFORD SA 5035, 2 Herbert Road,  
ASHFORD SA 5035

Dear Brendan Fewster

The following Waste Management comments are provided with regards to the assessment of the above develop application:

### Waste Management

The proposed development at 535-537 South Road Ashford (2 Herbert Road) is considered suitable for an individual waste service due to availability of verge space to present 4 x 140L general waste and 4 x 240L recycling bins. Please note that a shared bin enclosure is not required.

Kind regards

**Nick Teoh**  
**Team Leader Waste Management**

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



02 February 2021

The Chief Executive Officer  
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No.** 211/C009/21 (ID 70322)  
**for Land Division by** Scoleri Constructions

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 01 February 2021, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

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

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.  
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.  
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$23283 into the Planning and Development Fund (3 allotment(s) @ \$7761/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

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

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

Yours faithfully

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



02 February 2021

Our Ref: H0109681

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

Dear Sir/Madam

**PROPOSED LAND DIVISION APPLICATION NO: 211/C009/21 AT ASHFORD**

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

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

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

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

Yours faithfully

Sia Papazafiroopoulos

**for MANAGER LAND DEVELOPMENT & CONNECTIONS**

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SA Water  
Level 6, 250 Victoria Square  
ADELAIDE SA 5000  
Ph (08) 7424 1119  
Inquiries Sia Papazafiroopoulos  
Telephone 74241119



**6.1.2 597-601 Tapleys Hill Road, FULHAM**

Application No DA 211/1248/2020

Appearing before the Panel will be:

Representor: **Ms Antonia Dzombic** of 603 Tapleys Hill Road, Fulham wishes to appear in support of her representation.

Applicant: **A representative** from URPS wishes to appear in response to the representation.

**DEVELOPMENT APPLICATION DETAILS**

|                            |  |
|----------------------------|--|
| DESCRIPTION OF DEVELOPMENT | Construction of alterations and additions to existing building including new shop and installation of illuminated fascia signage   |
| APPLICANT                  | SLP Pty Ltd  |
| LODGEMENT DATE             | 7 January 2021   |
| ZONE                       | Local Centre Zone  |
| POLICY AREA                | N/A  |
| APPLICATION TYPE           | Merit  |
| PUBLIC NOTIFICATION        | Category 2   |
| REFERRALS                  | Internal <ul style="list-style-type: none"> <li>• City Assets</li> </ul> External <ul style="list-style-type: none"> <li>• Nil</li> </ul>  |
| DEVELOPMENT PLAN VERSION   | Consolidated 21 May 2020   |
| DELEGATION                 | <ul style="list-style-type: none"> <li>• The relevant application is for a merit, Category 2 form of development, representations have been received and one or more representors wish to be heard on their representation.</li> </ul> |
| RECOMMENDATION             | Support with reserved matter and conditions  |
| REPORT AUTHOR              | Sonia Gallarello   |

**BACKGROUND**

The application was lodged prior to 19 March 2021 therefore subject to the transitional provisions in the *Planning, Development and Infrastructure Act 2016* (PDI Act) and to be assessed against the Development Plan in accordance with Regulation 11(2) of the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*.

## SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 84 in Filed Plan F143449 in the area named Fulham, Hundred of Adelaide, Volume 5283 Folio 644, more commonly known as 597-601 Tapleys Hill Road, Fulham. The subject site is regular and rectangular in shape with a 51.7m metre (m) wide frontage to Tapleys Hill Road, depth of 41.8m totalling a site area of 2,162.3 square metres (m<sup>2</sup>).

The site currently contains a group of single storey shops with 5 tenancies including food sales, laundromat and personal services establishments such as hairdressing salon and tanning. The building is setback some 14m from Tapleys Hill Road with angled carparks to the front of the building and two parallel parks along the western front property boundary. The eastern side of the group of shops currently contains an access way, informal car parking and an enclosed service yard. There is an existing wide access from Tapleys Hill Road on the northern side of the site and also an egress on the southern side. The site is relatively flat. The carpark is in fairly average condition. There are no Regulated Trees on the subject site or on adjoining land that would be affected by the development.

The locality is predominantly residential other than this group of shops and another group of shops to the north. Both groups of shops are sited within the Local Centre Zone.

The amenity of the locality is moderate with a small degree of signage in association with the commercial uses including a tall multi-tenant pylon sign to the front of the subject site and a number of individual tenancy signs on the parapet, walls and fascia above the windows. The locality experiences a high volume of traffic in this section along Tapleys Hill Road, a Primary Arterial Road. The River Torrens is located some 150m to the southeast of the subject site.

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



**Figure 1: The subject land and group of shops viewed toward north**



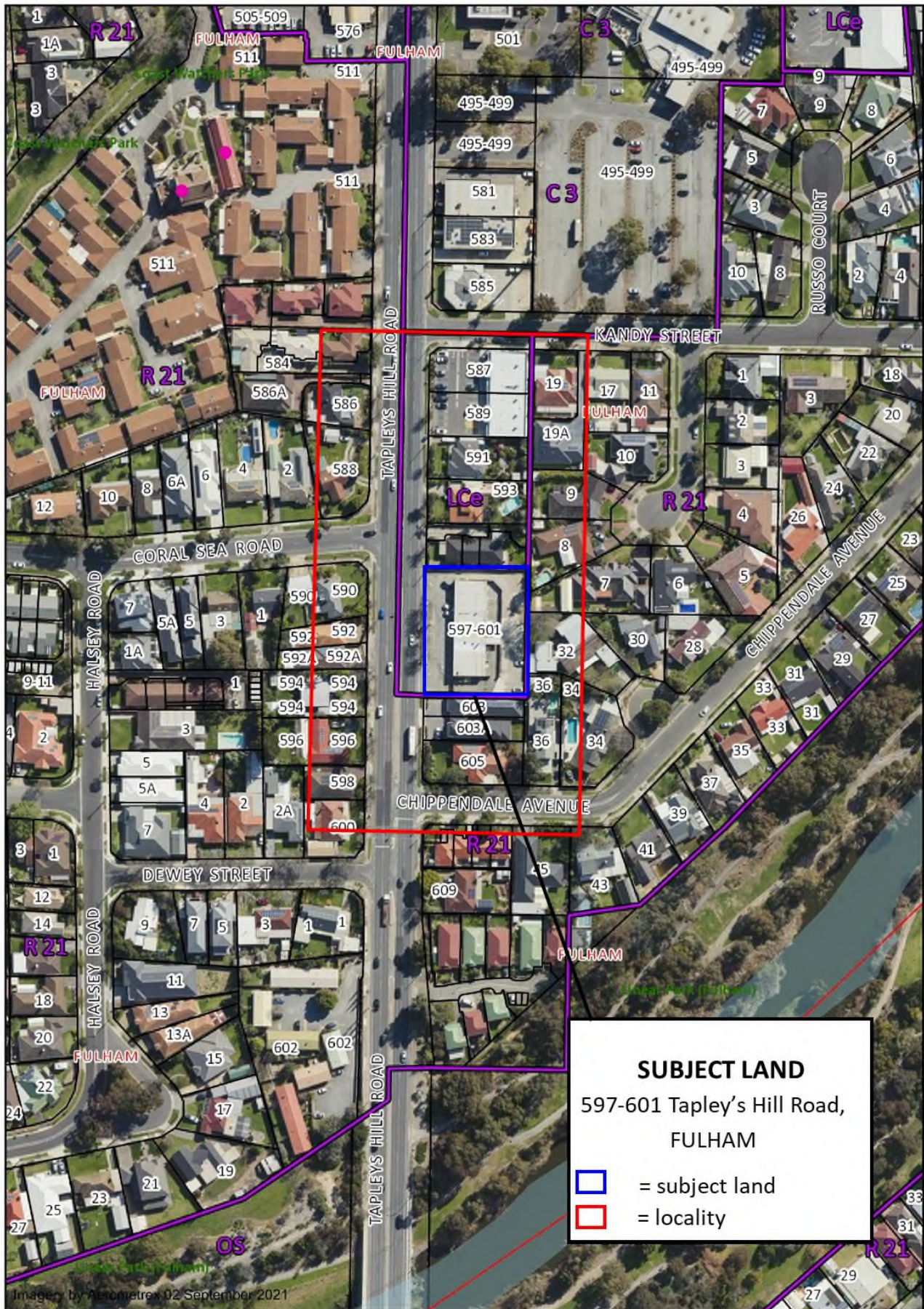
**Figure 2: The subject group of shops viewed toward south**



**Figure 3: The space the addition is proposed and the glass block window the representor is concerned about on the northern wall of 603 Tapleys Hill Road.**



***Figure 4: The rear service area (eastern side)***



## RELEVANT APPLICATIONS

| DA Number     | Description of Development   | Decision         | Decision Date    |
|---------------|--|------------------|------------------|
| 211/558/2002  | Garden Centre - shade structure  | Approval granted | 14 October, 2002 |
| 211/1531/2016 | Change of use to shop and consulting room (Thai massage and physiotherapy) | Approval granted | 24 January, 2017 |

According to aerial photography, the site has contained a building on the land since prior to 1959. There was an association with either part or all of the subject site being used as a garden centre with an established garden on the south-eastern part of the subject site.

## PROPOSAL

The proposal consists of an addition to the southern side of an existing group of shops measuring 4.4m width by 16.1m in length. The internal retail floor space is around 50m<sup>2</sup> and there is a small portico with parapet forward of the shop to match the other shops in the group. There is a toilet proposed at the rear with a verandah on the south eastern corner. The maximum height of the addition is 3.8m.

Viewed from the front, the shop addition will have a horizontal parapet, window and access door, while the rear demonstrates a 3 degree roof pitch sloping down to south. An illuminated sign panel is proposed on the front fascia to be 2.4m x 0.6m. Colours and materials of the addition and signage are as follows and will match the existing shops:

| COMPONENT                | MATERIAL  | COLOUR / FINISH                   |
|--------------------------|-----------|-----------------------------------|
| GENERAL ELEVATIONS       |           | WHITE (TO MATCH EXISTING)         |
| FRONT ELEVATIONS         |           | MONUMENT GREY (TO MATCH EXISTING) |
| WINDOW FRAMES            | ALUMINIUM | ANODISED ALUMINIUM                |
| EXTERIOR DOOR FRAMES     | ALUMINIUM | ANODISED ALUMINIUM                |
| EXTERIOR DOOR (FRONT)    | GLAZING   | CLEAR GLAZING                     |
| EXTERIOR DOORS (GENERAL) | TIMBER    | WHITE                             |
| SIGN                     | PLASTIC   | WHITE / ILLUMINATED               |

The owner has agreed to improve the state of the carpark and the site plan includes parking for 16 vehicular spaces at the rear of which will all be appropriately linemarked. A loading zone is also proposed.

A landscaping plan has been provided and includes additional areas within the front carpark to the northern, southern and western boundaries as well as to the rear eastern boundary. These areas are to include a mix of trees, shrubs and grasses.

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

## PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Schedule 9, Part 2 (19) of the *Development Regulations 2008* or Procedural Matters section of the Local Centre Zone.

|  |  |
|--|--|
| <b>Properties notified</b>                     | Sixteen (16) properties were notified during the public notification process.  |
| <b>Representations</b>                         | Three (3) representations were received: <ul style="list-style-type: none"> <li>• Mr Sleightholme</li> <li>• Mr Scalzi</li> <li>• Ms Dzombic</li> </ul>  |
| <b>Persons wishing to be heard</b>             | One (1) representor wishes to be heard. <ul style="list-style-type: none"> <li>• Antonia Dzombic</li> </ul>  |
| <b>Summary of representations</b>              | Concerns were raised regarding the following matters: <ul style="list-style-type: none"> <li>• Gates are to be removed and the rear carpark can be accessed 24 hours.</li> <li>• Lighting may shine towards residents and cause a disturbance.</li> <li>• Increased size of shops will increase need for car parking.</li> <li>• Clear signage on the gates to restrict access to the general public after hours.</li> <li>• Loss of light to study area to the south.</li> <li>• Potential damage to the window with vehicles adjacent the window.</li> </ul> |
| <b>Applicant's response to representations</b> | Summary of applicant's response: <ul style="list-style-type: none"> <li>• The southern end gates will be reinstated and closed to the public by 9.30pm.</li> <li>• Lighting will not be pointed toward neighbour's private open space.</li> <li>• An overshadowing diagram was provided that demonstrates the impact on the southern neighbour.</li> </ul>   |

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

## INTERNAL REFERRALS

| <b>Department</b>  | <b>Comments</b>  |
|--------------------|--|
| <b>City Assets</b> | <ul style="list-style-type: none"> <li>• The FFLs of the development are satisfactory.</li> <li>• With new parking spaces to the rear, the supply of car parking is satisfied.</li> <li>• A lack of detail was provided about the largest service vehicle. Concerns about manoeuvring is highlighted. A traffic manoeuvrability design was requested (this request was not considered necessary by the assessing officer).</li> <li>• The width of 3.6m only allows for a domestic sized vehicle between the shop addition and the southern boundary. Concern is expressed for a larger than domestic sized vehicle.</li> <li>• Waste concerns were expressed. Any additional waste generated will be coordinated with Council's waste management team.</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>• The new built area is considered minor in size and therefore minor impact on stormwater management. Additional detention is not required for the addition.</li> <li>• Roof runoff must be directed to the surface and discharge via existing stormwater system.</li> <li>• An indication of how stormwater storage is to be provided (for the carpark) and calculations were requested. This can be dealt with via a reserved matter if necessary.</li> <li>• How water quality of the carpark run-off is met should be provided. This can be dealt with via a reserved matter.</li> </ul> |
|--|---|

A copy of the relevant referral response is contained in **Attachment 4**.

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Local Centre Zone as described in the West Torrens Council Development Plan.

| Local Centre Zone  |                  |
|--|------------------|
| <p>Interestingly, the Local Centre Zone does not have a Desired Character statement. However Objective 1 of the Zone states:</p> <p><i>"A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community."</i></p> |                  |
| <i>Objectives</i>  | 1, 2, 3          |
| <i>Principles of Development Control</i>   | 1, 3, 4, 6, 7, 8 |

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

## QUANTITATIVE STANDARDS

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

| DEVELOPMENT PLAN PROVISIONS                                   | STANDARD                              | ASSESSMENT                                    |
|---|---------------------------------------|---|
| HEIGHT<br><i>Local Centre Zone<br/>PDC 7</i>                  | Maximum Two storeys or 8.5m in height | Single storey or 3.8m<br><br><b>Satisfies</b> |
| FRONT SETBACK<br><i>Interface between Land uses<br/>PDC 7</i> | Minimum 5m                            | 10.7m<br><br><b>Satisfies</b>                 |



|   |   |  |
|---|---|--|
| SIDE SETBACK<br><i>Interface between Land uses</i><br>PDC 7                   | Minimum 3m (for building height 4m or less) | 3.6m<br><b>Satisfies</b>                         |
| LANDSCAPING<br><i>Landscaping, Fences and Walls</i><br>PDC 4                  | Minimum 10%                                 | 4.6%<br><b>Does not Satisfy</b>                  |
| MINIMUM CARPARKING SPACES<br><i>Local Centre Zone</i><br>PDC 8 & Table WeTo/6 | 3 (to 6) per 100m <sup>2</sup>              | Around 2 spaces are required<br><b>Satisfies</b> |

## ASSESSMENT

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

### Land Use

The subject land is situated in the Local Centre Zone. As a land use, a shop (or shop addition) is envisaged in the Zone. The size of this shop, around 50m<sup>2</sup> and the other small-scale existing shops serve the local community by way of personal services, dry cleaning and food sales. Complementary advertising is also deemed acceptable.

The land use is consistent with Objective 1 and 2 and PDC 1 and 3 of the Zone and is considered to be an orderly and desirable form of development.

### Built Form

The shop addition is minor in scale compared to the existing group of shops and will be compatible in terms of height and width of the existing built form. It is setback in line with the existing shops and setback from the southern boundary with a distance of 3.6m which achieves the front and rear setbacks prescribed within the Development Plan. The façade elements are designed to be consistent with the other shops in terms of height, colour and materials.

The development is consistent with Objective 1 and PDC 1 and 2 of the Design and Appearance module.

### Amenity

#### Light

External lighting was raised as a concern by representors. Lighting ordinarily does not constitute development and the *Local Nuisance and Litter Control Act 2016* does not regulate light spill. It is acknowledged that the signage proposed is illuminated and it is appropriate that a condition be imposed to control the illumination from the associated signage. Notwithstanding security lighting is not development in its own right, as part of a development and its operational requirements it is appropriate to consider the impacts of such lighting to ensure there are minimal impacts imposed beyond the site boundaries. As such, a condition has been recommended to ensure that any associated security lighting is positioned and directed such that light overspill into adjoining properties is minimised.

### Overshadowing

The southern neighbour is concerned about the impact of overshadowing to glass block windows on the boundary and on the northern side of the dwelling and within a hall / study area. The winter solstice overshadowing diagrams demonstrate that with the shop setback from the southern boundary 3.6m, that there will be minor overshadowing at 9am to the lower section of the window and the window will be shade free at 12pm and 3pm. The overshadowing diagrams demonstrate that there is available light to this study window for at least 3 hours or more during winter solstice. They further demonstrate that other areas of the dwelling including private open space and other windows and solar panels will not be adversely impacted.

The overshadowing impacts are considered to be reasonable with respect to adjacent development and meets PDC 3 of the Design and Appearance module, PDC 2 of the Energy Efficiency module and PDC 3 of the Interface between Land Uses module in this regard.

### Traffic

Issues were raised by a number of residents about potential noise disturbance to the rear or east of the subject development given the intention to resurface and formalise the rear carpark. The applicant has offered to restrict access to the public beyond 9.30pm. Given the shops have been in operation for years and there are current unlimited trading hours, imposing trading hours is not considered appropriate. Council can control the management of the rear access to the site and this has been proposed by way of a condition that restricts access from 9.30pm to 6.00am on any given day.

### **Advertising**

The proposed advertising is a maximum size of 1.4m<sup>2</sup> and attached to the front fascia of the shop addition. It is proposed to be illuminated. The top of the sign is a maximum height of 3.1m from finished floor level of the shop. The signage is consistent with other signage for the other tenancies and does not add to the visual clutter of the shop. Providing the lighting level of the illumination is moderate, the signage will have minimal impact on adjacent road users or residents due to its location and orientation. It is of a suitable scale to the proposed built form and consistent with other signs for other tenancies.

The signage meets Objective 1, 2 and 3 and PDCs 1, 2, 3, 5, 6, 7, 8 and 14 of the Advertisements module.

### **Landscaping**

The site currently has poor landscaping provision. Additional details were asked for in this application to improve the amenity of the perimeter of the group of shops and an amended plan was received. The plan demonstrates some areas of landscaping to the front of the group of shops and largely along the eastern (rear) perimeter. The legend cites a variety of plantings from low shrubs to taller trees. Despite the percentage over the site falling short of PDC 4 of the Landscaping, Fences and Walls module by around 50%, it is an improvement to an existing group of shops. Overall the areas designated for landscaping are considered suitable subject to a more comprehensive landscape plan being provided detailing the numbers and types of plantings to be established. This requirement has been imposed as a reserved matter should the Panel be minded to support the proposal.

### **Parking and Access**

Crossovers, access and egress will not change about the subject site. The direction of circulation of vehicular movements are clockwise to the rear or front of the group of shops.

The rear carpark has been unmade or poorly surfaced for some time as demonstrated by Figure 4 above. The owner has agreed to improve the condition of the rear carpark and formalise the parking area with additional spaces which far exceed the car parking requirement for the additional shop. A loading zone is also proposed along the eastern boundary. City Assets have advised that a vehicle larger than a passenger vehicle, for example SRV, will not fit to the south of the addition. Therefore while the loading zone to the rear can be used by passenger vehicles, larger vehicles must use the front area. This is conditioned accordingly.

### **Waste Management**

Informal advice via email was sought by Council's Waste Management team. The current waste arrangement is via the use of Council's standard waste service with bins presented to Tapleys Hill Road. The use of the bins is currently underutilised. The new tenancy can either use existing bins or there may be the opportunity for more should they be required. An external waste collection service is not required. There is opportunity to the rear of the shops to locate the bins and the distance to the residents are sufficient distance to not be a concern.

### **Stormwater Management and Quality**

Due to its small scale, the shop addition does not require any additional stormwater management. However the carpark area is a large area to be re-surfaced and this needs to be addressed for stormwater management and quality to ensure safe run-off. This has been addressed via two reserved matters being imposed requiring detailed design and supporting calculations.

### **SUMMARY**

The shop addition to an existing group of shops is considered to be fairly minor in size and scale. This group of shops will continue to serve the local population in terms of local convenience goods and services. The impact on adjacent land owners is considered reasonable given the setbacks and height resulting in minimal overshadowing. The carpark is due for an upgrade and there are stormwater implications for this. The additional landscaping proposed will improve the overall appearance of the site.

The advertising component is considered minor and compatible with the other examples within the existing tenancy and will not adversely impact on adjacent residents.

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

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 21 May 2020 and warrants Development Plan Consent.

## RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report and the application for consent to carry out development of land, resolves to GRANT Development Plan Consent for Application No. 211/1248/2020 by SLP Pty Ltd to undertake the Construction of alterations and additions to existing building including new shop and installation of illuminated fascia signage at 597-601 Tapleys Hill Road (CT5283/644) subject to the following conditions of consent and reserved matters:

### Reserved Matter/s:

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

1. For the rear carpark area, stormwater detention requirement calculations are to be provided to limit the peak stormwater discharge for the site of a 20 year ARI critical storm event to the equivalent of a pre-development flow rate with a 0.25 run-off coefficient to the satisfaction of Council.
2. For the rear carpark area, stormwater quality measures are to address the removal of stormwater pollutants from the stormwater flow exiting the site.

Recommended targets include:

| Parameter  | Target |
|--|--------|
| Reduction Litter/Gross Pollutant                         | 90%*   |
| Reduction in Average Annual Total Suspended Solids (TSS) | 80%*   |
| Reduction in Average Annual Total Phosphorous (TP)       | 60%*   |
| Reduction in Average Annual Total Nitrogen (TN)          | 45%*   |

\* Reduction as compared to an equivalent catchment with no water quality management controls.

3. A more detailed landscaping plan shall be provided indicating the numbers and types of plantings to be planted within the designated landscaped areas as per Site Plan by Superior Land Projects (SLP) Job Code 86120, revision E dated 26 August 2021 to the satisfaction of Council.

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 reserved matters outlined above.

### 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:
  - Site Plan and elevations by Superior Land Projects (SLP), Job Code 86120, Revision E dated 26 August 2021;
  - Letter by SLP Pty Ltd dated 30 August 2021.

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

2. Access to the rear carpark shall be limited to vehicles of a size no greater than a passenger sized vehicle, therefore excluding SRVs or MRVs. Loading and unloading with the use of larger vehicles shall be to the front of the site. Restricted size vehicles shall be appropriately signed.

*Reason: To avoid vehicular conflict.*

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

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

4. Prior to the occupation or use of the development, all car parking spaces shall be line marked and have wheel stops installed in accordance with the approved plans and maintained in a good condition at all times to the reasonable satisfaction of Council.

*Reason: To provide safe and convenient parking and manoeuvring areas for users of the development and to protect landscaping and fencing*

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

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

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

6. All external materials, surface finishes and colours shall be consistent with the information detailed in this application and shall be maintained in a good condition at all times to the reasonable satisfaction of Council.

*Reason: To ensure a high standard of materials and finishes are used in the final presentation of the building that are complimentary to those of the existing building.*

7. The sign approved herein shall be maintained in good repair with all words and symbols being clearly visible at all times to the satisfaction of Council.

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

8. The sign approved herein shall not move, flash, blink or rotate in any manner, and shall not be internally or externally illuminated at any time without the prior approval of Council.

*Reason: To ensure the proposed signage does not cause undue disturbance, annoyance or inconvenience to the general public / adjoining landowners / users / motorists.*

9. The illumination of the sign shall be such that no hazard, nuisance or discomfort is caused to any person beyond the site, including passing motorists and adjoining residents, and shall be maintained to the reasonable satisfaction of Council at all times.

*Reason: To ensure the proposed signage does not cause undue disturbance, annoyance or inconvenience to the general public / adjoining landowners / users / motorists.*

10. All external lights on the subject site shall be directed, screened and of such limited intensity that overspill of light into nearby premises is avoided and no nuisance or loss of amenity is caused to any person beyond the site, including passing motorists.

*Reason: To ensure that the proposed lighting does not cause undue disturbance, annoyance or inconvenience to the general public / adjoining landowners / users / motorists.*

11. Access to the rear carparking area shall be restricted from 9.30pm to 6am on any given day and this shall be appropriately signed with restrictions in place.

*Reason: To reduce the potential for noise disturbance to the adjacent neighbours.*

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

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

---

## **Attachments**

- 1. Relevant Development Plan Provisions**
- 2. Proposal plans and details**
- 3. Representations and response to representations**
- 4. Internal referral**

| <b>General Section</b>              |  |  |
|-------------------------------------|--|--|
| Advertisements                      | <i>Objectives</i>                        | 1, 2, 3  |
|                                     | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 22  |
| Centres and Retail Development      | <i>Objectives</i>                        | 1, 2, 3, 4, 5                                  |
|                                     | <i>Principles of Development Control</i> | 1, 2, 3, 4                                     |
| Crime Prevention                    | <i>Objectives</i>                        | 1  |
|                                     | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5, 6, 7, 8, 10                     |
| Design and Appearance               | <i>Objectives</i>                        | 1, 2   |
|                                     | <i>Principles of Development Control</i> | 1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 17, 19, 20 |
| Energy Efficiency                   | <i>Objectives</i>                        | 1  |
|                                     | <i>Principles of Development Control</i> | 1, 2   |
| Interface between Land Uses         | <i>Objectives</i>                        | 1, 2, 3  |
|                                     | <i>Principles of Development Control</i> | 1, 2, 3, 5, 6, 7                               |
| Landscaping, Fences and Walls       | <i>Objectives</i>                        | 1, 2   |
|                                     | <i>Principles of Development Control</i> | 1, 2, 3, 4, 5                                  |
| Orderly and Sustainable Development | <i>Objectives</i>                        | 1, 2, 3, 4, 5                                  |
|                                     | <i>Principles of Development Control</i> | 1, 3, 5  |
| Transportation and Access           | <i>Objectives</i>                        | 1, 2   |
|                                     | <i>Principles of Development Control</i> | 2, 8, 13, 14, 20, 34, 35, 36, 37               |



|                           |                               |
|---------------------------|-------------------------------|
| <b>Product</b>            | Register Search (CT 5283/644) |
| <b>Date/Time</b>          | 14/07/2020 12:51PM            |
| <b>Customer Reference</b> | 597 TAP Pty Lfhd              |
| <b>Order ID</b>           | 20200714006520                |



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



## Certificate of Title - Volume 5283 Folio 644

|                            |                 |                       |            |
|----------------------------|-----------------|-----------------------|------------|
| <b>Parent Title(s)</b>     | CT 3093/134     |                       |            |
| <b>Creating Dealing(s)</b> | CONVERTED TITLE |                       |            |
| <b>Title Issued</b>        | 03/08/1995      | <b>Edition</b>        | 5          |
|                            |                 | <b>Edition Issued</b> | 12/05/2020 |

### Estate Type

FEE SIMPLE

### Registered Proprietor

597TAP PTY. LTD. (ACN: 639 533 127)  
OF SHOP 1-7 597 TAPLEYS HILL ROAD FULHAM SA 5024

### Description of Land

ALLOTMENT 84 FILED PLAN 143449  
IN THE AREA NAMED FULHAM  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

| Dealing Number | Description   |
|----------------|---|
| 13295299       | MORTGAGE TO SIMON ROSS PTY. LTD. (ACN: 073 666 092)       |
| 13297667       | MORTGAGE TO PJON INVESTMENTS PTY. LTD. (ACN: 162 298 482) |

### Notations

|                                  |     |
|----------------------------------|-----|
| <b>Dealings Affecting Title</b>  | NIL |
| <b>Priority Notices</b>          | NIL |
| <b>Notations on Plan</b>         | NIL |
| <b>Registrar-General's Notes</b> | NIL |
| <b>Administrative Interests</b>  | NIL |

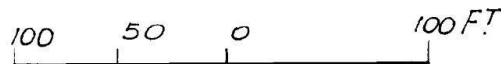
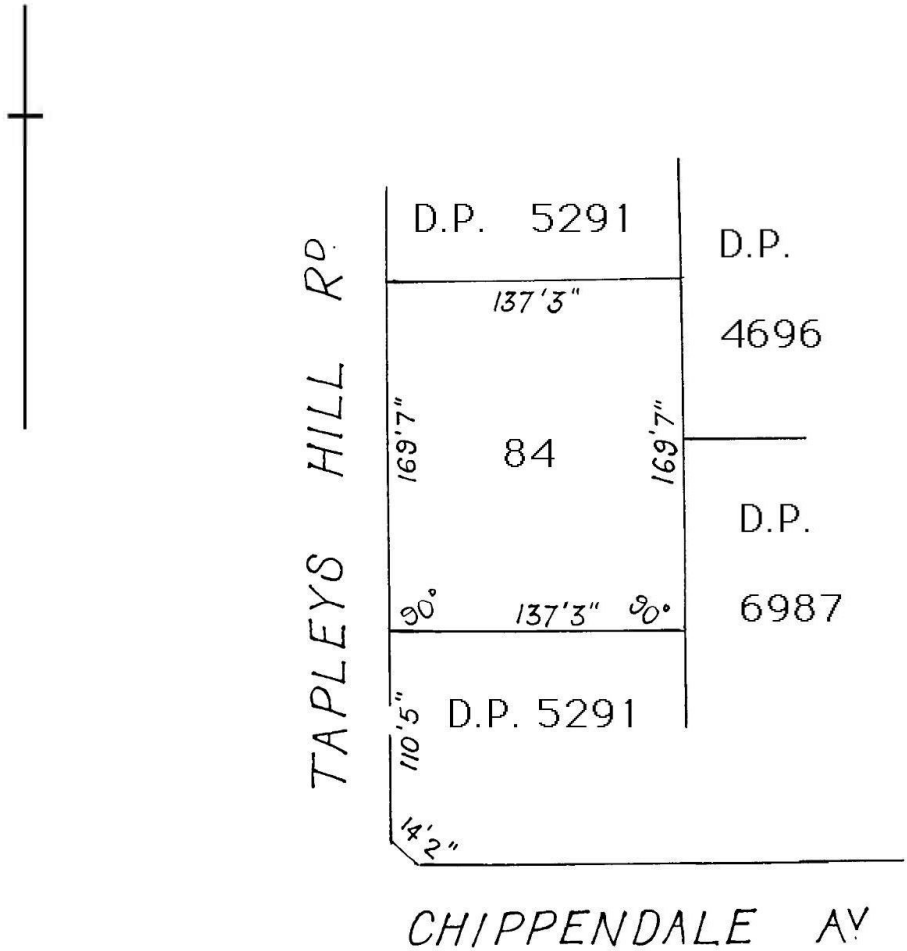




|                           |                               |
|---------------------------|-------------------------------|
| <b>Product</b>            | Register Search (CT 5283/644) |
| <b>Date/Time</b>          | 14/07/2020 12:51PM            |
| <b>Customer Reference</b> | 597 TAP Pty Lfd               |
| <b>Order ID</b>           | 20200714006520                |

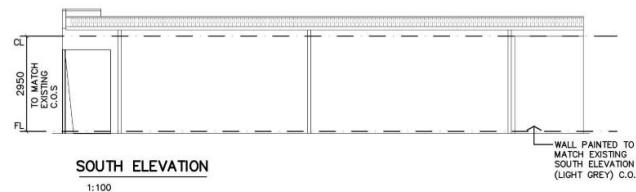
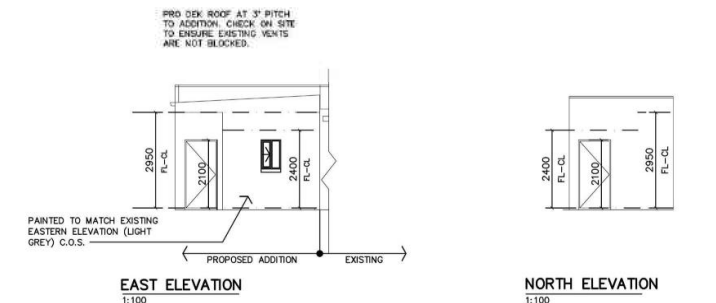
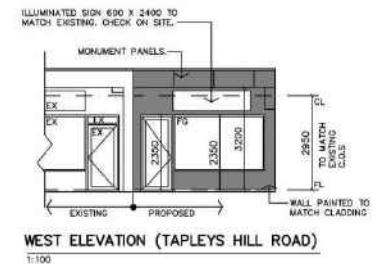
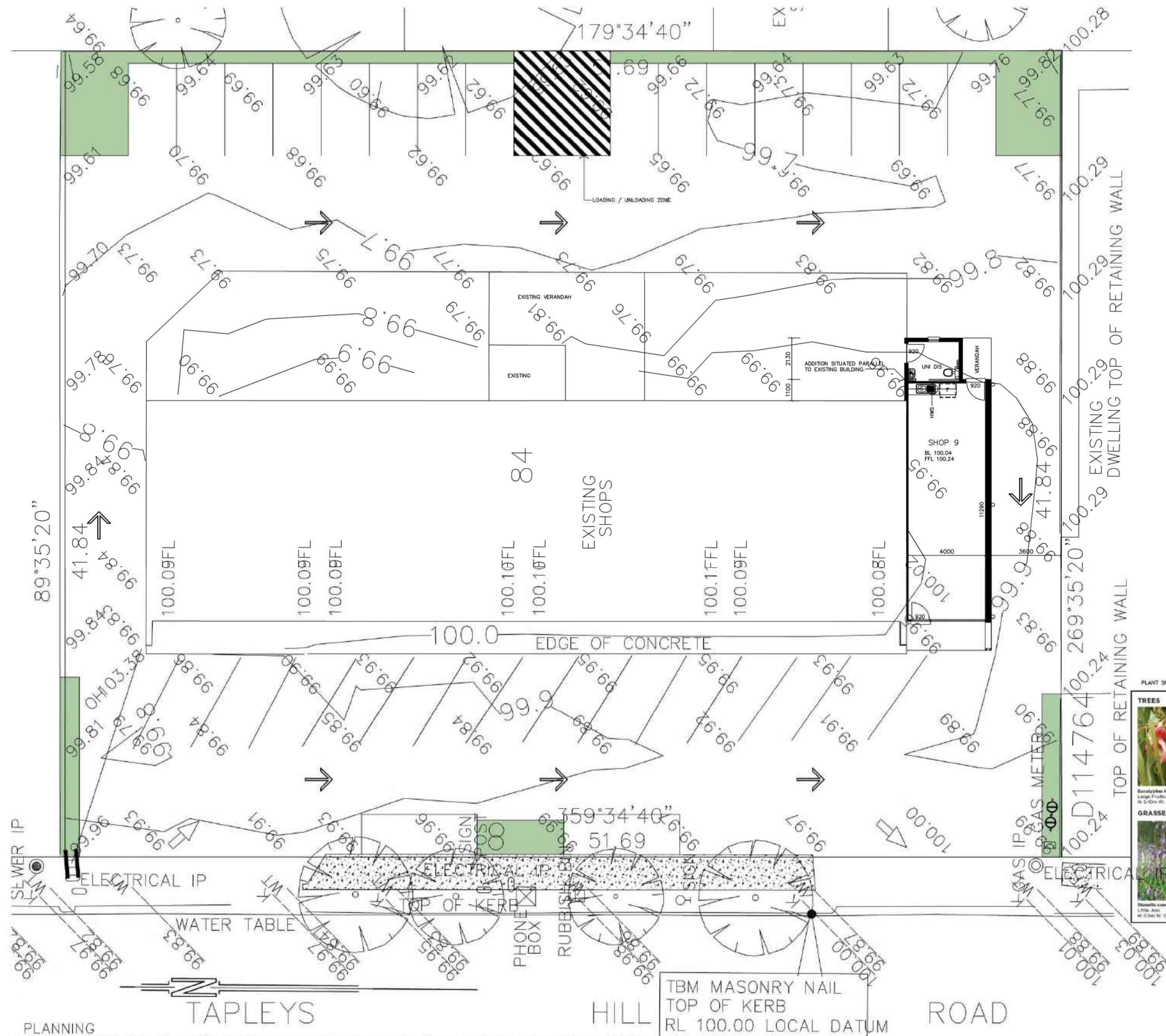
This plan is scanned for Certificate of Title 3093/134

LAST PLAN REF : D.P. 5291



|  |                 |
|--|-----------------|
| DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION |                 |
| 1 FOOT   | = 0.3048 metres |
| 1 INCH   | = 0.0254 metres |

Note : Subject to all lawfully existing plans of division



| COMPONENT                | MATERIAL  | COLOUR / FINISH                   |
|--------------------------|-----------|-----------------------------------|
| GENERAL ELEVATIONS       |           | WHITE (TO MATCH EXISTING)         |
| FRONT ELEVATIONS         |           | MONUMENT GREY (TO MATCH EXISTING) |
| WINDOW FRAMES            | ALUMINIUM | ANODISED ALUMINIUM                |
| EXTERIOR DOOR FRAMES     | ALUMINIUM | ANODISED ALUMINIUM                |
| EXTERIOR DOOR (FRONT)    | GLAZING   | CLEAR GLAZING                     |
| EXTERIOR DOORS (GENERAL) | TIMBER    | WHITE                             |
| SKIN                     | PLASTIC   | WHITE / ILLUMINATED               |

PLANT SPECIES TO BE PLANTED IN LANDSCAPING ZONES SHADED GREEN.

| TREES   | SHRUBS  |
|---|---|
| Eucalyptus laevis<br>Large Fructed SA Blue Gum<br>Ht. 5.0m W. 4.0m                  | Corymbia pulchella 'Dinky Bell'<br>Dinky Bell<br>Ht. 0.5m W. 0.5m |
| Eucalyptus torquata<br>Coral Gum<br>Ht. 5.0m W. 2.0m                                | Grevillea 'Sea Spray'<br>Sea Spray Grevillea<br>Ht. 2.0m W. 1.0m  |
| Atriplex confertifolia<br>Salty Saltbush<br>Ht. 0.5m W. 0.5m                        |   |
| Drosera rotundifolia 'Little Jewel'<br>Little Jewel<br>Ht. 0.3m W. 0.3m             |   |
| Drosera 'Little Jewel'<br>Little Jewel<br>Ht. 0.3m W. 0.3m                          |   |
| Chamaecrista 'Black Anther Flax Lily'<br>Black Anther Flax Lily<br>Ht. 0.5m W. 0.5m |   |
| Lomandra longifolia 'Tambora'<br>Tambora Lomandra<br>Ht. 0.5m W. 0.5m               |   |
| Lomandra longifolia 'Nepent'<br>Nepent'<br>Ht. 0.5m W. 0.5m                         |   |
| Grasses & Sedges  |   |

CITY OF WEST TORRENS  
3 September 2021  
AMENDED

PLANNING  
PROPOSED ADDITION AND ALTERATIONS.  
No. 597 TAPLEYS HILL ROAD, FULHAM.  
FOR FULHAM SHOPPING CENTRE.

86120

SLP  
Superior Land Projects  
No. 881, Gerald St. 5045  
P.O. Box 6200, 5036  
T. 08 7300 7560  
slp@slp.com.au

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Services shown hereon are to be confirmed by builder prior to commencing  
research for possible locations of above ground & underground services & related locations of all services & easements.  
contact DIAL BEFORE YOU DIG on 1100 or the relevant authority  
-the title boundaries on shown hereon were not marked at the time of survey & have been determined by plan dimensions only, building & fence offsets are therefore preliminary & subject to certified survey.  
-ensure low vegetation for vehicle overhang where applicable.  
-P/L's, all services & stormwater drainage as per engineers report.

EXISTING TREE TO REMAIN  
EXISTING TREE TO BE REMOVED

| NO. | DATE       | BY  | REVISION         |
|-----|------------|-----|------------------|
| 1   | 15/09/2021 | SLP | ISSUE FOR PERMIT |
| 2   | 03/10/2021 | SLP | AMENDED          |

# SLP PTY. LTD.

**SUPERIOR LAND PROJECTS**  
**Building brokers | design | land division | consultancy**  
**PO BOX 891, GLENELG S.A. 5045**  
**20 PAYNEHAM ROAD, STEPNEY S.A. 5069**  
**PH: (08) 8350 0036 FAX: (08) 7200 7560**  
[slpl@internode.on.net](mailto:slpl@internode.on.net)

30<sup>th</sup> August 2021

City of West Torrens  
165 Sir Donald Bradman Drive,  
Hilton SA 5033

ATT: Sonia Gallarello

Dear Sonia,

Re;  
Development application No; 211/1248/2020  
Site address No. 597-601 Tapleys Hill Road, Fulham SA

We refer to your RFI email dated 10<sup>th</sup> May 2021 in reference to items;

1. The plans have now been revised to have the driveway 3.6m wide.
2. Levels have been taken and the FFL now accommodates a 350mm flow depth.
3. There will be no changes to verge.
4. Additional carpark spaces have been shown at the rear of the site, now including a loading/unloading area. The largest vehicle accessing the site will be an SRV.
5. The protruding wall has now been removed.
6. This is a speculative build and at this stage waste will be addressed with standard sulo bins.
7. We have added landscaping to the site, as this is a retrospective circumstance we have accommodated this matter to the best of the availability.
8. Proposed stormwater will be discharged off site to the street water table.
9. Colours have been confirmed on the revised planning drawings.
10. The shop is a speculative build and the tenant will conform to its current classification or make a lodgement should this differ.
11. Shadow diagrams have been revised and attached.

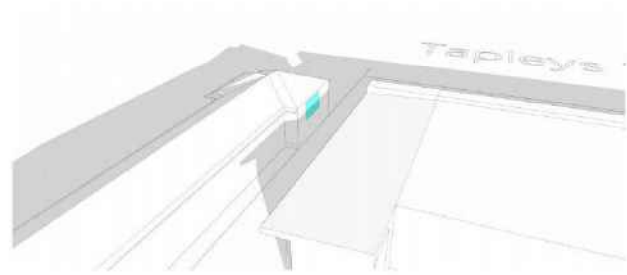
Should you have any further queries or require any explanation regarding these matters, please do not hesitate to contact me direct on 0414697790 or email me at [gerry@superiorlandprojects.com.au](mailto:gerry@superiorlandprojects.com.au)

Yours faithfully

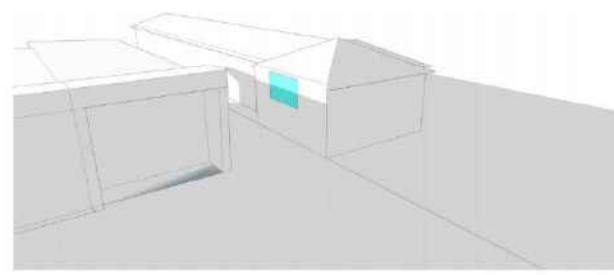


Gerry Russo | director

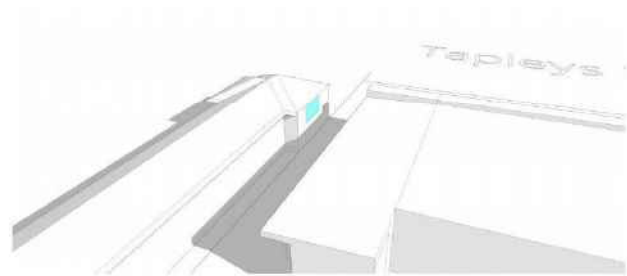




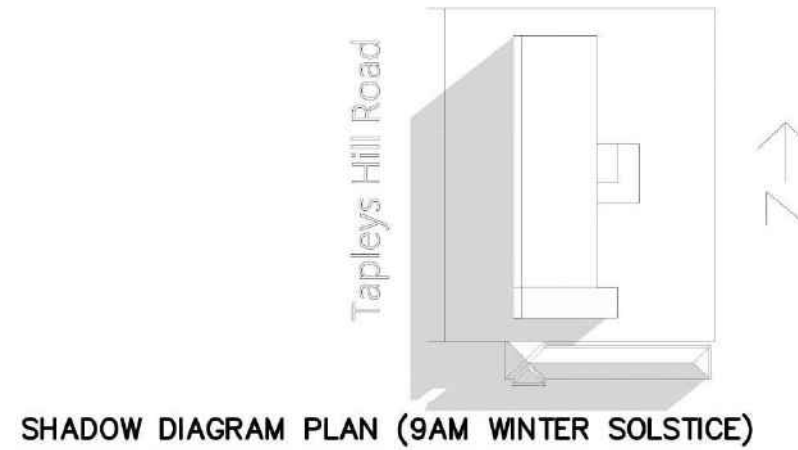
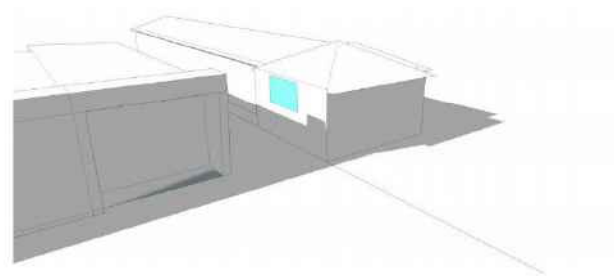
**SHADOW DIAGRAMS (9AM WINTER SOLSTICE)**  
NOT TO SCALE (PERSPECTIVE)



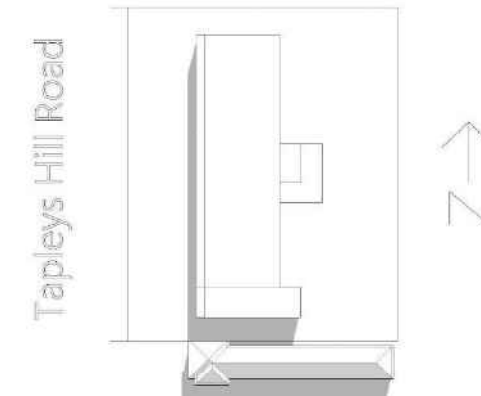
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NOT TO SCALE (PERSPECTIVE)



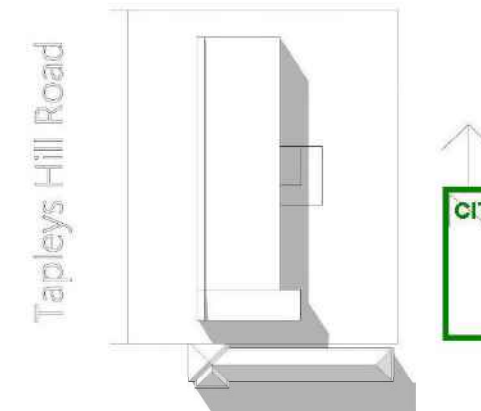
**SHADOW DIAGRAMS (3PM WINTER SOLSTICE)**  
NOT TO SCALE (PERSPECTIVE)



**SHADOW DIAGRAM PLAN (9AM WINTER SOLSTICE)**



**SHADOW DIAGRAM PLAN (12PM WINTER SOLSTICE)**



**SHADOW DIAGRAM PLAN (3PM WINTER SOLSTICE)**

**CITY OF WEST TORRENS**  
3 September 2021  
AMENDED

PLANNING

**PROPOSED ADDITION AND ALTERATIONS.**  
**No. 597 TAPLEYS HILL ROAD, FULHAM.**  
**FOR FULHAM SHOPPING CENTRE.**

|          |          |          |          |   |               |       |    |
|----------|----------|----------|----------|---|---------------|-------|----|
| date     | DEC 2020 | rev date | A 1.4.21 | amendments  | 9AM 3PM ADDED | drawn | ML |
| drawn    | ML       | rev      | B 1.9.21 | amendments  | MODEL UPDATED | drawn | ML |
| scale    | AS SHOWN | sheet    | 2        | <b>important notes;</b><br>all dimensions in millimetres unless otherwise noted. figured dimensions shall take preference over scaled drawing. verify all dimensions & levels. any contradiction or discrepancy to be reported immediately. |               |       |    |
| job code | 86120    | sheet    | 2        | ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY.  |               |       |    |

**SLP** Pty.Ltd.  
Superior Land Projects  
po box 891, glenelg s.a. 5045  
p 08 8350 0036  
f 08 7200 7560  
sippl@internode.on.net

building brokers consultancy | building design land division

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-services shown hereon are to be confirmed by builder prior to commencing  
-research for possible locations of above ground & underground services & detailed locations of all services & easements. contact DIAL BEFORE YOU DIG on 1100 or the relevant authorities  
-the title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only. building & fence offsets are therefore preliminary & subject to certified survey  
-1000L(min) rainwater tank plumbed to toilet or laundry. refer eng.  
-FFL's, siteworks & stormwater drainage as per engineers report.

○ DENOTES EXISTING TREE TO REMAIN  
⊗ DENOTES EXISTING TREE TO BE REMOVED

| areas        | sq. m. | areas        | sq. m. |
|--------------|--------|--------------|--------|
| ground floor |        | ground floor |        |
| first floor  |        | first floor  |        |
| garage       |        | garage       |        |
| carport      |        | carport      |        |
| cellar       |        | cellar       |        |
| verandah     |        | verandah     |        |
| porch        |        | porch        |        |
| balcony      |        | balcony      |        |
|              |        |              |        |
|              |        |              |        |
|              |        |              |        |

# Statement of Representation



Submission date: **10 February 2021, 4:27PM**  
 Receipt number: **44**  
 Related form version: **5**

|                  |  |
|------------------|--|
| Development No.  | 211/1248/2020  |
| Property address | 597-601 Tapleys Hill Road, FULHAM SA 5024  |
| First name       | michael  |
| Last name        | sleightholme   |
| Address          | 8 Ralkoff Ct, Fulham SA 5024, Australia <a href="#">Map</a><br>(-34.928753, 138.5183837) |

Contact number

Email address

Nature of Interest

Resident of Adjoining property

Reason/s for representation

The supplied plans indicate the removal of the existing gate on the southern end of the existing building, where the new addition is planned. There is no mention on the plans of a replacement gate being included on the plans.  
 Arrows on plan indicate the possibility of a drive through route. the sheds shown on the plans are no-longer present and a additional fence has been erected along the Eastern side of the building. - concern is this is to allow for rear parking and public traffic movement 24hrs.

My representation would be overcome by:

Existing Northern double fence is retained.  
 Replacement gate is included on the Southern end of the building to southern boundary fence.  
 both gates are closed no later than 2100hrs to prevent public access. Tenant access permissible.  
 any Eastern facing flood or security lighting is positioned to not shine directly into the Eastern edge residential properties.

Please indicate whether or not you wish to be heard by Council in respect to this submission:

I do not wish to be heard

Extra Information

Signature

A handwritten signature in black ink, consisting of a circular loop followed by a long horizontal stroke that tapers to a point.

[Link to signature](#)

Today's date

10/02/2021

City of West Torrens  
12 FEB 2021  
City Development

RECEIVED - CWT  
11 FEB 2021

**STATEMENT OF REPRESENTATION**  
**Pursuant to Section 38 of the Development Act 1993**

TO Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON 5033

RECEIVED CSU WTCC  
AM 8 9 10 11 12  
PM 1 2 3 4 5  
11 FEB 2021  
12-39

DEVELOPMENT No. 211/1248/2020  
PROPERTY ADDRESS: 597-601 Tapleys Hill Road, FULHAM SA 5024

|   |   |
|---|---|
| YOUR FULL NAME  | DOMENICO SCALZI   |
| YOUR ADDRESS  | 7 RAIKOFF COURT FULHAM  |
| YOUR PHONE No   |   |
| YOUR EMAIL  |   |
| NATURE OF INTEREST  | Adjoining Resident.<br><small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>  |
| REASON/S FOR REPRESENTATION                                   | The plans provide no detail or documentation of any gate or structure attaching to new addition to prevent or restrict rear access at Southern end. New addition will increase building size resulting in an increase need for parking. With this increase need for parking (Customer), the potential for overflow to rear of property increases. |
| MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) | A permanent gate or structure added to prevent access to rear of property, attached to New Addition. The gates that exist on Northern Side of Building are to be locked at night from 9.00pm and a sign erected stating TENANT PARKING ONLY AT REAR.  |

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

- I DO NOT WISH TO BE HEARD
- I DESIRE TO BE HEARD PERSONALLY
- I DESIRE TO BE REPRESENTED BY \_\_\_\_\_

(PLEASE SPECIFY)

SIGNED \_\_\_\_\_  
DATE 11/2/2021

Responsible Officer: Sonia Gallarello  
Ends: Friday 12 February 2021


# Statement of Representation



Submission date: **11 February 2021, 9:39PM**

Receipt number: **45**

Related form version: **5**

|   |  |
|---|--|
| Development No.   | <b>211/1248/2020</b>   |
| Property address  | <b>597-601 Tapleys Hill Road, Fulham SA 5024<br/>603 Tapleys Hill Road, Fulham SA 5024</b>   |
| First name  | <b>Antonla</b>   |
| Last name   | <b>Dzombic</b>   |
| Address   | <b>603 Tapleys Hill Rd, Fulham SA 5024, Australia <a href="#">Map</a><br/>(-34.9293771, 138.517961)</b>                              |
| Contact number  |  |
| Email address   | <input type="text"/>   |
| Nature of interest  | <b>Adjoining resident</b>  |
| Reason/s for representation   | <b>Please see attached below Statement of Representation Letter</b>  |
| My representation would be overcome by:   | <b>Please see attached below Statement of Representation Letter</b>  |
| Please indicate whether or not you wish to be heard by Council in respect to this submission: | <b>I desire to be heard personally</b>   |
| Extra Information   | <b><a href="#">Statement of Representation.docx</a></b>  |
| Signature   | <br><br><b><a href="#">Link to signature</a></b> |
| Today's date  | <b>11/02/2021</b>  |



**Application Reference No. 211/1248/2020**

**Address: 597-601 Tapleys Hill Road, Fulham SA 5024**

To whom it may concern,

I would like to take this time to express my concerns for the building of the new shop development. I am not objecting to the idea but I do have my concerns mainly regarding the Glass Block window located in my hallway and blocking out natural sunlight.

I was granted the approval by the West Torrens Council to have the Glass Block Window installed in my hallway. The height of the new shop will block out all sunlight from coming into the home. I paid \$5000 for this particular window to be installed for it now to no longer service its purpose. In reference to the plans, having only 3 metres between the shop and the window will not only affect the blockage of sunlight but, all larger vehicles (examples: UTEs, 4WDs etc) passing through may cause damage to the Glass Block window therefore will require more than 3metres.

If plans are to go ahead with the building, I would like council to take reasonable action to ensure both parties come to a mutual agreement.

Thank you for taking into consideration my concerns.

Sincerely,

Antonia

**SLP PTY. LTD.****ABN: 16 105 552 994 ACN: 105 552 994****SUPERIOR LAND PROJECTS****project brokers | design | consultancy | land division****PO BOX 891, GLENELG S.A. 5045****PH: (08) 8350 0036 FAX: (08) 7200 7560****[slppl@intermode.on.net](mailto:slppl@intermode.on.net)**9<sup>th</sup> March 2021

City of West Torrens  
165 Sir Donald Bradman Drive,  
Hilton SA 5033

Dear Sonia,

Re;

Development application No. 211/1248/2020

Site address 597-601 Tapleys Hill Road, Fulham SA

We refer to the representations received on 17<sup>th</sup> February 2021;

We thank Michael Sleightholme for the representation and wish to confirm the gate to the southern end will be reinstated and gates to be closed to the public by 9:30pm. Any lighting will not be intentionally pointed into the private open space / allotments of the neighbour (refer to revised planning drawings).

We thank Antonia Dzombic for the representation and believe the 3m isle width is adequate for passing vehicles. we have also completed a shadow diagram showing the new casting shadow created midday in the winter solstice (please see attachment). Hoping this is now satisfactory for Antonia and a intension to be heard personally can be withdrawn.

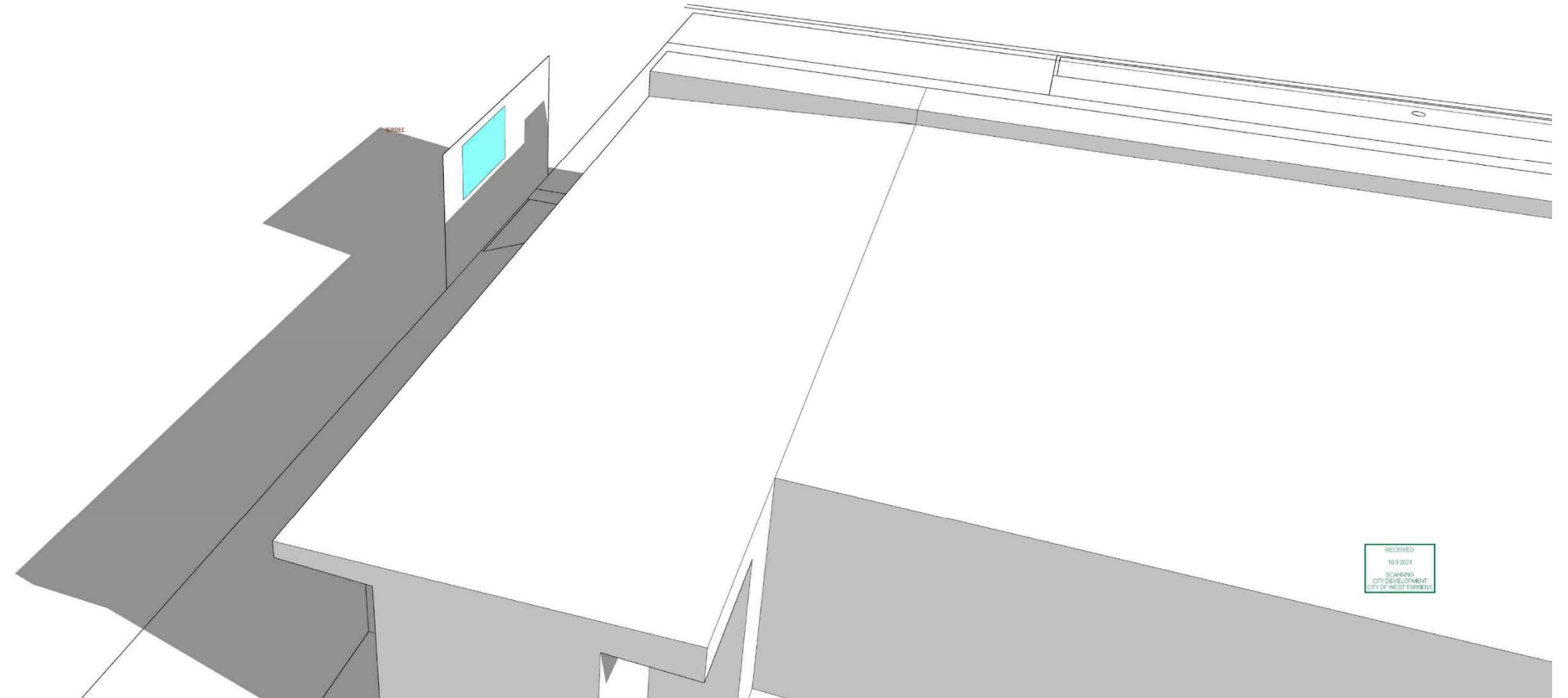
We thank Domenico Scalzi for the representation and wish to confirm the gate to the southern end will be reinstated and gates to be closed to the public by 9:30pm (refer to revised planning drawings).

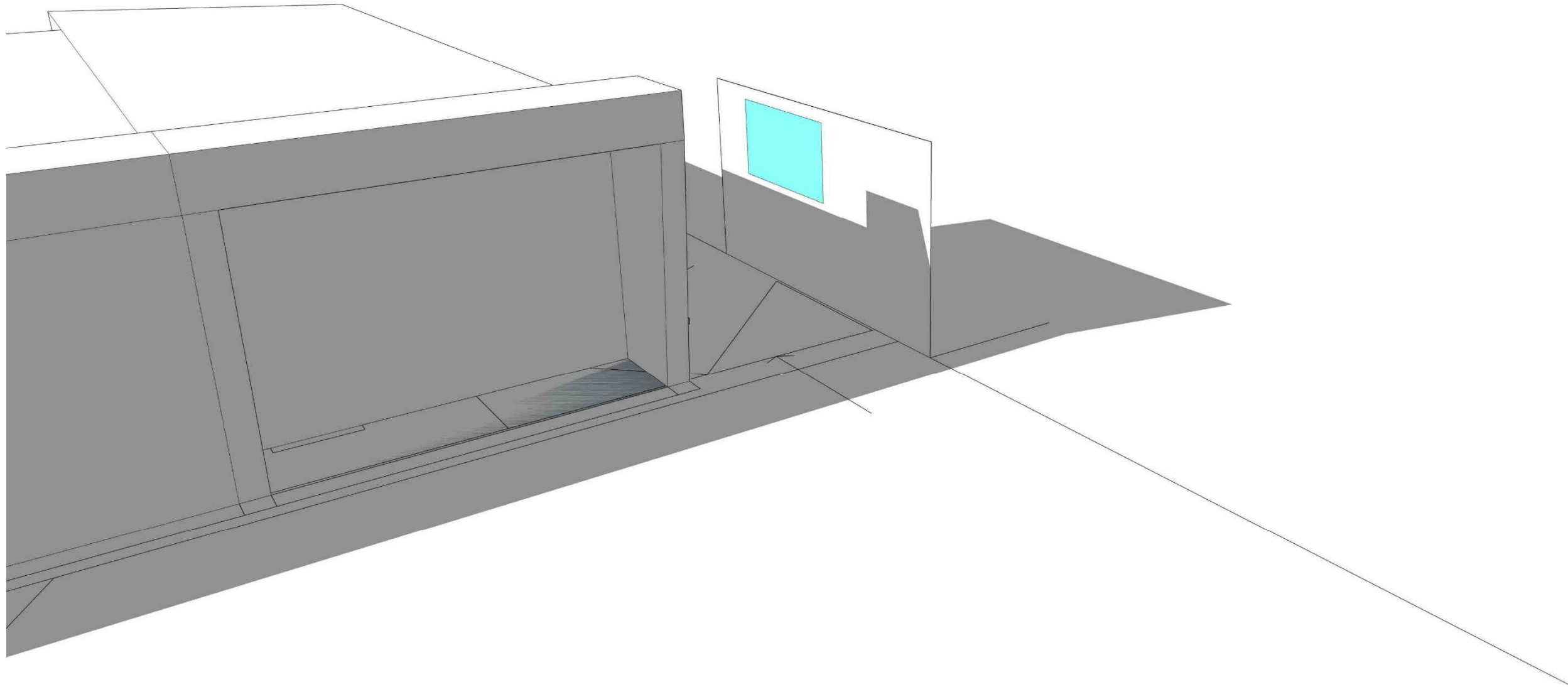
Should you have any further queries or require any explanation regarding these matters, please do not hesitate to contact me direct on 0414697790 or email me at [gerry@superiorlandprojects.com.au](mailto:gerry@superiorlandprojects.com.au)

Yours faithfully



Gerry Russo | director





SUPERSEDED  
30 2021

RECEIVED  
10 9 2021  
SCAFFOLD  
CITY DEVELOPMENT  
CITY OF WEST TORONTO

# Preliminary Traffic, Flooding & Stormwater Assessment

**Development Application No: 211/1248/2020**

**Assessing Officer:** Sonia Gallarello  
**Site Address:** 597-601 Tapleys Hill Road, FULHAM SA 5024  
**Certificate of Title:** CT-5283/644  
**Description of Development** Construction of alterations and additions including new shop to existing building and installation of illuminated face signage

## TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- Site drainage and stormwater disposal
- Required FFL
- On-site vehicle parking and manoeuvrability
- New Crossover
- Your advice is also sought on other aspects of the proposal as follows:

.....  
 .....

**PLANNING OFFICER - Sonia Gallarello**

**DATE 20 September, 2021**



City of **West Torrens**

Between the **City** and the **Sea**

## Memo

To Sonia Gallarello  
From Richard Tan  
Date 20-Sep-2021  
Subject 211/1248/2020, 597-601 Tapleys Hill Road, FULHAM SA 5024

Sonia Gallarello,

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

Note: Stormwater management plan has not been provided.

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

- 1.1 In accordance with the provided plan (SLP, Ref: 86120-1/2-E, dated 26/8/21) the FFLs of the proposed development (100.24 minimum) have been assessed as satisfying minimum requirements (100.24 minimum) in consideration of street and/or flood level information.

### 2.0 Verge Interaction

- 2.1 No changes to existing verge.

### 3.0 Traffic Requirements

- 3.1 I have no further concerns on parking spaces with the introduction of new parking spaces at the back of the building.
- 3.2 No further assessment provided. Item still considered outstanding.

It is also unclear what the largest service vehicle accessing to the rear is. Further clarification on the scale of service vehicle planned for delivering goods (utilizing the loading/unloading bay) should be provided.

A traffic manoeuvrability design clearly demonstrate that satisfactory access can be achieved for the largest service vehicle accessing to the rear of shopping centre should be provided.

**It is recommended that the applicant seek advice from someone suitably experienced in traffic design, to assist them in producing a vehicle manoeuvrability design for this site which complies with the Australian**



City of **West Torrens**

Between the City and the Sea

**Standard requirements, preferably through the use of either “AutoTrack” or “AutoTURN” demonstration. Reports and drawings should then be submitted to Council.**

- 3.3** Following dot point 3.2, the driveway corridor next to the new proposed shop appears to be 3.6m in width (adjacent to the existing dwelling). It should be noted that based on internal turn path analysis, only a domestic scale vehicle is able to achieve safe and convenient manoeuvre when accessing to the rear of the building. A wider driveway corridor may be required based on the size of the largest service vehicle accessing the corridors, particularly with the indication of a loading/unloading zone which suggest that at least a SRV truck would be required.

**It is recommended that the common driveway corridor be widened to satisfy the Australian Standard requirement of 3.6m unless a larger service vehicle access is required. Revised drawings showing the modifications to the common driveway should be provided to Council.**

#### **4.0 Waste Management**

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

Due to the nature of this application, it is recommended that further assessment from Council's Waste Management Team is required.

It should be noted that the additional building has been proposed to be constructed on current waste storage area.

**Further clarification should be provided on how the waste will be stored and collected with the new proposal.**

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

#### **5.0 Stormwater Detention**

##### **New Addition Building**

- 5.1** The new addition has been proposed over existing hard pavement area. Furthermore, the building area is less than 100m<sup>2</sup>. Hence the impact on the site's stormwater management is relatively minor.

Based on the above, additional stormwater detention for the building is not required for this development.



City of **West Torrens**

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**5.2 The roof runoff must be directed to the surface and discharge offsite via existing stormwater system.**

**Parking Space at the Rear**

**5.3 Stormwater Detention**

Stormwater detention measures will be required to be undertaken to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

In calculating the stormwater detention requirements, runoff from any existing structures and buildings to be maintained must be taken into consideration.

**It is recommended that an indication of how the storage is to be provided and calculations supporting the nominated volume be submitted to Council.**

**5.4 Stormwater Quality**

Council typically requests the implementation of stormwater quality measures for development of this nature to address the removal of stormwater pollutants from the stormwater flow exiting the site.

The following table outlines current recommended practice for the targeted improvement of stormwater quality from new developments of scale, as outlined in the State Government's Water Sensitive Urban Design Policy - 2013. The targets being;

| <b>Parameter</b>   | <b>Target</b> |
|--|---------------|
| Reduction Litter/Gross Pollutant                         | 90%*          |
| Reduction in Average Annual Total Suspended Solids (TSS) | 80%*          |
| Reduction in Average Annual Total Phosphorous (TP)       | 60%*          |
| Reduction in Average Annual Total Nitrogen (TN)          | 45%*          |

\* Reduction as compared to an equivalent catchment with no water quality management controls.

Although these measures are often addressed through the installation of proprietary devices, Council encourages the use of Water Sensitive Urban Design measures to improve the quality of site discharge flows





which may also provide other added benefits to the development, such as permeable pavers or raingardens.

**An indication of how the water quality requirements are to be met should be provided on revised site plans prior to the finalisation of the planning assessment for this development.**

Regards  
Richard Tan  
Civil Engineer

**6.1.3 4 Lydia Street, PLYMPTON**

Application No 211/178/2020

**DEVELOPMENT APPLICATION DETAILS**

|                            |  |
|----------------------------|--|
| DESCRIPTION OF DEVELOPMENT | Change of land use from a dwelling to a shop (café) with associated car parking  |
| APPLICANT                  | Harmendar Athwal   |
| LODGEMENT DATE             | 6 March 2020   |
| ZONE                       | Residential  |
| POLICY AREA                | Policy Area 18 - Medium Density  |
| APPLICATION TYPE           | Merit  |
| PUBLIC NOTIFICATION        | Category 3   |
| REFERRALS                  | Internal <ul style="list-style-type: none"> <li>• City Assets</li> </ul> External <ul style="list-style-type: none"> <li>• Nil</li> </ul>  |
| DEVELOPMENT PLAN VERSION   | Consolidated 12 July 2018  |
| DELEGATION                 | <ul style="list-style-type: none"> <li>• The relevant application proposes a merit form of development and, in the opinion of the delegate, should be refused, <b>except</b> where the application is to be refused for a failure to provide information pursuant to section 39 of the Act or where a referral agency direct that the application is refused pursuant to section 37 of the Act.</li> </ul> |
| RECOMMENDATION             | Refuse   |
| AUTHOR                     | Phil Smith   |

**BACKGROUND**

The application was lodged prior to 19 March 2021 therefore is subject to the transitional provisions in the *Planning, Development and Infrastructure Act 2016* (PDI Act) and to be assessed against the Development Plan in accordance with Regulation 11(2) of the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*.

Throughout the assessment of the application, it was considered that the traffic issues that had been raised with the applicant, could not be resolved in order to satisfy relevant provisions found within the Development Plan. These matters related to a sufficient number of parking spaces being provided, an orderly parking layout and a parking layout that was designed to Australian Standards.

Given that the traffic matters were considered to be at variance with the Development Plan and unresolvable, the Administration did not request the applicant to demonstrate other matters lacking in finer detail, such as acoustic treatments and waste management, for compliance.

## SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 37 Deposited Plan 2232 in the area named Plympton, Hundred of Adelaide, Volume 5670 Folio 726, more commonly known as 4 Lydia Street, Plympton. The subject site is triangular in shape with a 40.2 metre (m) wide frontage to Lydia Street and a site area of 554 square metres (m<sup>2</sup>).

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

The site currently contains one dwelling, an associated carport and outbuilding. The site is relatively flat. There are no Regulated Trees on the subject site or on adjoining land that would be affected by the development. Portions of Lydia Street in front of the subject site have restricted times for parking and other areas are yellow line marked to prohibit car parking.

The immediate locality consists of dwellings on the west side of Lydia Street and commercial premises along the eastern side. In the wider locality, dwellings are located to the north and west of the subject site, while commercial premises are located to the south and east of the subject site. A Coles supermarket is located directly adjacent to the east. The intersection of Anzac Highway and Marion Road is located approximately 100m to the east from the site.

The amenity of the locality is mixed given the proximity to two arterial roads. In addition to dwellings in this locality, commercial premises include a dentist, restaurant, various shops and offices, a supermarket and a bank.

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



**Figure 1: The front of the subject site viewed from Lydia Street**



**Figure 2: North end of subject site (grey fence) and Lydia Street**



**Figure 3: South end of subject site (black open style fence)**



**Figure 4: Opposite side of Lydia Street from subject site - carpark associated with Coles supermarket**



**Figure 5: Opposite side of Lydia Street from subject site**

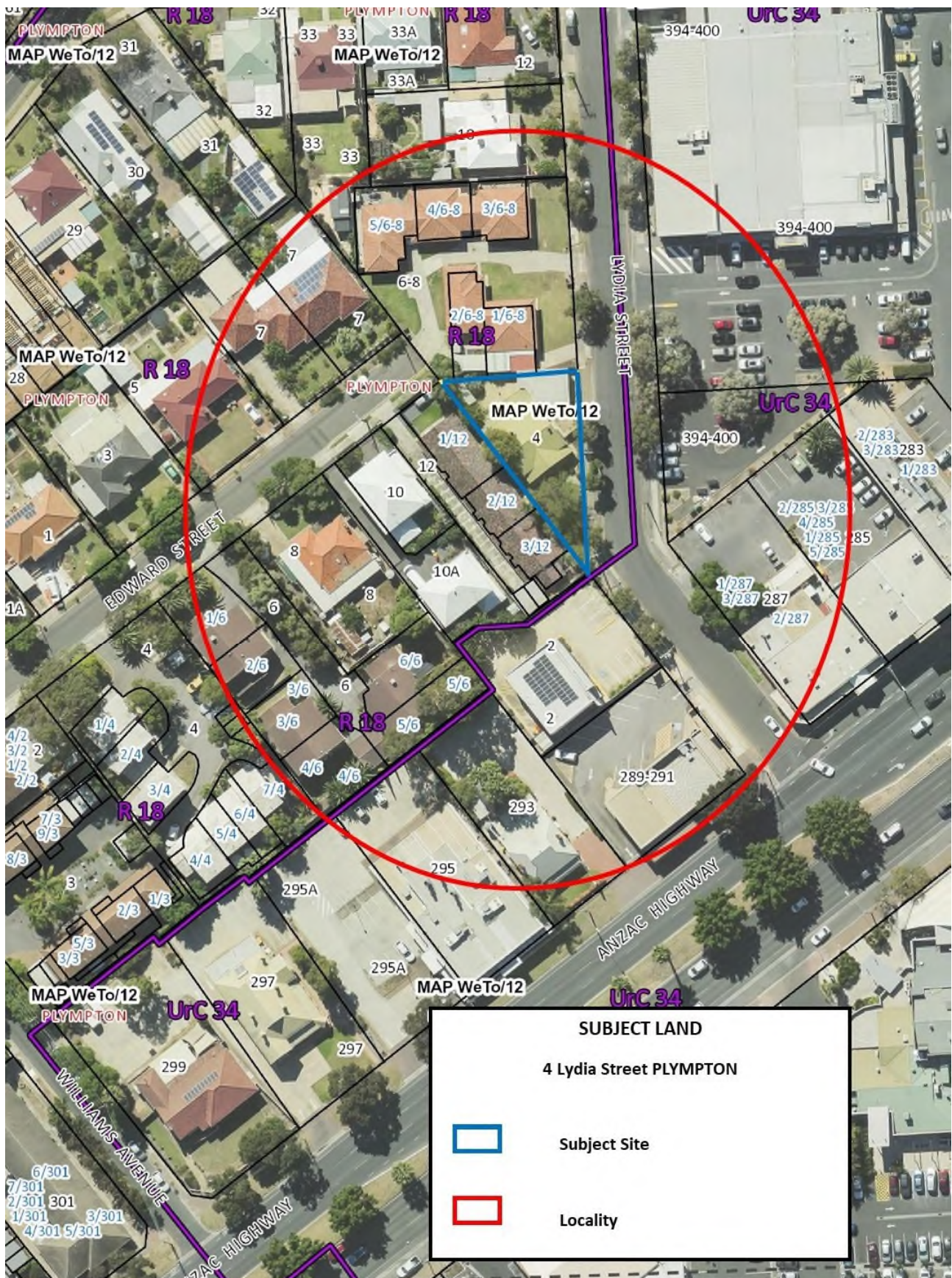


Figure 6: Site and Locality Map

## PROPOSAL

The application is for a change of land use from a dwelling to a shop (café) with associated car parking.

The proposed cafe has a gross leasable floor area of 130m<sup>2</sup>.

There will be no external building work or alterations to internal load-bearing walls (internal fit out only).

The site is proposed to be landscaped around the western and eastern perimeter of the site as well as the frontage to Lydia Street with a variety of species including Callistemon, Acacia and a number of ground covers.

The proposal will provide 5 staff and 3 customer on-site parking spaces in a stacked arrangement, with access directly from the existing crossover from Lydia Street.

No signage is proposed with this development application.

The proposed café will operate 7 days a weeks from 7:00am to 3:00pm, and cater for a maximum of 60 patrons at any one time.

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

## PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to s38 (2)(c) of the *Development Act 1993*.

|  |   |
|--|---|
| <b>Properties notified:</b>                    | 16 properties were notified during the public notification process.   |
| <b>Representations:</b>                        | One (1) representation was received.  |
| <b>Persons wishing to be heard:</b>            | The representor does not wish to be heard.  |
| <b>Summary of representations:</b>             | Concerns were raised regarding the following matters: <ul style="list-style-type: none"> <li>• The proposed café would impact on adjoining residential properties with respect to noise, fumes and parking.</li> </ul>  |
| <b>Applicant's response to representations</b> | Summary of applicant's response: <ul style="list-style-type: none"> <li>• The use of the premises as a café is compatible with other Residential Zone land uses</li> <li>• The proposal has been designed to cause minimal impacts on surrounding land uses</li> <li>• A commercial kitchen is not proposed.</li> <li>• Traffic impacts are expected to be negligible compared to the high volume of traffic for the shopping centre</li> </ul> |

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

## INTERNAL REFERRALS

| Department  | Comments  |
|-------------|---|
| City Assets | <p>The existing double crossover has been proposed to be further widened which will not be supported by City Assets. Furthermore, the proposed crossover is within 2m offset from an existing street tree.</p> <p>Based on the car park rate of greater of 1 per 3 seats or 1 per 15 square metres of total floor area, the car parking required for this development is 23 - 40 spaces, City Assets does not support the significant shortfall.</p> <p>Further assessment on waste management should be sought from Waste Management team.</p> <p>Note: The Applicant subsequently amended the proposal following City Assets' comments.</p> |

A copy of the relevant referral response/s is contained in **Attachment 4**.

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Policy Area 18 - Medium Density as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

| Residential Zone - Desired Character  |          |
|---|----------|
| <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a <b>Historic Conservation Area</b>.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p> |          |
| Objectives  | 4        |
| Principles of Development Control   | 1, 3 & 5 |



**Medium Density Policy Area 18 - Desired Character**

*Allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments. Allotment amalgamation to create larger development sites will occur to maximise the density of development while also achieving integrated design outcomes, particularly within a comfortable walking distance of centre zones. Vehicle access will occur from side streets and new rear public and private laneways wherever possible, also supporting the retention of existing street trees.*

*New buildings will contribute to a highly varied streetscape. Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys. Parking areas and garages will be located behind the front facade of buildings.*

*Buildings on the edge of the policy area which adjoin residential policy areas at lower densities will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk, and overshadowing.*

*Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.*

|                                   |   |
|-----------------------------------|---|
| Objectives                        | 1 |
| Principles of Development Control | 1 |

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

**ASSESSMENT****Land Use**

The subject land is situated within the Residential Zone, Policy Area 18 - Medium Density of Council's Development Plan. PDC 1 of Policy Area 18 envisages small scale non-residential uses such as a shop as an appropriate land use.

The subject site is located on the opposite side of Lydia Street from Coles supermarket and some other smaller commercial premises. Given the site's close proximity to the shopping centre, it is considered an argument could be made for the appropriateness of a café (shop) in this location. The shop has a gross leasable area of 130m<sup>2</sup>, which is significantly less than the 250m<sup>2</sup> threshold as per the Zone's Procedural Matters which would trigger the development as non-complying. Therefore, this is considered to further reinforce the appropriateness of the land use. However, it is questionable that the shop will not detrimentally impact on the amenity of nearby residents as no information has been provided by the applicant to demonstrate that that will be the case.

On this basis, the use of the land of a café (shop) is not considered to fully satisfy the relevant land use provisions of the Development Plan.

**Built Form**

As the proposal does not include any external building work, apart from the demolition of the carport, the form and appearance of the existing building will not change. The internal fit out of the building will involve only new partitioning and cabinetry, with no alterations to load bearing walls. For all intents and purposes the building will still maintain its form as a 'dwelling'. There are no unforeseen negative impacts in this regard.

## Amenity

The representor has raised issues such as noise, fumes and car parking. The issues of car parking is addressed below under '*Parking and Access*'.

With respect to the other issues that have been raised, PDC 8 of the '*Interface between Land Uses*' states that development that emits noise should include noise attenuation devices that achieve the most relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises. While the café is small scale in nature and the hours of operation are not considered to be unreasonable, it has not been demonstrated that adjoining properties will not be unreasonably by noise emanating from the subject site. While the applicant has stated that there will not be a noise issue, no acoustic measures have been nominated, the front entry to the café is located in close proximity to an adjoining private open space (6m) and noise from the constant opening and closing of the entry door, in addition to the noise from people's conversations waiting outside, will result in unreasonable noise travelling to the adjacent properties.

On this basis, it cannot be concluded that PDC 8 has been reasonably satisfied.

With respect to the issue of odour, PDC 13 of the same module states that:

*Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive land uses by:*

*(a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere*

*(b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.*

The applicant has stated that there will not be a commercial kitchen incorporated and the café has not proposed an exhaust flue, thus fumes are not considered to be an issue.

On this basis, it is considered that amenity issues have only been partially resolved.

## Parking and Access

The application was referred to City Assets for their comments upon lodgement of the application. City Assets were not supportive of the application for reasons mostly relating to the widening of the existing crossover and the significant shortfall in car parking spaces. The parking analysis was undertaken on the basis that the proposed cafe was viewed as a restaurant, given the number of patrons expected to be served. The development was originally proposed to accommodate approximately 100 seats.

Since City Assets provided their initial comments, the applicant chose to scale down the operation so that it is more akin to a café than a restaurant. The application was not re-referred to City Assets as it was considered that their issues remain unresolved.

Seating has been reduced to four chairs, comparable to a café, therefore car parking requirements have been re-calculated. Where a restaurant, car parking is calculated at a rate of 1 space per 3 eats or 15sqm of total floor area, a café (shop) is calculated at a rate of 7 spaces per 100sqm of gross leasable floor area in accordance with *Table WeTo/2 - Off Street Vehicle Parking Requirements*.

Gross leasable floor area is defined, per Schedule 1 of the Development Regulations 2008, as the total floor area of a building excluding public or common tenancy areas, such as malls, verandahs or public toilets.

The gross leasable floor area for this development is 130m<sup>2</sup>. The calculated parking provision required for this development is 9.1 spaces, rounded to 10 spaces. The calculation based on the rate of a restaurant (i.e. 1 space per 15sqm of total floor area) requires in excess of 11 parking spaces to be provided on site.

It is noted that 8 spaces are provided on site, with 5 allocated for staff, leaving 3 for patrons. As such, the development results in a shortfall of 2 spaces minimum, thus does not satisfy PDC 34 of the General Section (Transportation and Access). This shortfall is not considered to be minor in nature given that the majority of spaces are to be provided to staff.

Setting aside the quantitative requirements, fundamentally the parking area is not designed in accordance with Australian Standards. The parking area is considered to be disorderly proposed in a tandem arrangement. All vehicles will be required to reverse directly onto Lydia Street, which is a significant concern, given that Lydia Street provides access from Anzac Highway to the Coles supermarket. Accordingly, PDC's 35 and 36 of the Transportation and Access module are not reasonably satisfied.

On this basis, the proposal will result in unsafe traffic movements, resulting from a parking area that has not been designed to Australian standards along with a shortfall in car parking, contrary to PDC's 34, 35 and 36 of the Transportation and Access module.

## **SUMMARY**

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

While there are a number of positive elements associated with the proposed development, it is considered that the proposal's failure to sufficiently resolve traffic management matters will result in a detrimental impact on adjoining properties and safe movement of vehicles in Lydia Street.

The inability to provide a functional car parking area for patrons is considered to detrimentally impact the functionality of Lydia Street through unsafe traffic movements and the potential for an increase in on-street parking. There may also be additional pressure placed on the adjacent supermarket carpark. The proposal is therefore undesirable and inappropriate development from a traffic and parking perspective.

Amenity issues have been only partially resolved. Potential noise impacts have not been suitably addressed.

On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and does not warrant Development Plan Consent.

## RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report and the application for consent to carry out development of land resolves to REFUSE Development Plan Consent, for Application No. 211/178/2020 by Harmendar Athwal to change the land use from a dwelling to a shop (café) with associated car parking at 4 Lydia Street, Plympton (CT 5670/726) as the proposed development is contrary to the following provisions of the West Torrens Council Development Plan Consolidated 12 July 2018:

- General Section (Transportation and Access) Objective 2  
*Reason: The proposal would intensify the use of the land and result in additional car parking demands which cannot be met on-site.*
- General Section (Transportation and Access) Principles of Development Control 34  
*Reason: The proposal would intensify the use of the land and result in additional car parking demands which cannot be met on-site.*
- General Section (Transportation and Access) Principles of Development Control 35  
*Reason: The proposal has not been designed to Australian Standards.*
- General Section (Transportation and Access) Principles of Development Control 36  
*Reason: The proposal will result in unsafe traffic circulation and vehicles reversing onto the street.*
- General Section (Interface between Land Uses) Principle of Development Control 8  
*Reason: The proposal would intensify noise on the site that has not been sufficiently ameliorated to protect adjoining sensitive land uses.*

---

## Attachments

1. Relevant DP Provisions
2. Application Documents
3. Representation and Response to Representation
4. Referral Response

| <b>General Section</b>                    |  |                 |
|---|--|-----------------|
| Interface<br>between Land<br>Uses         | <i>Objectives</i>                                | 1, 2 & 3        |
|   | <i>Principles of<br/>Development<br/>Control</i> | 1, 2, 8, & 13   |
| Orderly and<br>Sustainable<br>Development | <i>Objectives</i>                                | 1, 2, 3 & 4     |
|   | <i>Principles of<br/>Development<br/>Control</i> | 1 & 6           |
| Transportation<br>and Access              | <i>Objectives</i>                                | 2               |
|   | <i>Principles of<br/>Development<br/>Control</i> | 24, 34, 35 & 36 |
| Waste                                     | <i>Objectives</i>                                | 1               |
|   | <i>Principles of<br/>Development<br/>Control</i> | 1, 2, 3 & 6     |

# Development Application form

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



## Section 1 - consent sought

Select **one** type of consent you wish to apply for:

**Development Plan consent**  
 (Planning only)

**Building Rules consent**  
 (Building only)

**Development Approval**  
 (Planning and Building)

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

## Section 2 - location of proposed development

|   |  |  |  |  |
|---|--|--|--|--|
| 4 |  |  |  |  |
|---|--|--|--|--|

House number    OR    Lot number    DP    CT volume    Folio

|              |          |
|--------------|----------|
| LYDIA STREET | PLYMPTON |
|--------------|----------|

Street name    Suburb

|    |      |
|----|------|
| SA | 5038 |
|----|------|

State    Post code

## Section 3 - applicant details

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

|           |        |  |
|-----------|--------|--|
| HARMENDAR | ATHWAL |  |
|-----------|--------|--|

Given name    Surname    Company Name

|       |       |
|-------|-------|
| Email | Phone |
|-------|-------|

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

|                   |               |
|-------------------|---------------|
| 14 BASNETT STREET | KURRALTA PARK |
|-------------------|---------------|

Postal address    Suburb

|    |      |
|----|------|
| SA | 5037 |
|----|------|

State    Post code

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

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

|               |  |  |
|---------------|--|--|
| GALIS PTY LTD |  |  |
|---------------|--|--|

Given name    Surname    Phone

|                       |          |
|-----------------------|----------|
| c/o 13 GREENHILL ROAD | WAYVILLE |
|-----------------------|----------|

Postal address    Suburb

|    |      |
|----|------|
| SA | 5034 |
|----|------|

State    Post code

|       |
|-------|
| Email |
|-------|

**Section 5 - contact for further information**

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

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Given name           | Surname              | Company Name         |
| <input type="text"/> |                      | <input type="text"/> |
| Email                |                      | Phone                |

**Section 6 - builder's details**

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

Owner builder OR  Builder

|                           |                      |
|---------------------------|----------------------|
| <input type="text"/>      | <input type="text"/> |
| Name of builder (Company) | Licence number       |
| <input type="text"/>      |                      |
| Postal address            |                      |
| <input type="text"/>      | <input type="text"/> |
| State                     | Post code            |
| <input type="text"/>      |                      |
| Email                     |                      |

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

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

CHANGE OF LAND USE FROM RESIDENTIAL TO COMMERCIAL CAFE  
IN EXISTING BUILDING

Existing site use: RESIDENTIAL

Does the proposal affect a regulated or significant tree?  Yes  No

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

Is there a brush fence within three metres of the proposed building work?  Yes  No

Are there any easements on the land?  Yes  No

**Section 8 - costing and floor area**

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

|  |                              |
|--|------------------------------|
| \$ 40,000  | 100 m <sup>2</sup>           |
| Estimated total cost of works (excluding fitout) | Estimated floor area of work |

**Section 9 - building classification**

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

|                        |                       |
|------------------------|-----------------------|
| <input type="text"/>   | <input type="text"/>  |
| Current classification | Classification sought |

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

**Section 10 - declaration**

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

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

Signature 

Date: 3/3/2020

Applicant  Owner  Authorised agent

# Powerline Clearance Declaration form

## Development Regulations 2008



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

|   |                       |             |                      |
|---|-----------------------|-------------|----------------------|
| <b>Date of Application:</b> 03/03/2020  |                       |             |                      |
| <b>Applicant:</b>   | Given Name: HARMENDAR |             | Family Name: ATHWAL  |
| <b>Address:</b>   | Lot No:               | House No: 4 | Street: LYDIA STREET |
|   | Suburb: PLYMPTON      |             | P/Code: 5038         |
| <b>Volume:</b>  | <b>Folio:</b>         |             |                      |
| <b>Nature of proposed development:</b> CHANGE OF LAND USE FROM  |                       |             |                      |
| RESIDENTIAL TO COMMERCIAL CAFE IN EXISTING  |                       |             |                      |
| BUILDING  |                       |             |                      |
| <p>I <u>HARMENDAR ATHWAL</u> being the applicant / a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. I make this declaration under clause 2A(1) of Schedule 5 of the <i>Development Regulations 2008</i>.</p> |                       |             |                      |
| <b>Date:</b>  | 03/03/2020            |             |                      |
| <b>Signature:</b>   |                       |             |                      |

Last updated 3 Sept 2019





Product Register Search (CT 5670/726)  
 Date/Time 17/01/2020 03:39PM  
 Customer Reference 4 Lydia St  
 Order ID 20200117008194

REAL PROPERTY ACT, 1996



South Australia

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



## Certificate of Title - Volume 5670 Folio 726

Parent Title(s) CT 1015/9  
 Creating Dealing(s) CONVERTED TITLE  
 Title Issued 13/07/1999 Edition 4 Edition Issued 25/11/2015

### Estate Type

FEE SIMPLE

### Registered Proprietor

GAGS (SA) PTY. LTD. (ACN: 131 834 047)  
 OF CARE 13 GREENHILL ROAD WAYVILLE SA 5034  
 1 / 2 SHARE

HIGHWAY INN PROPERTIES PTY. LTD. (ACN: 110 326 040)  
 OF CARE 13 GREENHILL ROAD WAYVILLE SA 5034  
 1 / 2 SHARE

### Description of Land

ALLOTMENT 37 DEPOSITED PLAN 2232  
 IN THE AREA NAMED PLYMPTON  
 HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

| Dealing Number | Description   |
|----------------|---|
| 12422678       | MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522) |

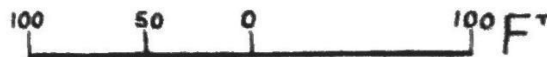
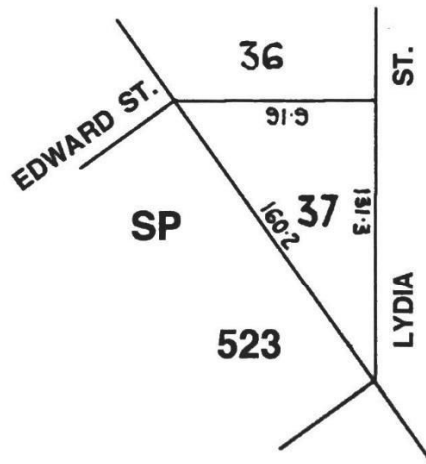
### Notations

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



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 5670/726)  
17/01/2020 03:39PM  
4 Lydia St  
20200117008194



**DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION**  
**1 FOOT = 0.3048 METRES**  
**1 INCH = 0.0254 METRES**

03 March 2020

To

Planning Department

City Of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

Dear Sir/Madam,

**Proposed change of land use from residential to commercial at 4 Lydia street, Plympton 5038**

This statement provides a description of Land and locality and a description of the proposal.

**Proposal**

The Proposal involves the change of existing land use and a house on it to a commercial cafe.

- The existing use of land is residential.
- Proposed use of current land/house for a new cafe.
- Proposed cafe will operate 7 days a week and 8 hours a day from 7:00am-3:00pm.
- The staff on the site varies and maximum staff on the site will be 7 person at any time.
- The maximum number of customers on site at any one time will be 70.
- The delivery of the goods will be transported on 1 Tonne Ute or Van and usually before 8:30am

Please do not hesitate to contact me on

Thanks

Harmendar Athwal



15B King William St  
Kent Town SA 5067  
Ph. 08 8362 9745

**Development Application No:**

**211/178/2020**

**Location of Proposed Development:**

4 Lydia St Plympton SA 5038

**Proposed Development:**

Change of use of dwelling to a cafe, including the demolition of a shed and carport.

Dear Phil,

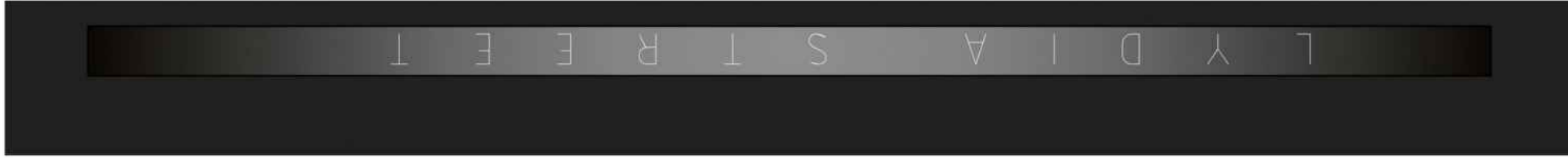
Please find enclosed amended plans the points of your RFI of 24 April 2020.

1. There will be approximately 2-3 deliveries per day, the vehicle making deliveries will be by minivan and 1 tonne ute.
2. Waste will be stored in privately collected bins as indicated on the updated site plan.
3. At this point of time no signage is proposed.
4. Internal changes are proposed and a demolition plan has been provided to clarify the extent of internal changes.
5. Landscaping information has been added to the site plans.
6. The new total for staff numbers has been reduced to 5.
7. It is anticipated that a majority of the patrons utilising the cafe will come from people whose primary destination will be the adjacent shopping centre. As the cafe will likely be a secondary designation for these particular patrons and given the close proximity to the busy main roads it is more probable that people will choose to not move their vehicles for the sake of convenience.

Also workers from the shopping centre are also unlikely to make the journey by car to purchase food from the cafe as it is far more convenient and faster to cover the very short distance by foot.

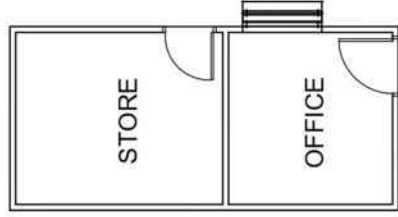
As such, the anticipated need for parking is greatly reduced as much of the expected patronage will not visit by car.

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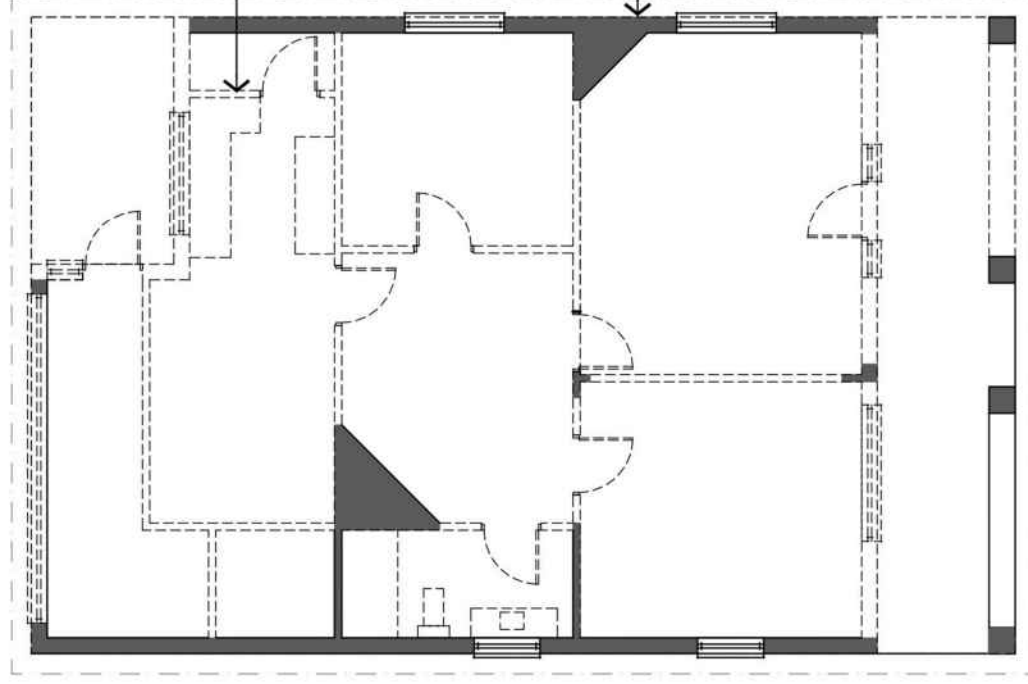
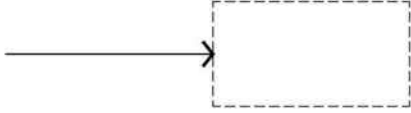


|          |         |
|----------|---------|
| AREAS:   |         |
| EXISTING |         |
| DWELLING | ~145.70 |

|        |      |
|--------|------|
| OFFICE | 7.51 |
| STORE  | 9.09 |



existing tin shed to be demolished



**inspire**  
Design Studio

© COPYRIGHT 2020

PROJECT:  
PROPOSED RESIDENTIAL TO COMMERCIAL  
CHANGE OF USE - EXISTING BUILDING

SITE ADDRESS:  
4 LYDIA STREET  
PLYMPTON

CLIENT:  
ATHWAL

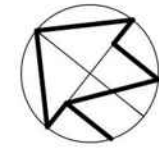
DRAWING TITLE:  
DEMO PLAN

DRAWING NUMBER: PD00

DRAWN: JR DATE: FEB 2020

CHECKED: AP JOB NO: 5246.20

CONTRACTORS NOTE:  
CONTRACTORS ARE TO VERIFY ALL  
DIMENSIONS ON-SITE BEFORE  
DEMOLITION WORK BEGINS.  
DIMENSIONS SHALL TAKE PREFERENCE  
OVER SCALE DIMENSIONS, AND ANY  
DISCREPANCY SHALL BE REPORTED TO  
THE DESIGNER IMMEDIATELY.



demolition floor plan

SCALE 1:100

FOR PLANNING APPROVAL ONLY

| LANDSCAPING:                    |  |                  |                            |   |
|---------------------------------|--|------------------|----------------------------|---|
| BOTANICAL NAME                  | GROWING SIZE                           | COMMON NAME      | PLANTING SIZE              |   |
| <b>SHRUBS</b>                   |  |                  |                            |   |
| <i>Chamaecyparis lawsoniana</i> | (to 3m high x to 2.5m wide)            | Alumini Gold     | 200 Pot / nom. 600mm high  | ① |
| <i>Calliternon</i>              | (to 5 to 5.5m high x 2.5 to 3.5m wide) | 'Endeavour'      | 200 Pot / nom. 800mm high  | ② |
| <i>Acacia cognata</i>           | (to 1.5m high x to 1.0m wide)          | 'Bomber Beauty'  | 150 Pot / nom. 200mm high  | ③ |
| <i>Crovia</i>                   | (to 1.5m high x 1.0 to 1.5m wide)      | 'Festival'       | 15cm Pot / nom. 200mm high | ④ |
| <b>GROUND COVER</b>             |  |                  |                            |   |
| <i>Bambusa nana</i>             | (to 0.9m high x 0.9 to 1.0m wide)      | Nana             | 45 Tube / nom. 150mm high  | ⑤ |
| <i>Atriplex vesicaria</i>       | (to 1.0m high x 1.0 to 1.0m wide)      | Bladder Saltbush | 200 Pot / nom. 200mm high  | ⑥ |
| <i>Ajuga reptans</i>            | (to 0.3m high x 0.3 to 0.5m wide)      | Catlin's Giant   | 45 Tube / nom. 150mm high  | ⑦ |
| <i>Kennedia prostrata</i>       | (to 0.3m high)                         | Scarlet Runner   | 45 Tube / nom. 100mm high  | ⑧ |
| <i>Astragalus humifusus</i>     | (to 0.3m high x 0.3 to 1.0m wide)      | Native Cranberry | 100 Pot / nom. 100mm high  | ⑨ |

| AREAS:   |         |
|----------|---------|
| EXISTING |         |
| DWELLING | ~145.70 |

| AREAS        |                            |
|--------------|----------------------------|
| DINING       | 16.70                      |
| WAITING AREA | 44.40                      |
| KIT./SERVICE | 46.07                      |
| VERANDAH (F) | 20.42                      |
| TOILETS      | 11.86                      |
| COOL ROOM    | 6.24                       |
| <b>TOTAL</b> | <b>145.70m<sup>2</sup></b> |

|           |      |
|-----------|------|
| OFFICE    | 7.51 |
| DRY STORE | 9.09 |



proposed site plan

SCALE 1:200

REVISIONS

| DATE     | REV | DESCRIPTION | BY |
|----------|-----|-------------|----|
| 14.02.20 | A   | AMENDED     | JR |
| 25.02.20 | B   | AMENDED     | JR |
| 03.04.20 | C   | AMENDED     | JR |
| 09.04.20 | D   | AMENDED     | JR |
| 04.05.20 | E   | AMENDED     | JR |
| 06.07.20 | F   | AMENDED     | JR |



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PROJECT:  
PROPOSED RESIDENTIAL TO COMMERCIAL  
CHANGE OF USE - EXISTING BUILDING

SITE ADDRESS:  
4 LYDIA STREET  
PLYMPTON

CLIENT:  
ATHWAL

DRAWING TITLE:  
SITE PLAN

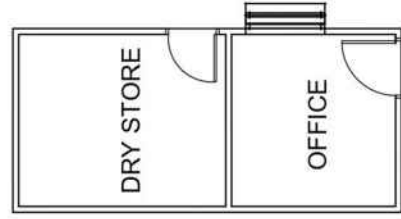
DRAWING NUMBER: PD01

DRAWN: JR DATE: FEB 2020

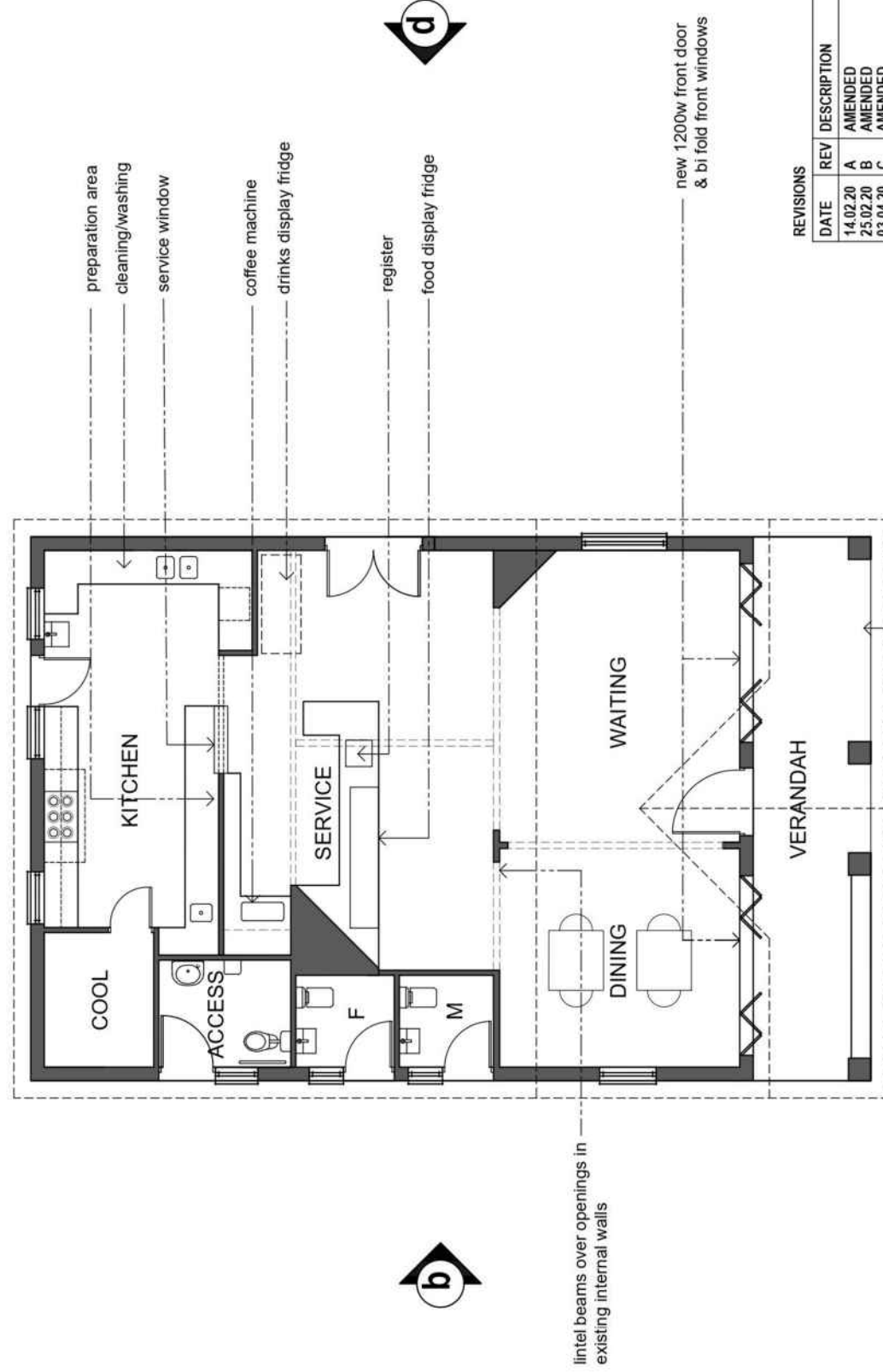
CHECKED: AP JOB NO: 5246.20

CONTRACTORS NOTE:  
CONTRACTORS ARE TO VERIFY ALL  
DIMENSIONS ON-SITE BEFORE  
COMMENCING ANY WORK. FIGURED  
DIMENSIONS SHALL TAKE PREFERENCE  
OVER SCALED DIMENSIONS, AND ANY  
DISCREPANCY SHALL BE REPORTED TO  
THE DESIGNER IMMEDIATELY.

FOR PLANNING APPROVAL ONLY



| AREAS:        |                            |
|---------------|----------------------------|
| EXISTING      | -145.70                    |
| AREAS         |                            |
| DINING        | 16.70                      |
| WAITING AREA  | 44.40                      |
| KIT./ SERVICE | 46.07                      |
| VERANDAH (F)  | 20.42                      |
| TOILETS       | 11.86                      |
| COOL ROOM     | 6.24                       |
| <b>TOTAL</b>  | <b>145.70m<sup>2</sup></b> |
| OFFICE        |                            |
| OFFICE        | 7.51                       |
| DRY STORE     | 9.09                       |



lintel beams over openings in existing internal walls



| DATE     | REV | DESCRIPTION | BY |
|----------|-----|-------------|----|
| 14.02.20 | A   | AMENDED     | JR |
| 25.02.20 | B   | AMENDED     | JR |
| 03.04.20 | C   | AMENDED     | JR |
| 09.04.20 | D   | AMENDED     | JR |
| 04.05.20 | E   | AMENDED     | JR |
| 06.07.20 | F   | AMENDED     | JR |



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PROJECT:  
PROPOSED RESIDENTIAL TO COMMERCIAL  
CHANGE OF USE - EXISTING BUILDING

SITE ADDRESS:  
4 LYDIA STREET  
PLYMPTON

CLIENT:  
ATHWAL

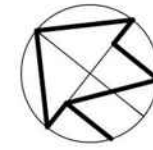
DRAWING TITLE:  
FLOOR PLAN

DRAWING NUMBER: PD02

DRAWN: JR DATE: FEB 2020

CHECKED: AP JOB NO: 5246.20

CONTRACTORS NOTE:  
CONTRACTORS ARE TO VERIFY ALL  
DIMENSIONS ON-SITE BEFORE  
CONSTRUCTION WORK BEGINS.  
DIMENSIONS SHALL TAKE PREFERENCE  
OVER SCALE DIMENSIONS, AND ANY  
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THE DESIGNER IMMEDIATELY.



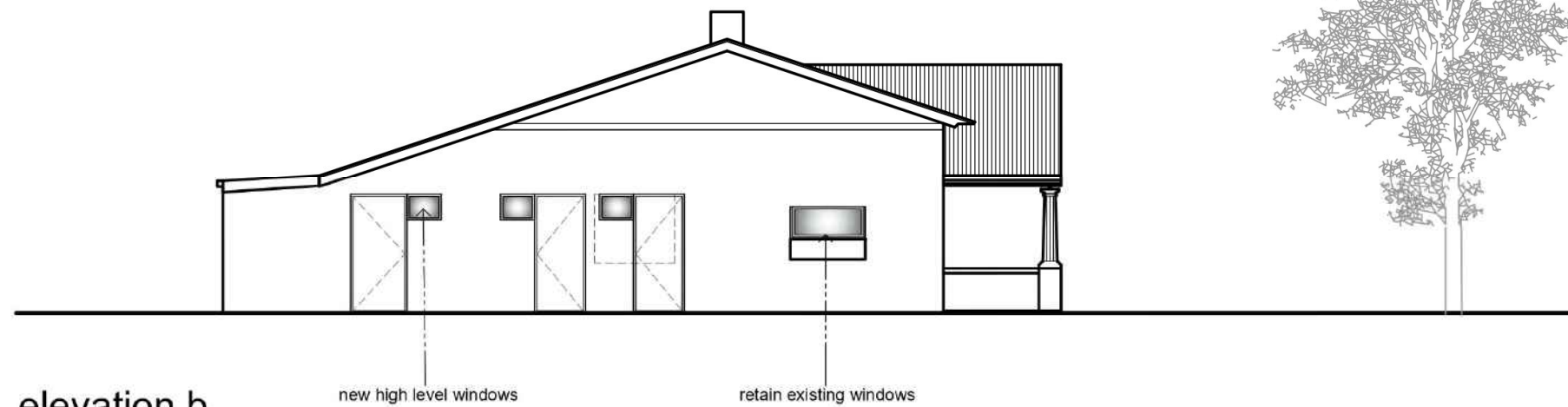
proposed floor plan

SCALE 1:100

LYDIA STREET



**elevation a**  
SCALE 1:100




**elevation b**  
SCALE 1:100

| AREAS:   |         |
|----------|---------|
| EXISTING |         |
| DWELLING | ~145.70 |

| AREAS        |                      |
|--------------|----------------------|
| DINING       | 16.70                |
| WAITING AREA | 44.40                |
| KIT./SERVICE | 46.07                |
| VERANDAH (F) | 20.42                |
| TOILETS      | 11.86                |
| COOL ROOM    | 6.24                 |
| TOTAL        | 145.70m <sup>2</sup> |

|           |      |
|-----------|------|
| OFFICE    | 7.51 |
| DRY STORE | 9.09 |

|  | <p>CONTRACTORS NOTE:<br/>CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.</p> <p>15B KING WILLIAM STREET<br/>KENT TOWN, SA, 5067<br/>P: (08) 8362 9745<br/>COPYRIGHT © 2020</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td>14.02.20</td><td>A</td><td>AMENDED</td><td>JR</td></tr> <tr><td>25.02.20</td><td>B</td><td>AMENDED</td><td>JR</td></tr> <tr><td>03.04.20</td><td>C</td><td>AMENDED</td><td>JR</td></tr> <tr><td>09.04.20</td><td>D</td><td>AMENDED</td><td>JR</td></tr> <tr><td>04.05.20</td><td>E</td><td>AMENDED</td><td>JR</td></tr> <tr><td>06.07.20</td><td>F</td><td>AMENDED</td><td>JR</td></tr> </tbody> </table> |   |             | DATE | REV | DESCRIPTION | BY | 14.02.20 | A | AMENDED | JR | 25.02.20 | B | AMENDED | JR | 03.04.20 | C | AMENDED | JR | 09.04.20 | D | AMENDED | JR | 04.05.20 | E | AMENDED | JR | 06.07.20 | F | AMENDED | JR | <p>PROJECT:<br/>PROPOSED RESIDENTIAL TO COMMERCIAL CHANGE OF USE - EXISTING BUILDING</p> | <p>CLIENT:<br/>ATHWAL</p> |
|--|---|---|---|-------------|------|-----|-------------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|--|---------------------------|
|  |   | DATE  | REV   | DESCRIPTION | BY   |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
| 14.02.20   | A   | AMENDED   | JR  |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
| 25.02.20   | B   | AMENDED   | JR  |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
| 03.04.20   | C   | AMENDED   | JR  |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
| 09.04.20   | D   | AMENDED   | JR  |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
| 04.05.20   | E   | AMENDED   | JR  |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
| 06.07.20   | F   | AMENDED   | JR  |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |
|  |   | <p>SITE ADDRESS:<br/>4 LYDIA STREET<br/>PLYMPTON</p>  | <p>DRAWING TITLE:<br/>ELEVATIONS</p> <p>DRAWING NUMBER: PD03</p> <p>DRAWN: JR DATE: FEB 2020</p> <p>CHECKED: AP JOB NO: 5246.20</p> |             |      |     |             |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |                           |

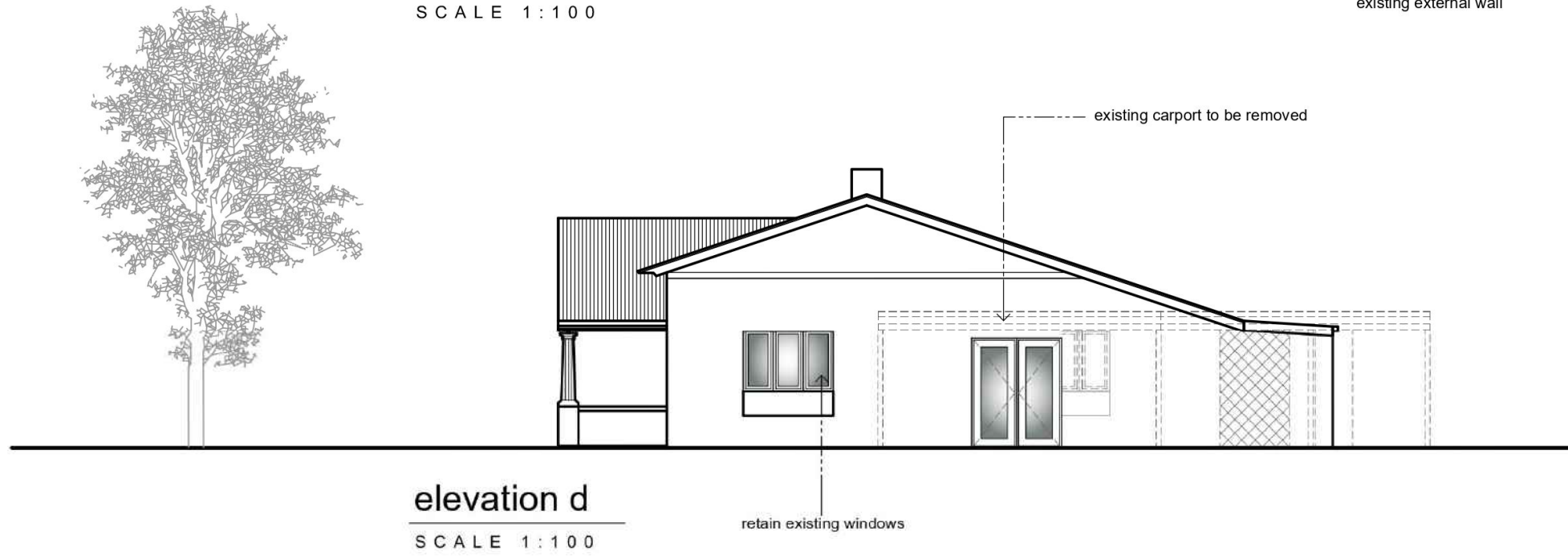
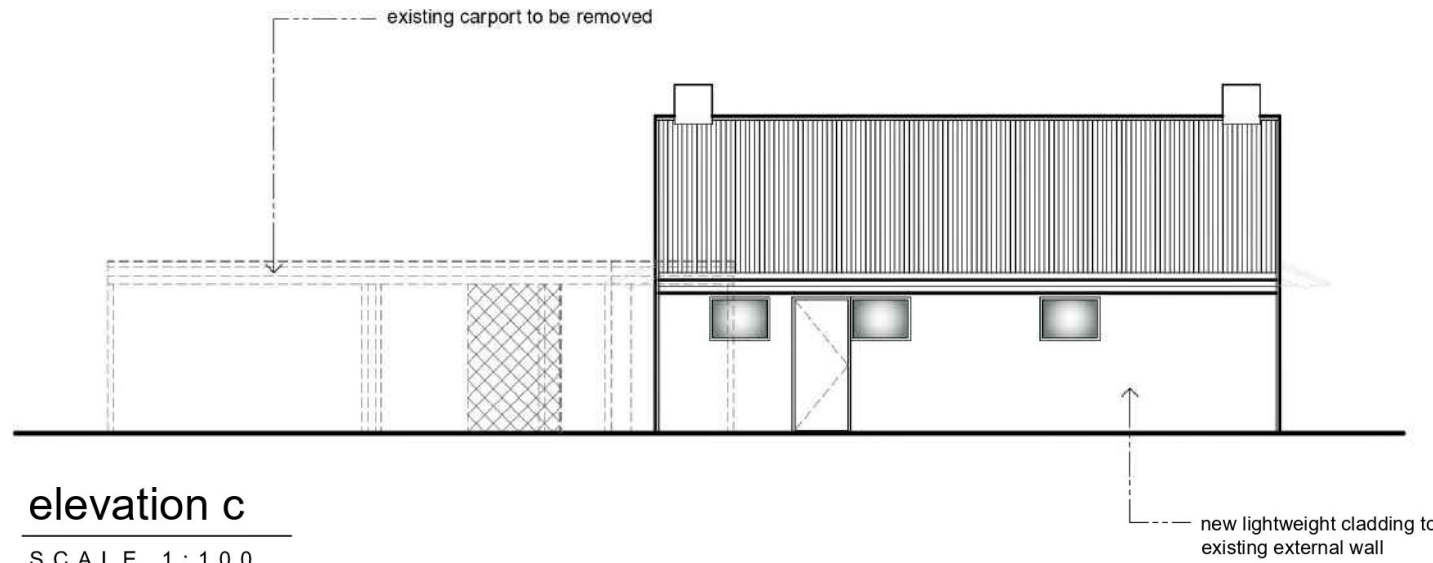


FOR PLANNING APPROVAL ONLY

| AREAS:   |         |
|----------|---------|
| EXISTING |         |
| DWELLING | ~145.70 |

| AREAS        |                            |
|--------------|----------------------------|
| DINING       | 16.70                      |
| WAITING AREA | 44.40                      |
| KIT./SERVICE | 46.07                      |
| VERANDAH (F) | 20.42                      |
| TOILETS      | 11.86                      |
| COOL ROOM    | 6.24                       |
| <b>TOTAL</b> | <b>145.70m<sup>2</sup></b> |

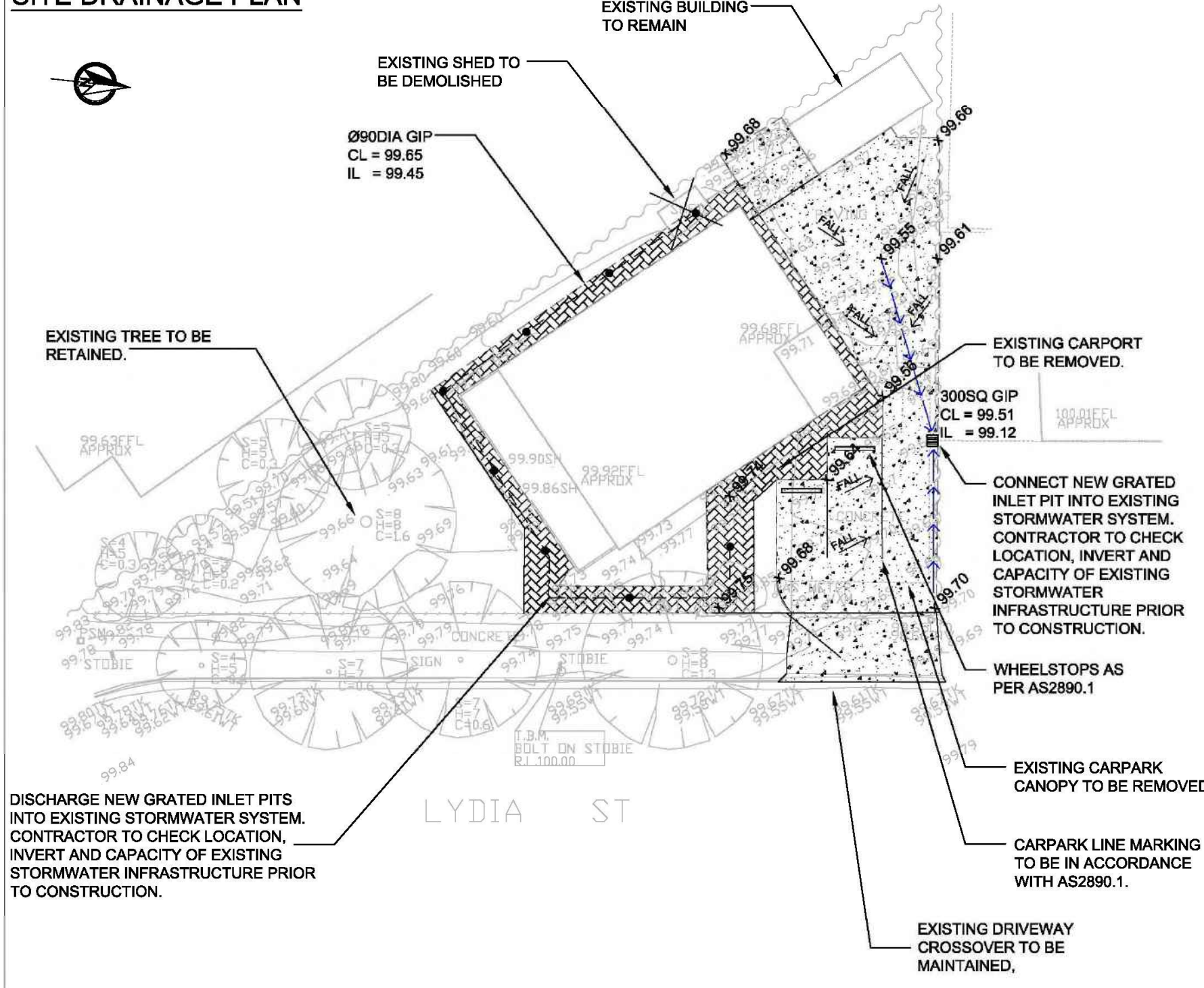
|           |      |
|-----------|------|
| OFFICE    | 7.51 |
| DRY STORE | 9.09 |



|          | CONTRACTORS NOTE:<br>CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. | <b>REVISIONS</b>   |      |                             | <b>PROJECT:</b><br>PROPOSED RESIDENTIAL TO COMMERCIAL CHANGE OF USE - EXISTING BUILDING | <b>CLIENT:</b><br>ATHWAL |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
|----------|---|--|------|-----------------------------|---|--------------------------|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|----------|---|---------|----|--|
|          | 15B KING WILLIAM STREET<br>KENT TOWN, SA, 5067<br>P: (08) 8362 9745<br>COPYRIGHT © 2020   | <table border="1"> <thead> <tr> <th>DATE</th> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>14.02.20</td> <td>A</td> <td>AMENDED</td> <td>JR</td> </tr> <tr> <td>25.02.20</td> <td>B</td> <td>AMENDED</td> <td>JR</td> </tr> <tr> <td>03.04.20</td> <td>C</td> <td>AMENDED</td> <td>JR</td> </tr> <tr> <td>09.04.20</td> <td>D</td> <td>AMENDED</td> <td>JR</td> </tr> <tr> <td>04.05.20</td> <td>E</td> <td>AMENDED</td> <td>JR</td> </tr> <tr> <td>06.07.20</td> <td>F</td> <td>AMENDED</td> <td>JR</td> </tr> </tbody> </table> | DATE | REV                         | DESCRIPTION   | BY                       | 14.02.20 | A | AMENDED | JR | 25.02.20 | B | AMENDED | JR | 03.04.20 | C | AMENDED | JR | 09.04.20 | D | AMENDED | JR | 04.05.20 | E | AMENDED | JR | 06.07.20 | F | AMENDED | JR | <b>SITE ADDRESS:</b><br>4 LYDIA STREET<br>PLYMPTON |
| DATE     | REV   | DESCRIPTION  | BY   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
| 14.02.20 | A   | AMENDED  | JR   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
| 25.02.20 | B   | AMENDED  | JR   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
| 03.04.20 | C   | AMENDED  | JR   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
| 09.04.20 | D   | AMENDED  | JR   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
| 04.05.20 | E   | AMENDED  | JR   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
| 06.07.20 | F   | AMENDED  | JR   |                             |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
|          |   |  |      | DRAWING NUMBER: PD04        | DRAWN: JR DATE: FEB 2020  |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |
|          |   |  |      | CHECKED: AP JOB NO: 5246.20 |   |                          |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |          |   |         |    |  |

LYDIA STREET

# SITE DRAINAGE PLAN

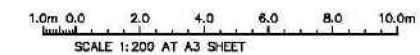


## NOTES

1. SET-OUT OF BUILDING IS TO BE AS PER ARCHITECTURAL DRAWINGS.
2. 40mm OF LAGGING IS REQUIRED TO ALL STORMWATER PIPES THAT PASS THROUGH FOOTINGS.
3. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE.
4. GRADE PAVING TO ALL SUMP LOCATIONS AT MIN 1.0%.
5. DURING CONSTRUCTION WATER RUN-OFF SHALL BE COLLECTED AND CHanneled AWAY FROM THE BUILDING.
6. PROVIDE 300mm COVER TO ALL STORMWATER PIPES IF SUBJECT TO VEHICULAR LOADING, OTHERWISE PROVIDE 150mm COVER MIN.
7. ENGINEERING DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
8. U.N.O LEVELS SHOWN BASED ON ENGINEERING SURVEY TO BE CONFIRMED BY BUILDER. THE BOUNDARY DATA SHOWN IS FOR INDICATIVE PURPOSES ONLY
9. REFER TO AJAX CIVIL DETAILS FOR REQUIREMENTS OF ALL TRENCH EXCAVATIONS NEXT TO FOOTINGS.
10. ALL STORMWATER DESIGNS TO BE IN ACC WITH AS/NZS 3500.3.
11. ALL TREES WITHIN THE SITE BOUNDARIES ARE TO BE MAINTAINED.
12. EXISTING GUTTERS TO BE MAINTAINED.

## LEGEND

- CONCRETE PAVING
- PEDESTRIAN BLOCK PAVING (AS PER ARCH. SPEC)
- GRATED SUMP 300x300
- GRATED INLET PIT 90 DIA. MIN.
- SHALLOW V DRAIN WITHIN CONCRETE PAVING WITH MINIMUM 1:200 GRADIENT
- STORMWATER PIPE 90 DIA. UPVC MIN 1:200 FALL



**BUILDER IS TO CONFIRM THERE IS ADEQUATE FALL TO STORMWATER AND SEWER PRIOR TO COMMENCING EARTHWORKS**



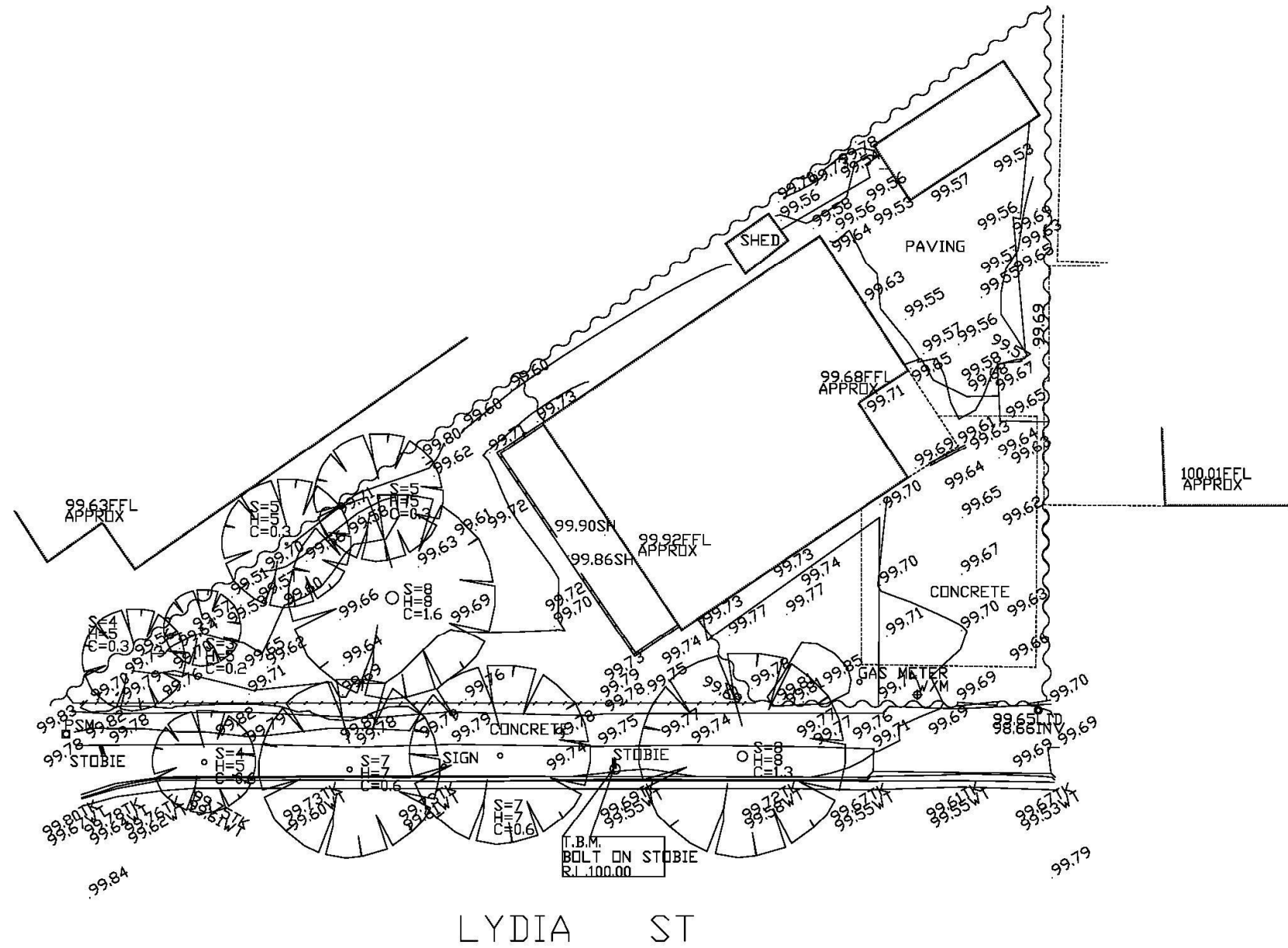
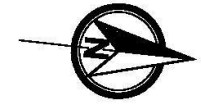
Level 1, Suite 103  
95 Currie St  
Adelaide SA 5000  
T: 0406 304 865  
E: j.aquilina@ajaxeng.com

**CLIENT**  
NAME: Harmendar Athwal  
EMAIL: harmendar@gmail.com

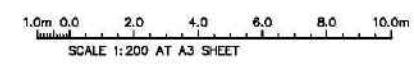
**PROJECT:**  
JOB NUMBER: AJX 1902.18  
ADDRESS: 4 Lydia St, Plympton

| STATUS                | DATE     | BY | ISSUE |
|-----------------------|----------|----|-------|
| FOR PLANNING APPROVAL | 02/03/20 | JA | A     |
| FOR PLANNING APPROVAL | 28/05/20 | JA | B     |
| FOR PLANNING APPROVAL | 08/07/20 | JA | C     |
|                       |          |    |       |
|                       |          |    |       |

# EXISTING CONTOUR PLAN



- NOTES:**
1. ENGINEERING DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS
  2. U.N.O LEVELS SHOWN BASED ON ENGINEERING SURVEY TO BE CONFIRMED BY BUILDER. THE BOUNDARY DATA SHOWN IS FOR INDICATIVE PURPOSES ONLY
  3. U.N.O ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES
  4. CONTOUR SURVEY COMPLETED BY OTHERS



Level 1, Suite 103  
 95 Currie St  
 Adelaide SA 5000  
 T: 0406 304 865  
 E: j.aquilina@ajaxeng.com

**CLIENT**  
 NAME: Harmendar Athwal  
 EMAIL: harmendar@gmail.com

**PROJECT:**  
 JOB NUMBER: AJX 1902.18  
 ADDRESS: 4 Lydia St, Plympton

| STATUS                | DATE     | BY | ISSUE |
|-----------------------|----------|----|-------|
| FOR PLANNING APPROVAL | 02/03/20 | JA | A     |
|                       |          |    |       |
|                       |          |    |       |
|                       |          |    |       |

ATTN MR P. SMITH.

RECEIVED - CWT SA  
12 AUG 2020

City of West Torrens  
12 AUG 2020  
City Development

**STATEMENT OF REPRESENTATION**  
Pursuant to Section 38 of the Development Act 1993

Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON 5033

DEVELOPMENT No. 211/178/2020  
PROPERTY ADDRESS: 4 Lydia Street, PLYMPTON SA 5038

|   |   |   |
|---|---|---|
| YOUR FULL NAME  | BARRY TREVOR CLIFTON <u>DIRECTOR B.T. CLIFTON NOMINEES PT LTD</u>   |   |
| YOUR ADDRESS  | 2 LYDIA ST<br>PLYMPTON SA 5038  | POSTAL ADDRESS<br>7 FURROUSE ST<br>GOSWELL PT SA 5045 |
| YOUR PHONE No   |   |   |
| YOUR EMAIL  |   |   |
| NATURE OF INTEREST  | OWNER OF LAND IN THE VICINITY.<br><small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>   |   |
| REASON/S FOR REPRESENTATION                                   | I WILL PRESUME THIS APPLICATION IS AT VARIANCE WITH THE CITY OF WEST TORRENS DEVELOPMENT PLAN CONCERNING CHANGE OF USE. THIS PROPERTY HAS RESIDENTIAL DEVELOPMENT TO THE REAR AND SIDES AND WOULD INTRUDE ON THOSE PROPERTIES WITH NOISE, FUMES, AND PARKING. |   |
| MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) | <u>REFUSAL FOR THIS PROPOSED CHANGE OF USE.</u>   |   |

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

- I DO NOT WISH TO BE HEARD
- I DESIRE TO BE HEARD PERSONALLY
- I DESIRE TO BE REPRESENTED BY \_\_\_\_\_

(PLEASE SPECIFY)

SIGNED \_\_\_\_\_  
DATE 8/8/2020

Responsible Officer: Phil Smith  
Ends: Friday 21 August 2020

If space insufficient, please attach sheets

Ref: 20ADL-0603

2 October 2020

Mr Phil Smith  
Development Officer – Planning  
City of West Torrens  
By Email:



**URPS**

ADELAIDE  
12/154 Fullarton Road  
ROSE PARK SA 5067  
(08) 8333 7999

MELBOURNE  
4 Brunswick Place  
FITZROY VIC 3065  
(03) 8593 9650

www.urps.com.au  
ABN 55 640 546 010

Dear Phil

### **Proposed demolition and change of use to café at 4 Lydia Street Plympton (211/178/20)**

#### **Introduction**

URPS has been engaged to provide a review and response to one (1) representation which was received during the Category 3 public notification period.

The representor appears to be the owner of the adjacent commercial property at 2 Lydia Street. They object to this development on the grounds of land use, interface with residential land (specifically noise and fumes) and car parking. This letter provides a response to these issues.

In addition, we provide a brief description of the proposal, and identify key features of the site and locality.

#### **Proposal, site and locality**

The proposal involves changing the use of an existing dwelling to a café. The café will contain 4 dine-in seats, a service counter, waiting area, meal preparation kitchen, cool room, and toilet facilities. Typical café items will be served such as sandwiches, wraps, breakfast, coffee, salad and cake. A commercial kitchen is not proposed and a commercial flue/exhaust system is not required. The café will not be licensed and will not serve alcohol. Trading hours are between 6:30am and 3:30pm, 7 days a week. Takeaway and delivery services will be provided. The delivery method will include bicycle riders such as "Deliveroo".

The site contains a single storey bungalow of about 160sqm in size, with associated shedding and front fencing. The site provides limited private open space and would pose design/setback challenges if redeveloped for residential purposes due to its triangular shape and wide frontage.

The site is located at the edge of the Residential Zone and the Urban Corridor Zone, sharing an interface with a shopping centre to the east and commercial uses to the south. Lydia Street receives traffic to/from the shopping centre via 2 vehicle access/egress points located either side of the site. The adjoining residential properties comprise unit developments of 3 and 5 dwellings.

The site provides limited amenity for its residential occupants for the reasons above.

shaping great communities

**Figure 1: Site and locality (Zone boundary indicated with yellow line)**



**Land use**

The site is located in the **Residential Zone, Medium Density Policy Area 18** of the West Torrens Development Plan (consolidated 12.7.18). The application was lodged in March of 2020.

The proposed land use constitutes a café, which is a form of “shop” under Schedule 1 of the SA Development Regulations 2008.

The representor has stated:

*I will presume this application is at variance with the City of West Torrens Development Plan concerning change of use.*

The representor is mistaken to assume that cafés or shops are at variance with the Development Plan.

Residential Zone Principle 1 and Policy Area Principle 1 both envisage development of “small scale non-residential use that services the local community” including “childcare facility, open space, recreation area, shop, office, or consulting room”. Cafés are a form of shop. Residential Zone Principle 1 suggests that shops should have a maximum gross leasable area of 250m<sup>2</sup>. The proposed café has a gross leasable area of only 130m<sup>2</sup>, and therefore constitutes an anticipated use and scale in the Zone and Policy Area.

Residential Zone Principle 3 provides parameters for non-residential development including shops. It suggests such development should be of a nature and scale that serves the locality community, is consistent with local character, and does not detrimentally impact the amenity of nearby residents. On our assessment, the proposed café satisfies Zone PDC 3 as:

- It is a small shop, with limited seating, trading at breakfast to lunch only, and where the majority of customers will be local residents and visitors/employees of the adjacent shopping centre. This is not a

H:\Synergy\Projects\20ADL\20ADL-0603 - 4 Lydia Street, Plympton - Cafe\Working\Planning Advice\200910\_C1\_v4\_4 Lydia\_RTR.docx 2

destination restaurant which will serve customers from around Adelaide. The proposed land use serves the local community and will not hinder or undermine the function of other zones.

- The proposal repurposes and refreshes an existing bungalow. Outdoor seating is not proposed. There is already pedestrian and traffic activity in this stretch of Lydia Street attributed to the shopping centre (the shopping centre provides vehicle access to/from Lydia Street). The character of the locality will be maintained by this proposal.
- The proposed use will not detrimentally impact residential amenity as we discuss in the following section of this letter.

Residential Objective 1 seeks "Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community." As discussed in the preceding section however, the site offers limited or compromised amenity as a residential land use given its shape, layout and proximity to the adjacent shopping centre. The proposal therefore replaces compromised residential land with an alternative, envisaged land use.

The proposed land use is acceptable in-principle for these reasons.

### Interface with residential land, noise and fumes

The representor has stated:

*This property has residential development to the rear and sides and would intrude on those properties with noise, fumes and parking.*

The pertinent provisions are contained within the 'Interface between Land Uses' (IBLU) section of the Development Plan:

#### OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 **Protect desired land uses from the encroachment of incompatible development.**

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

In our view, the proposal will result in acceptable and low levels of impact upon adjacent residential land, in accordance with the provisions above, because:

- The development is located to minimise adverse conflict between land uses, per Objective 1. In particular, the café is located at the interface of the Residential and Urban Corridor Zones, so the proposal is consistent with the existing mixed character and land uses of this locality.
- The proposal is designed to cause minimal impacts on surrounding land uses, per Principle 2. The proposal re-uses the existing built form and driveway areas, provides minimal dine-in seating, and avoids locating the main activity areas close to neighbouring dwellings. The car parking area is located alongside a resident driveway and garage which provides a buffer to this development. The façade of the café faces south-east, which does not directly face a residential boundary. The proposed access point, parking area and the café building will be setback from the representor's property, minimising any direct conflict between the two sites.
- A small-scale café will not adversely impact community health, per Objective 2. Amenity impacts are discussed further in this section.
- The proposed café is considered to be compatible with residential land uses, per Objective 3. As established already, shops and other non-residential uses are actually envisaged in the Residential Zone.
- The proposal will not cause undue impacts as listed under Principle 1. There will effectively be no odour from the site as a commercial kitchen/flue is not proposed and much of the use is contained within a building. Activity within the building will not be particularly noisy given the small number of staff/customers involved and the benign nature of activities that will occur (eg basic food preparation and limited internal dining). Traffic impacts along Lydia Street are expected to be negligible in contrast to the high volume of traffic associated with the shopping centre. Trading hours are largely confined to 'daytime' periods and limited activity is expected to occur prior to 7am (ie mostly preparation for the day ahead).
- The proposal will not overshadow or overlook adjacent residential land.

We do not anticipate there to be noticeable fume or noise impacts upon adjacent residents as indicated by the representor.

### Car parking

The representor has mentioned car parking as a concern.

For a small shop of 130m<sup>2</sup> GLA, the Development Plan seeks 9 car parking spaces (ie rate of 7 spaces per 100m<sup>2</sup> GLA).

While the proposal falls short of providing 9 car parking spaces, we believe the parking supply is sufficient. This is because:

- If the property was located in the adjoining Urban Corridor Zone, the Development Plan would only seek a minimum of 4 parking spaces (ie minimum rate of 3 spaces per 100m<sup>2</sup> GLA), whereas the site can accommodate 3 customer parking spaces and up to 5 staff parking spaces. It is reasonable to treat



this as an Urban Corridor site given its adjacency to that zone and the benefits it shares with the Urban Corridor Zone (eg virtually the same access to high frequency public transport and the arterial road network; and co-location with a mix of other land uses).

- Another commonly accepted parking rate is suggested by the document *Parking Spaces for Urban Places – Car Parking Study – Guideline for Greater Adelaide*, prepared by Aurecon in 2013 (Appendix A). For a convenience restaurant, the Aurecon Study suggests 0.55 parking spaces per seat with a maximum discount of 35%. According to the Aurecon report, this proposal qualifies for a 20% discount as the site is within 200m of a 'Go Zone' (refer Appendix B). A further 10% discount could be applied as the site is within 200m of a large car park which can be shared (eg a customer or employee from the supermarket may also buy a coffee from the proposed café). In the table below, we provide a breakdown of required parking spaces according to number of dining seats per the Aurecon Study. Based on this, a provision of up to 18 seats with 7 car parking spaces would comply.

| Number of dining seats    | Aurecon Guideline (No discount) | Aurecon Guideline (30% discount) |
|---------------------------|---------------------------------|----------------------------------|
| <b>4 seats (Proposed)</b> | <b>2.2 parking spaces</b>       | <b>1.5 parking spaces</b>        |
| <b>6 seats</b>            | 3.3 parking spaces              | 2.3 parking spaces               |
| <b>8 seats</b>            | 4.4 parking spaces              | 3.1 parking spaces               |
| <b>12 seats</b>           | 6.6 parking spaces              | 4.6 parking spaces               |
| <b>16 seats</b>           | 8.8 parking spaces              | 6.2 parking spaces               |

- Based on the 2 comparative assessments above, there is considered to be ample on-site customer parking (3 spaces) to cater to the small number of seats proposed (4 seats).
- We only anticipate a small number of customers driving to the site and parking. We anticipate a number of customers will be staff and visitors who will walk from the adjacent shopping centre or other nearby businesses.
- The site frontage also accommodates 2 on-street parking spaces which are suited to visitors (restricted to 30 minutes between 8am-5pm Monday-Friday).
- The applicant has proposed minimal internal seating as they intend to primarily provide takeaway and delivery service.

## Conclusion

The proposal involves changing the use of an existing dwelling to a café, including demolition of a shed and carport.

In response to the concerns raised by the representor:

- Shops and cafés of this small scale and local nature are an anticipated land use in the Residential Zone.

- The site is considered to have compromised function and amenity as a residential land use given its shape, layout and adjacency to a shopping centre. The proposal replaces a compromised use with an alternative envisaged use.
- The proposal results in low and acceptable levels of impact upon adjacent land in our view. The development is located in an area which has an existing mixed character, with mixed land uses, at the interface with the Urban Corridor Zone. Noise, traffic and fume impacts are expected to be negligible.
- The proposed supply of car parking is sufficient in the context of this site as it is located next to the Urban Corridor Zone (which allows lower rates of car parking) and because the business will primarily cater to takeaway, delivery and local customers. We anticipate many customers will walk to the café from the shopping centre, businesses and houses nearby.

The proposal is not seriously at variance with the Development Plan and it satisfies the majority of pertinent planning provisions. Planning consent is justified in our view.

Please contact me with any questions on 8333 7999.

Yours sincerely



**Joshua Skinner RPIA**  
Associate

**Appendix A – Extract from Aurecon 2013 report ‘Parking Spaces for Urban Places – Car Parking Study for Greater Adelaide’**

Table 1 – Recommended Car Parking Provision for All Land Use Types

| Land Use Type  | Recommended Rate   | Max Allowable Discount | Summary of Change (from Planning SA Planning Bulletin, 2001) |
|--|--|------------------------|--|
| Restaurant (traditional)                                 | 0.4 per seat   | 25%                    | Maximum discount rate introduced                             |
| Restaurant (fast food / family / convenience restaurant) | 0.55 per seat<br><b>PLUS</b><br>12 vehicle queuing area if a drive through | 35%<br><br>N/A         | Maximum discount rate introduced                             |

Table 2 – Suggested Parking Discounts

| Category   | Discount Permitted | Insert Total Eligible Discounts |
|--|--------------------|---------------------------------|
| <b>Discounts that directly reduce parking demand</b>   |                    |                                 |
| <b>Accessibility</b>   |                    |                                 |
| Located within 200m of a train station, tram station, a bus stop with five or more public transport routes, or a bus stop within a 'Go Zone'.  | 20%                |                                 |
| Located within 400m of a train station, tram station, a bus stop with five or more public transport routes, or a bus stop within a 'Go Zone'.  | 10%                |                                 |
| Located within 200m of a dedicated off-road or on-road bicycle path or bicycle lane.   | 5%                 |                                 |
| <b>Shared Parking</b>  |                    |                                 |
| Development has a shared parking area used by three or more land uses with differing peak parking times. Shared car parking must be reflected on relevant Certificates of Title in the form of 'right of way access' or similar. | 15%                |                                 |
| Development has a shared parking area used by two land uses with differing peak parking times. Shared car parking must be reflected on relevant Certificates of Title in the form of 'right of way access' or similar.           | 10%                |                                 |
| Development is within 200 m walking distance of one or more existing off-street public car parking places with a combined total of 100 car parking spaces or more.   | 10%                |                                 |
| Development is within 400 m walking distance of one or more existing off-street public car parking places with a combined total of 100 car parking spaces or more.   | 5%                 |                                 |

**Go Zone definition (Source: Adelaidemetro.com.au):**

**What is a Go Zone?** +

A Go Zone is an area that offers public transport services every 15 minutes for more than one service between 7.30am and 6.30pm Monday to Friday, and every 30 minutes at night, Saturday, Sunday and public holidays until approximately 10pm. Stops within Go Zones are indicated by red hoop signs.

**Bus stop (Stop 11) at corner of Lydia Street and Anzac Highway:**



**Departure board for Stop 11 for weekday morning-afternoon (Source Google):**

| ← Stop 11 Anzac Hwy - North ... × |          |          |
|-----------------------------------|----------|----------|
| 265                               | City     | 11:08 AM |
| H20                               | Paradise | 11:12 AM |
| 263                               | City     | 11:20 AM |
| 265                               | City     | 11:37 AM |
| H20                               | Paradise | 11:42 AM |
| 263                               | City     | 11:52 AM |
| 265                               | City     | 12:07 PM |
| H20                               | Paradise | 12:12 PM |
| 263                               | City     | 12:22 PM |
| 265                               | City     | 12:37 PM |
| H20                               | Paradise | 12:42 PM |
| 263                               | City     | 12:52 PM |
| 265                               | City     | 1:07 PM  |
| H20                               | Paradise | 1:12 PM  |
| 263                               | City     | 1:22 PM  |
| 265                               | City     | 1:37 PM  |
| H20                               | Paradise | 1:42 PM  |
| 263                               | City     | 1:52 PM  |
| 265                               | City     | 2:07 PM  |
| H20                               | Paradise | 2:12 PM  |
| 263                               | City     | 2:22 PM  |
| 265                               | City     | 2:38 PM  |
| H20                               | Paradise | 2:38 PM  |

# Preliminary Traffic, Flooding & Stormwater Assessment

**Development Application No:** 211/178/2020

|                                   |   |
|-----------------------------------|---|
| <b>Assessing Officer:</b>         | Phil Smith  |
| <b>Site Address:</b>              | 4 Lydia Street, PLYMPTON SA 5038  |
| <b>Certificate of Title:</b>      | CT-5670/726   |
| <b>Description of Development</b> | Change of use of dwelling to a cafe, including the demolition of a shed and carport and the installation of 2 x shade sails |

### TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- Site drainage and stormwater disposal
- Required FFL
- On-site vehicle parking and manoeuvrability
- New Crossover
- Your advice is also sought on other aspects of the proposal as follows:

.....

.....

**PLANNING OFFICER - Phil Smith**

**DATE 16 March, 2020**



## Memo

To Phil Smith  
From Richard Tan  
Date 16-Mar-2020  
Subject 211/178/2020, 4 Lydia Street, PLYMPTON SA 5038

Phil Smith,

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

### Major Concern

The following issue is indicated to be major as they may require redesign of the proposed dwelling:

- **Insufficient car park space provided for the development.**

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

- 1.1 Change of land use application. Building FFL remains.
- 1.2 Proposed FFL for toilet block is considered reasonable.

#### 2.0 Verge Interaction

- 2.1 Existing double crossover has been proposed to be further widened which will not be supported by City Assets. On top of this, the proposed crossover is within 2m offset from an existing street tree.

**City Assets will not support the proposed crossover.**

#### 3.0 (Major Concern) Traffic Requirements

- 3.1 The supporting statement has indicated that maximum number of customer on site at any one time is 70. However, the provided plans has indicated a site area with seat capacity of 120.

**It is recommended that further clarification to the above should be provided.**



- 3.2** Based on the car park rate of greater of 1 per 3 seats or 1 per 15 square metres of total floor area, the car park space for the development is as following table:

| Car park rate          | Number of seats/ total floor area | Car Park Space Required |
|------------------------|-----------------------------------|-------------------------|
| 1 per 3 seats          | 70                                | 23                      |
| 1 per 3 seats          | 120                               | 40                      |
| 1 per 15 square metres | 145.70                            | 10                      |

Based on the above, the car park space required for this development is 23 - 40, depending on the number of seats proposed.

**In this case, the car park issue has a significant shortfall which will not be supported by City Assets.**

#### **4.0 Waste Management**

- 4.1** Due to the nature of this application being a commercial development, it is recommended that further assessment from Council's Waste Management Team is required.

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

#### **5.0 Stormwater Detention**

- 5.1** Stormwater detention measures will be required to be undertaken to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

In calculating the stormwater detention requirements, runoff from any existing structures and buildings to be maintained must be taken into consideration.

**It is recommended that an indication of how the storage is to be provided and calculations supporting the nominated volume be submitted to Council.**

It is noted that the stormwater detention measures are in addition to the compulsory Building Code of Australia (BCA) stormwater re-use requirement that is necessary for the new dwellings. For clarity the BCA required rainwater re-use storage should also be indicated on the plans.



City of **West Torrens**

Between the City and the Sea

**5.2** Depending on the scale of the car park, stormwater quality may be required. The following stormwater quality requirement has been provided for applicant's information:

Council typically requests the implementation of stormwater quality measures for development of this nature to address the removal of stormwater pollutants from the stormwater flow exiting the site.

The following table outlines current recommended practice for the targeted improvement of stormwater quality from new developments of scale, as outlined in the State Government's Water Sensitive Urban Design Policy - 2013. The targets being;

| Parameter  | Target |
|--|--------|
| Reduction Litter/Gross Pollutant                         | 90%*   |
| Reduction in Average Annual Total Suspended Solids (TSS) | 80%*   |
| Reduction in Average Annual Total Phosphorous (TP)       | 60%*   |
| Reduction in Average Annual Total Nitrogen (TN)          | 45%*   |

\* Reduction as compared to an equivalent catchment with no water quality management controls.

Although these measures are often addressed through the installation of proprietary devices, Council encourages the use of Water Sensitive Urban Design measures to improve the quality of site discharge flows which may also provide other added benefits to the development, such as permeable pavers or raingardens.

**An indication of how the water quality requirements are to be met should be provided on revised site plans prior to the finalisation of the planning assessment for this development.**



**6.2 PDI ACT APPLICATIONS**

Nil

**7 REVIEW OF ASSESSMENT MANAGER DECISION**

Nil

**8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER**

Nil

**9 RELEVANT AUTHORITY ACTIVITIES REPORT****9.1 Activities Summary - October 2021****Brief**

This report presents information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the Council Assessment Panel (CAP) is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP are the relevant authority;
3. Any deferred items previously considered by the CAP
4. Summary of applications that have been determined under delegated authority where CAP is the relevant authority; and
5. Any matters being determined by the State Commission Assessment Panel (SCAP).

**RECOMMENDATION**

The Council Assessment Panel receive and note the information.

**Development Application appeals before the ERD Court**

| <b>CAP is the relevant authority</b> |                                      |  |   |
|--------------------------------------|--------------------------------------|--|---|
| <b>DA Number</b>                     | <b>Address</b>                       | <b>Description of development</b>  | <b>Status</b>   |
| 211/1143/2020                        | 25 Mortimer Street,<br>KURRALTA PARK | Demolition existing structures and construction of 2 residential flat buildings, the front building comprising 2 x 3-storey dwellings and 1 x 2-storey dwelling, all including a roof top alfresco and car parking; the rear building comprising 3 x 2-storey dwellings all including a roof top alfresco and car parking; front fencing and perimeter retaining walls and fencing | Conference listed for Wed 29 September 2021 has been vacated - matter resolved by way of Court order. |

| <b>SCAP is the relevant authority</b> |                                   |   |   |
|---------------------------------------|-----------------------------------|---|---|
| <b>DA number</b>                      | <b>Address</b>                    | <b>Description of development</b>   | <b>Status</b>   |
| 211/M015/19                           | 1 Glenburnie Terrace,<br>PLYMPTON | Six-storey residential flat building (32 dwellings) & associated car parking  | Compromise Plans have been received by SCAP and referred to Council for comment. To be tabled at future SCAP meeting - to be heard in confidence.<br><br>Note that a new application has been lodged at this site.        |
| 211/M022/17                           | 79 Port Road,<br>THEBARTON        | Multi-storey mixed use development, incorporating commercial tenancy, 2 storey car park, 9-storey residential flat building, four x 3-storey residential flat buildings and car parking | Compromise plans have been received and Council comments provided to SCAP 09 November 2020.<br><br>The compromise proposal was scheduled for conciliation conference 28 January 2021.<br><br>No further update available. |

#### Deferred CAP Items

Nil

#### Development Applications determined under delegation (CAP is the relevant authority)

Awaiting PlanSA Portal functionality to report on relevant applications.

#### Development Applications pending determination by SCAP

| <b>DA Number</b>               | <b>Reason for referral</b> | <b>Address</b>                    | <b>Description of development</b>   |
|--------------------------------|----------------------------|-----------------------------------|---|
| 21016709                       | Schedule 6                 | 1A-1B Glenburnie Terrace Plympton | Seven storey residential flat building comprising 32 dwellings with associated carparking and landscaping<br><br>Council to provide comments.<br><br>Further information has been requested by ODASA. |
| 211/M135/21<br>Lodged 16/03/21 | Schedule 10                | 1 Selby Street, Kurralta Park     | Construction of a 10-storey residential flat building with associated car parking and site works.<br><br>Under Assessment   |

| DA Number                      | Reason for referral | Address                          | Description of development  |
|--------------------------------|---------------------|----------------------------------|---|
| 211/M134/21<br>Lodged 16/03/21 | Schedule 10         | 4-10 Railway Terrace<br>Mile End | Construction of a mixed use residential/commercial development comprising 51m <sup>2</sup> commercial tenancy, two (2) residential flat buildings comprising 6 dwellings and 28 dwellings associated landscaping, carparking, communal spaces and public realm improvements (Stage 2)<br><br>Under Assessment<br><br>Not yet referred to Council for comment. |
| 211/M129/21<br>Lodged 17/02/21 | Schedule 10         | 8 Eton Road, Keswick             | Construction of a six (6) storey mixed use building comprising residential and commercial tenancies together with car parking and landscaping.<br><br>Under Assessment<br><br>Council comments sent to SCAP on 18/03/21   |
| 211/M030/18<br>Lodged 30/11/18 | Schedule 10         | 192 Anzac Highway,<br>Glandore   | Application approved at SCAP Meeting 22 September 2021<br><br><a href="#">Minutes attached</a>  |

### Conclusion

This report is current as at 1/10/2021.

### Attachments

Nil

## 10 OTHER BUSINESS

## 11 MEETING CLOSE