

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, 13 JULY 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

1	Meeting Opened	1
1.1	Acknowledgement of Country	
1.2	Evacuation Procedures	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes	1
5	Disclosure Statements	1
6	Reports of the Assessment Manager	2
6.1	Transitional Applications.....	2
6.1.1	7 Daringa Street and 20-30 Sir Donald Bradman Drive, MILE END.....	2
6.1.2	57 Gray Street, PLYMPTON	64
6.1.3	32 Western Parade, BROOKLYN PARK	143
6.1.4	24-26 Lindsay Street, CAMDEN PARK	193
6.1.5	60A Fisher Place, MILE END	261
6.1.6	8 Lasscock Avenue, LOCKLEYS	292
6.2	PDI Act Applications	340
	Nil	
7	Review of Assessment Manager Decision	340
	Nil	
8	Confidential Reports of the Assessment Manager.....	340
	Nil	
9	Relevant Authority Activities Report	340
9.1	CAP Summary of SCAP and ERD Court Matters	340
10	Other Business	345
11	Meeting Close	345

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 8 June 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 7 Daringa Street and 20-30 Sir Donald Bradman Drive, MILE END

Application No 211/813/2020

Appearing before the Panel will be:

Representors: **Steve & Mandy Doolan** of 6A Daringa Street, Mile End wish to appear in support of their representation

Jackson Harvey of 3A Daringa Street, Mile End wishes to appear in support of their representation

Michael & Patrica Symons of 1C Daringa Street, Mile End wish to appear in support of their representation

Christine Mendes of 1 Daringa Street, Mile End wishes to appear in support of the representation

Applicant: **James Cummings** of Master Plan wishes to appear in response to the representations

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Extension to existing service trade premises comprising reconfiguration of existing car park and construction of a new car park at 7 Daringa Street including fencing to a maximum height of 2.4 metres along eastern boundary (Non-Complying)
APPLICANT	Billson & Sawley Architects
APPLICATION NUMBER	211/813/2020
LODGEMENT DATE	7 September 2020
ZONE	Residential Zone Commercial Zone
POLICY AREA	Medium Density Policy Area 18 Arterial Roads Policy Area 1
APPLICATION TYPE	Non-Complying
PUBLIC NOTIFICATION	Category 3
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020
DELEGATION	<ul style="list-style-type: none"> The relevant application proposes a non-complying form of development and the application is to be determined after a full merit assessment against the Development Plan, except where the relevant development application proposes a change of use to office in a Commercial Zone.
RECOMMENDATION	Support with reserved matter and conditions
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 is 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 comprises two contiguous allotments that are commonly known as 7 Daringa Street and 20-30 Sir Donald Bradman Drive, Mile End. The land is formally described as:

- Allotment 26 in Filed Plan 143754 in the area named Mile End Hundred of Adelaide, Volume 5808 Folio 580; and
- Allotment 100 in Deposited Plan 70918 in the area named Mile End Hundred of Adelaide, Volume 6120 Folio 998.

The 'development site' is rectangular in shape with a frontage of 13.72 metres (m), a depth of 51.35m and a total site area of approximately 700(m²). The subject land that includes the existing service trade premises, is bound by Daringa Street to the north, Sir Donald Bradman Drive to the south and Claremont Street to the west. The land is some 7785m² in total area.

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

The subject land is occupied by a large commercial building that is used as Mercedes-Benz dealership (i.e. service trade premises). The existing development comprises internal and external vehicle displays areas, offices and mechanical servicing facilities. The site is accessed only from Claremont Street. This property is situated within the Commercial Zone. The adjoining land at 7 Daringa Street, which is within the Residential Zone, is vacant and devoid of vegetation. The land is naturally flat and there are no Regulated trees on the site or on adjoining land that would be affected by the development.

It is noted that there are current parking controls on the southern side of Daringa Street between 1B and 7 Daringa Street that restrict parking to two hours during weekdays and Saturday mornings. There are no parking controls on the northern side of the street.

The locality comprises two distinct parts. Land adjacent to Sir Donald Bradman Drive is mostly commercial in nature, with service trade premises, retail showrooms, mechanical repairs and offices of up to two storeys in height. Land to the east of Claremont Street and on the northern side of Daringa Street comprises established housing at relatively low densities.

The amenity of the locality is moderate due to the mixed built form character and the high volume and frequency of traffic along Sir Donald Bradman Road, which is an arterial road.

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



RELEVANT APPLICATIONS

DA Number	Description of Development	Decision	Decision Date
211/1201/2004	Service Trade Premises and associated Motor Repair Station (Automotive sales and service centre including showroom, service area, parts & lubricant storage, wash bays, enclosed vehicle storage plus associated site works, car parking, landscaping and signage)	Development Approval	15/11/2005

PROPOSAL

The proposal is for an extension to an existing service trade premises comprising the reconfiguration of existing car parking and the construction of a new at-grade car park with associated fencing and landscaping.

The proposed car park is located on land at 7 Daringa Street, which adjoins the eastern side boundary of the existing service trade premises. The car park will be bitumen sealed and comprise 26 parking spaces. The car park will be access internally (i.e. no access from Daringa Street) and used for staff parking and for vehicles awaiting servicing.

Landscaping is to be provided adjacent to the Daringa Street boundary and a new 2.1 metre high Colorbond fence will be erected inside the road boundary for security purposes, although this fence is not development. A combined retaining wall and fence at a maximum height of 2.4 metres is to be erected on the eastern side boundary.

No changes are proposed to the operation of the existing service trade premises.

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

NON-COMPLYING

The application is a non-complying form of development pursuant to the Procedural Matters section of the Development Plan as it comprises alterations and/or extensions to an existing service trade premises within the Residential Zone.

The applicant has provided a Statement of Effect pursuant to Regulation 17 of the *Development Regulations 2008* (refer **Attachment 3**). This document highlights a number of social, economic and environmental impacts associated with the proposed development as follows:

- The proposed car park is associated with a long-standing and lawful land use within the locality.
- The reasonable expansion of the existing service trade premises is an appropriate form of development within the Arterial Roads Policy Area 1 and the Sir Donald Bradman Drive (Mile End) Precinct 3.
- The proposed fencing along Daringa Street is setback 1.5 metres from the road frontage to allow the establishment of a landscaping strip for the entire width of the site to contribute positively to the streetscape character.

- The purpose of the proposed development is to increase the availability of on-site car parking and improving the availability and accessibility of on-street car parking along Daringa Street.
- The proposal is considered to improve the residential amenity of the locality through the reduction of on-street parking demand and proposed landscaping along Daringa Street.
- The proposal does not increase the nature of the use or the floor area of the existing service trade premises nor does it change the hours of operation.
- The site is to be appropriately secured at night to avoid loitering, unsociable behaviour and reduce night time noise levels.
- The proposal will create local jobs throughout the construction phase and increase the efficiency of an existing and lawful business.
- The site has previously been developed and the proposed development will appropriately manage stormwater generation.

Should the CAP resolve to approve the application, the concurrence of the State Commission Assessment Panel (SCAP) is not required in this instance given the recent amendments to Section 35 of the *Development Act 1993* under the *COVID-19 Emergency Response (Further Measures) Amendment Act 2020*.

Alternatively, should the CAP refuse the application, no appeal rights are afforded to the applicant.

As the Administration resolved, under delegation, to proceed with an assessment of the proposal, the application is now presented to the Panel for a decision.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 of the *Development Act 1993*.

Properties notified	72 properties were notified during the public notification process.
Representations	6 representations were received.
Persons wishing to be heard	<p>4 representors who wish to be heard.</p> <ul style="list-style-type: none"> • Steve & Mandy Doolan of 6A Daringa Street, Mile End • Jackson Harvey of 3A Daringa Street, Mile End • Michael & Patrica Symons of 1C Daringa Street, Mile End • Christine Mendes of 1 Daringa Street, Mile End
Summary of representations	<p>Concerns were raised regarding the following matters:</p> <ul style="list-style-type: none"> • The development is not consistent with the desired character for the area • The proposal is not small-scale and complementary to surrounding dwellings • Noise and visual impacts • Inaccurate information • Existing parking problem will not be improved • Impact on property values • More neighbour consultation required • Traffic impacts will worsen • No analysis provided for the need for such parking • The extension of the fence will not enhance the street • The existing stormwater system is not adequate

Applicant's response to representations	<p>Summary of applicant's response:</p> <ul style="list-style-type: none"> • The location of the car park is contiguous with the Commercial Zone and results in the existing interface between commercial and residential development being shifted by one allotment into the Residential Zone. • The car park will not result in a material change to the existing character of the locality or result in a material change in the level of amenity afforded to the occupants of dwellings within the Residential Zone. • The development will provide our client with considerable additional opportunity to manage their operations within their site and would ease the demand for on-street parking along Daringa Street. • The proposal does not require direct access from Daringa Street further increasing the opportunity for on-street parking in the locality. • No rezoning of the subject site is proposed. • The proposed fence will assist in providing both a visual and acoustic buffering to the adjacent dwelling. • Although not a residential form of development, the proposal is considered to represent a reasonable expansion of an existing and lawful land use into the adjoining Residential Zone and Medium Density Policy Area 18. • The proposed development incorporates appropriate stormwater management infrastructure for the extent of development. • Landscaping is proposed on both sides of the fence.
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A copy of the representations and the applicant's response is contained in **Attachment 4**.

INTERNAL Referrals

Department	Comments
City Assets	<ul style="list-style-type: none"> • The additional parking spaces are additional to the existing car parking requirement and would be supportable. • The aisle width of 5.85m is insufficient for the combination of parallel and 90 degree parking space, and the length of parking space 01 and 07 is not to standard. • Further demonstration that safe and convenient manoeuvre is achievable for the parking spaces particularly for the parallel parking spaces. • 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. • 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. <p>The above matters have been adequately addressed by way of reserved matters and conditions of approval</p>

A copy of the relevant referral response is contained in **Attachment 5**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the both the Residential Zone and Commercial Zone and, more specifically, is within Medium Density Policy Area 18 and Arterial Roads Policy Area 1 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

Residential Zone - Desired Character:

This zone will contain predominantly residential development. There may also be some small-scale nonresidential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

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.

Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.

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.

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.

Commercial Zone - Desired Character:

No Desired Character Statement

Arterial Roads Policy Area 1 - Desired Character:

This policy area will accommodate a wide range of commercial and light industrial uses.

It is envisaged that the appearance of commercial development within the policy area will be improved through the redevelopment and upgrading of existing development sites.

Development site refers to the land which incorporates a development and all the features and facilities associated with that development, such as outbuildings, driveways, parking areas, landscaped areas, service yards and fences. Where a number of buildings or dwellings have shared use of such features and facilities, the development site incorporates all such buildings or dwellings and their shared features and facilities.

Precinct 3 Sir Donald Bradman Drive (Mile End) - Desired Character:

Precinct 3 Sir Donald Bradman Drive (Mile End) This precinct will accommodate bulky goods outlets, light industry, service industry and warehouses. Residential developments in the form of two and three storey residential flat buildings or dwellings above office and consulting room developments are envisaged in the area west of the South Road intersection.

Development facing Sir Donald Bradman Drive and South Road will be of high quality and well landscaped. Large scale development up to three storeys is envisaged east of the South Road intersection, reducing to smaller scale development west of the intersection.

That part of the precinct between the Hilton Bridge and South Road will accommodate high quality bulky goods outlets development and upper level office space.

Extensive landscaping will be undertaken in the setback areas near the eastern boundary of the precinct incorporating substantial trees which will grow to form prominent features in the eastern part of the precinct, particularly as viewed from the Hilton Bridge.

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

ASSESSMENT

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

Land Use Suitability

The site of the existing service trade premises is situated within the Commercial Zone. The site has been used for this purpose since circa 2006 when the car dealership was constructed. Prior to the car dealership, the land was used as a builder's yard or similar. The site therefore has longstanding use rights for large-scale commercial activities.

The adjoining allotment at 7 Daringa Street is within the Residential Zone and previously contained a single storey detached dwelling. The dwelling was not readily visible from the street due to a large tree and a front fence that was in poor condition. All buildings were removed from the site in early 2020 and the land is now vacant.

The proposed car park will be located on the former residential allotment in order to provide additional on-site car parking for staff and for vehicles awaiting servicing. Although the proposal is not an envisaged form of development within the Zone when considered in isolation, PDC 1 and 3 of the Residential Zone support some non-residential uses provided the nature and scale of the development is such that it does not detrimentally impact on the amenity of the nearby residents. As considered in more detail below, the proposed car park is considered low-impact from a land use and visual amenity perspective and would have a positive impact on the adjacent road network by reducing on-street parking demand.

Several of the representors consider the proposal to result in an expansion of the existing service trade premises. While the subject land will increase in size with the amalgamation of the property at 7 Daringa Street with the existing site, the size, capacity and general operation of the existing business will not change. The proposed car park will be integrated with and ancillary to the existing business given that it will be accessed internally, is small in size and will be used by staff and customers.

The encroachment into the Residential Zone is reasonable in this instance given that:

- No building work is to be undertaken;
- There will be no intensification of the existing service trade premises;
- There will be less reliance upon on-street parking as additional on-site car parking will be provided for staff and to temporarily store for vehicles awaiting servicing;
- The car park will be accessed only during current business hours;
- The existing fence will be extended along the road frontage to screen the car park; and
- Landscaping will be provided in front of the fence to visually soften the road frontage.

For the above reasons, the proposed car park would not undermine the Objectives of the Residential Zone and, on balance, the proposal is considered to be an orderly and appropriate form of development.

Streetscape and Amenity

The subject land interfaces with residential properties on the northern side of Daringa Street and immediately to the east. To the south and west are commercial properties.

There is an existing Colorbond © fence located approximately 1.5 metres inside the Daringa Street boundary that extends from Claremont Street to the eastern side boundary. This 2.1 metre high fence will be extended to screen and provide security for the proposed car park. Although the extension of the fence does not require approval as it does not exceed 2.1 metres in height, the visual impact of the fence would not be significant given that landscaping will be planted between the fence and the road boundary. As the fence and landscaping will screen the car park, the impact of the proposed car park upon the existing streetscape would not be significant. The fence will also provide a solid barrier to minimise noise.

The proposal includes a new fence and concrete plinths along the eastern boundary with a maximum height of 2.4 metres. This fence will also screen the car park from the adjoining residential property and minimise noise. The height of the fence is not unreasonable from a visual amenity perspective. While some noise would be generated by vehicles entering and exiting the car park, vehicle movements would be infrequent as the applicant has confirmed that the car park will be used primarily by staff.

There will be no change to the existing operating hours of the existing service trade premises and the car park will not be used outside of the approved business hours.

Accordingly, the proposal would not adversely impact upon the amenity of nearby sensitive uses by way of noise, odour or traffic. The proposal is considered to satisfy Objectives and Principle of Development Control 1 and 2 of the General Section (Interface between Land Uses).

Vehicle Access, Car Parking and Traffic

The proposed car park will be accessed internally via the existing driveway that extends from Claremont Street to the eastern side of the service trade premises. The existing crossover on Daringa Street that serviced the former dwelling will be removed and reinstated to kerb and gutter. This will allow for one additional on-street parking space. As the proposal would not alter the existing access arrangements on Claremont Street and not result in additional traffic movements, there would be no adverse impacts upon the surrounding road network. PDC 8, 11 and 24 of the General Section (Transportation and Access) are therefore satisfied.

The main concerns of the representors relate to the traffic and on-street parking impacts of the existing Mercedes-Benz business and other businesses on the surrounding neighbourhood. Several representors believe that the proposal will not address the current parking problems. While it appears that some staff have been parking on adjacent streets, possibly due to operational changes to the existing business over a period of time, the intent of the proposed car park is to provide additional on-site parking for staff and to temporarily store vehicles awaiting servicing. The provision of 26 additional car parking spaces is considered to have significant benefits for the site and adjacent streets in terms of reducing on-street parking demand and general congestion.

It should be noted that any existing car parking overspill from other businesses within the local area is not a relevant consideration to the assessment of this proposal. It may be appropriate for such matters to be reviewed more broadly under Council's traffic management strategies.

Council's City Assets Department has raised some concerns with the design dimensions of the parallel spaces and the aisle width of the car park. To address these relatively minor shortcomings, a condition of consent has been recommended so that the parallel spaces are used only for the parking of vehicles that are awaiting mechanical servicing.

Landscaping

While the proposal includes some landscaping along the road frontage, the amount of landscaping would not provide sufficient screening of the new fence and car park.

It is therefore considered appropriate in this instance to include the following Reserved Matter:

A detailed landscaping plan that includes a suitable mix of plant species adjacent to the Daringa Street frontage and the proposed car park (i.e. on both sides of the new fence) to visually screen and soften the new fence and car park and to assist in minimising heat loads.

The proposed landscaping will form a continuation of the existing landscaping that extends the full length of the Daringa Street frontage.

Stormwater Management

The proposed development includes a fully engineered civil plan prepared by Jack Adcock Consulting for the on-site management of stormwater runoff from the proposed car park.

Although Council's City Assets Department is generally satisfied with the civil design, as the stormwater design does include appropriate stormwater harvesting, re-use and quality improvement measures, a Reserved Matter is recommended so these matters can be addressed prior to the granting of Development Approval.

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.

Although non-complying in nature, the proposed car park is ancillary to the existing service trade premises, is appropriate in its function, size and appearance, and would have traffic-related benefits for the surrounding area by reducing on-street parking demand and congestion.

On this basis, the proposal would not entrench an inappropriate development within the Residential Zone or preclude the Objectives of the zone from being attained.

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. 211/813/2021 by Billson & Sawley Architects for extension to existing service trade premises comprising reconfiguration of existing car park and construction of a new car park at 7 Daringa Street including fencing to a maximum height of 2.4 metres (Non-Complying) at 7 Daringa Street and 20-30 Sir Donald Bradman Drive, Mile End (CT 5808/580 & 6120/998) and the following reserved matters and conditions of consent:

Reserved Matters

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

1. A detailed landscaping plan that includes a suitable mix of plant species and structured plantings adjacent to the Daringa Street frontage and the proposed car park (i.e. on both sides of the new fence) to visually screen and soften the new fence and car park and to assist in minimising heat loads.
2. A detailed stormwater management system and computations for the development. The stormwater management system shall include:
 - a. Harvesting and re-use of stormwater runoff from impervious surfaces that is to be designed by a suitably qualified stormwater/civil engineer to demonstrate the most economical and sustainable solution for the development;
 - b. Stormwater detention measures to demonstrate that the stormwater discharge from the development would be equivalent to having a 0.25 runoff coefficient for a critical 20-year ARI storm event; and
 - c. Stormwater quality improvement measures that are demonstrated to satisfy the State Government Water-Sensitive Urban Design policy guidelines.

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 must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below:
 - Site Plan (Drawing No. S01B) prepared by Billson & Sawley Pty Ltd dated May 2020
 - Siteworks and Drainage Plan (Sheet 01 of 02, Rev B) prepared by Jack Adcock Consulting Pty Ltd dated 3 September 2020
 - Details Plan (Sheet 02 of 02, Rev B) prepared by Jack Adcock Consulting Pty Ltd dated 3 September 2020
 - Statement of Support prepared by Billson & Sawley Architects
2. 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.

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

Reason: To ensure usable and safe car parking.

4. Wheel stopping devices shall be provided adjacent to the eastern property boundary for car parking spaces numbered 8 to 26 on the approved plans.

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

5. The parallel car parking spaces numbered 1 to 7 on the approved plans shall be used only for the parking of vehicles that are awaiting mechanical servicing.

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

6. The existing crossover on Daringa Street shall be reinstated to kerb and gutter prior to occupation of the development.

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

7. No vehicles shall be displayed for retail sale within the car park approved herein at any time.

Reason: To ensure the proposal proceeds in an orderly manner and to maintain the amenity of the locality.

8. All landscaping shall be planted in accordance with the approved plans (Site Plan, Drawing No. S01B prepared by Billson & Sawley Pty Ltd dated May 2020) and incorporate an appropriate irrigation system prior to occupation of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.

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

9. Any lighting within car park shall be restricted to that necessary for access and security purposes only and be directed and shielded in such a manner as to cause no light overspill nuisance of nearby properties.

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

Attachments

- 1. Relevant Development Plan Provisions**
- 2. Proposal Plans and Documentation**
- 3. Statement of Effect**
- 4. Representations and Applicant's Response**
- 5. Internal Referral Response**

General Section		
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>	13 & 19
Interface between Land Uses	<i>Objectives</i>	1, 2 & 3
	<i>Principles of Development Control</i>	1, 2, 3, 6 & 7
Landscaping, Fences and Walls	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5 & 6
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7 & 8
Transportation and Access	<i>Objectives</i>	1, 2 & 4
	<i>Principles of Development Control</i>	1, 8, 12, 13, 14, 16, 17, 18, 20, 21, 22, 23, 24, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43



Subject Site

- C** Commercial
- Cu** Community
- In** Industry
- R** Residential

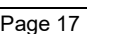
Locality Plan
Proposed Car Park Extension to Existing Service Trade Premises
7 DARINGA STREET
MILE END
for Aldborough Pty Ltd

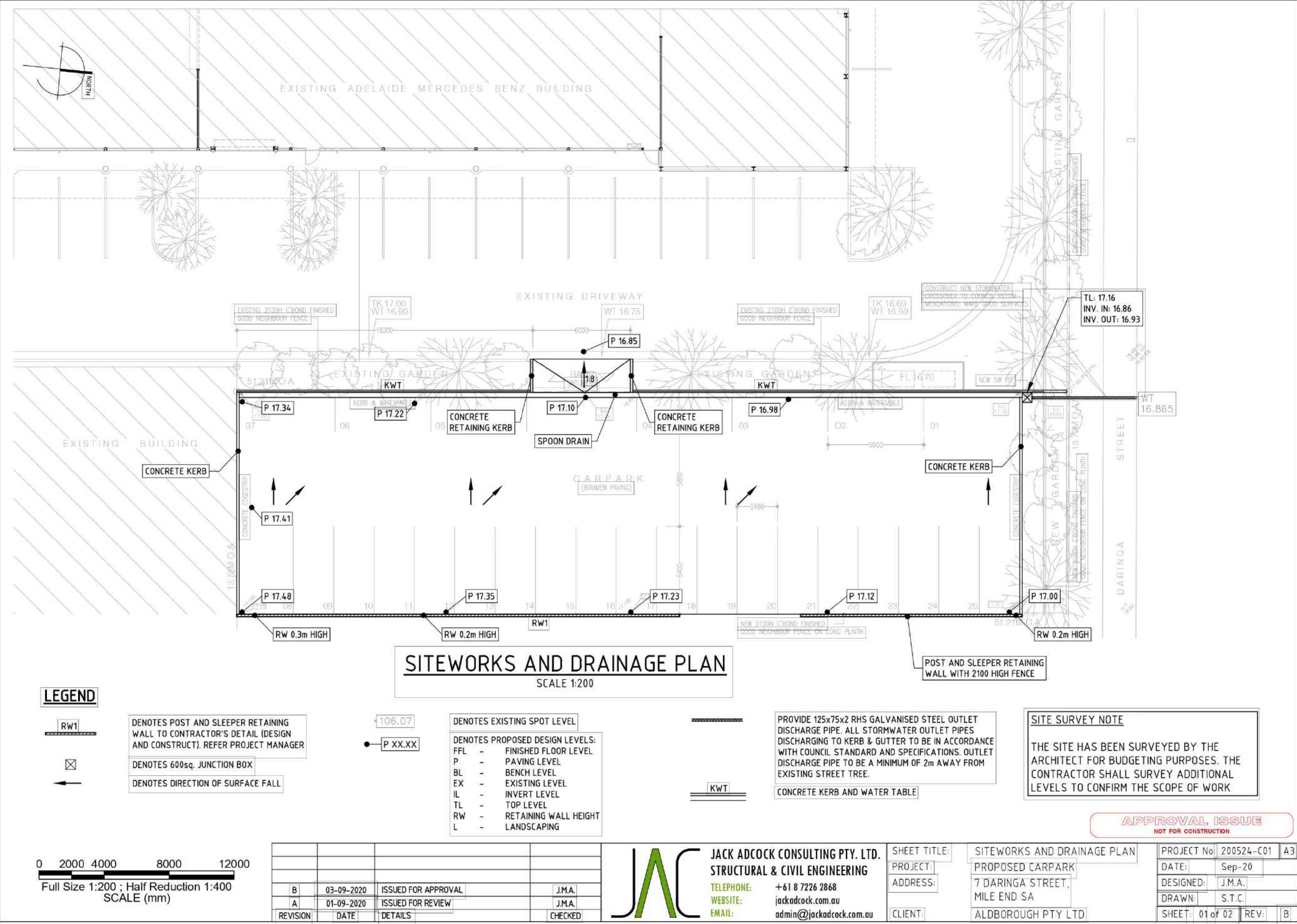


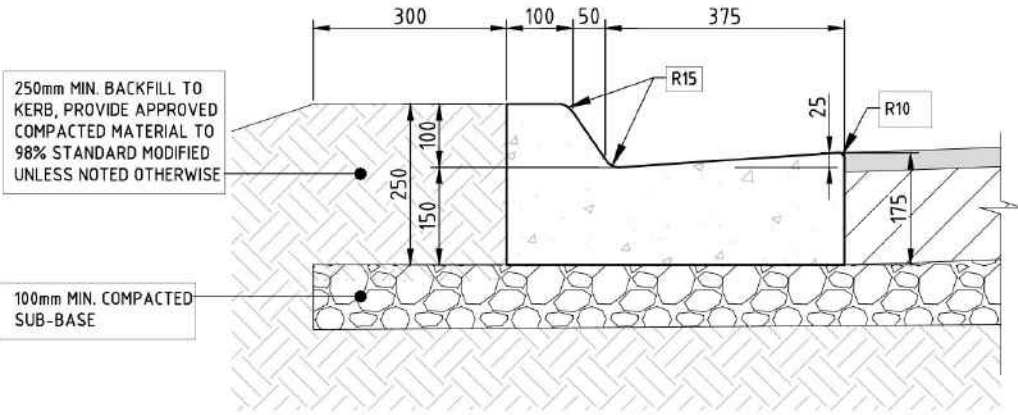
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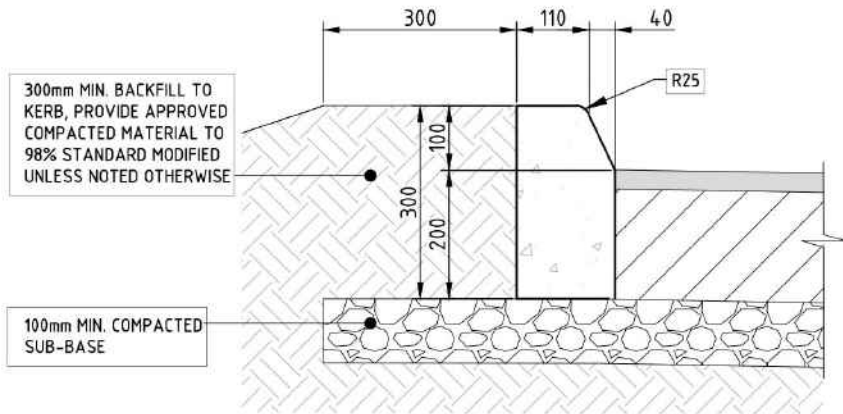




NOTE: PROVIDE TOOLED JOINTS AT 3000 CTS.

KERB & WATER TABLE DETAIL

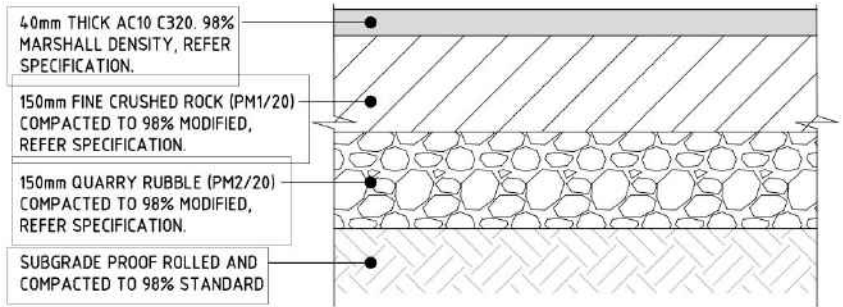
SCALE 1:10



NOTE: PROVIDE TOOLED JOINTS AT 3000 CTS.

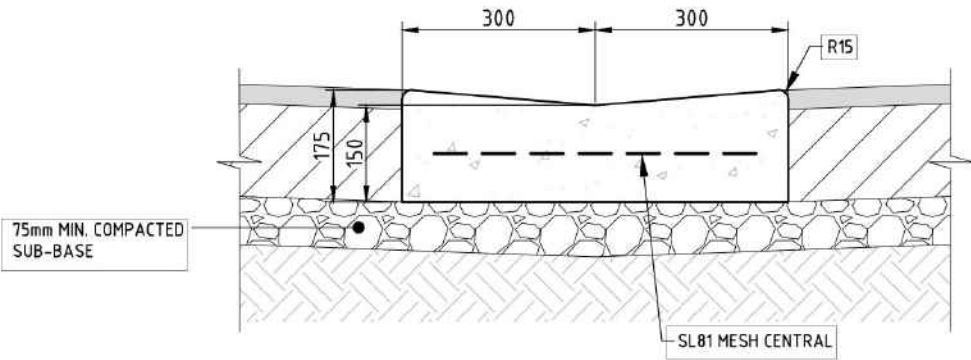
KERB DETAIL

SCALE 1:10



LIGHT DUTY ASPHALT PAVEMENT

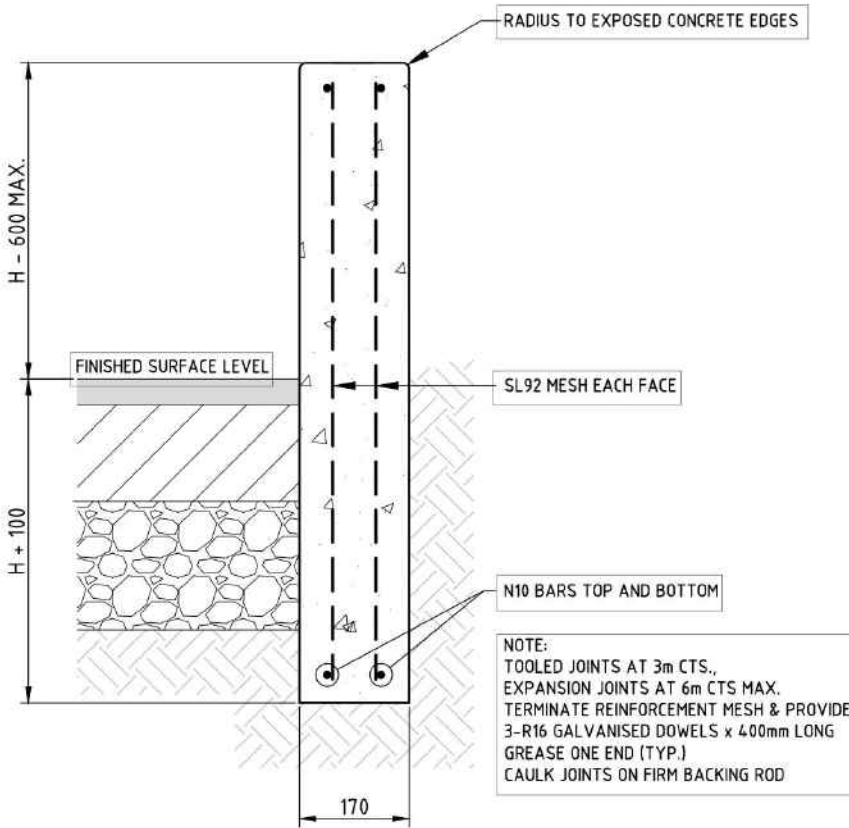
SCALE 1:10



NOTE: PROVIDE 10 WIDE x 20 DEEP TOOL JOINTS AT 3000 CTS. AND DOWELLED JOINTS AT 6000 CTS. TERMINATE REINFORCEMENT AND PROVIDE 3-R16 DOWEL BARS x 400 LONG, GREASED ONE END

SPOON DRAIN DETAIL

SCALE 1:10



NOTE: TOOLED JOINTS AT 3m CTS., EXPANSION JOINTS AT 6m CTS MAX. TERMINATE REINFORCEMENT MESH & PROVIDE 3-R16 GALVANISED DOWELS x 400mm LONG GREASE ONE END (TYP.) CAULK JOINTS ON FIRM BACKING ROD

RETAINING KERB DETAIL

SCALE 1:10



REVISION	DATE	DETAILS	CHECKED
B	03-09-2020	ISSUED FOR APPROVAL	J.M.A.
A	01-09-2020	ISSUED FOR REVIEW	J.M.A.



JACK ADCOCK CONSULTING PTY. LTD.
STRUCTURAL & CIVIL ENGINEERING
TELEPHONE: +61 8 7226 2868
WEBSITE: jackadcock.com.au
EMAIL: admin@jackadcock.com.au

SHEET TITLE: DETAILS
PROJECT: PROPOSED CARPARK
ADDRESS: 7 DARINGA STREET, MILE END SA
CLIENT: ALDBOROUGH PTY LTD

APPROVAL ISSUE
NOT FOR CONSTRUCTION

PROJECT No:	200524-C02	A3
DATE:	Sep-20	
DESIGNED:	J.M.A.	
DRAWN:	S.T.C.	
SHEET: 02 of 02	REV:	B

From: [James Cummings](#)
To: [Brendan Fewster](#)
Subject: RE: 211/813/2020 - 7 Daringa Street, Mile End
Date: Friday, 25 June 2021 9:31:50 AM
Attachments: [image001.png](#)

Hi Brendan,

Thank you for your email. My responses to your queries below:

1. Would Council consider an reserved matter to provide an updated landscaping plan? Given the timeframe that would be our preference.
2. Ray Eastwood has confirmed that the proposed use of the new car parking will be for staff parking and for vehicles awaiting servicing. Therefore we are happy with an condition to reflect this.

Let me know if you need anything else.

Thanks,

James Cummings

0439 925 777

MASTERPLAN

TOWN + COUNTRY PLANNERS SINCE 1977

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Adelaide SA 5000

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From: Brendan Fewster <bfewster@wtcc.sa.gov.au>
Sent: Wednesday, 23 June 2021 8:57 AM
To: James Cummings <JamesC@masterplan.com.au>
Subject: RE: 211/813/2020 - 7 Daringa Street, Mile End

Hi James

I have finalised my CAP report and in doing so I have come across a couple of matters.

1. The landscaping details should be improved. The current plan is showing a tree hard up against the fence. The plan should show a mix of plantings on both sides of the fence.
2. Your response to representations refers to the storage and display of vehicles. Council will not

BILLSON & SAWLEY PTY. LTD. ARCHITECTS

FIRST FLOOR, 65G DULWICH AVENUE, DULWICH, S.A. 5065
T: (08) 7130 0027 E: billson.sawley@gmail.com ABN: 91007930047

**EXTENSION TO AN EXISTING SERVICE TRADE PREMISES
COMPRISING THE RECONFIGURATION OF THE EXISTING CAR PARK
AND CONSTRUCTION OF A NEW CAR PARK**

at

7 DARINGA STREET & 20-30 SIR DONALD BRADMAN DRIVE, MILE END
(Development Application 211/813/2020)

STATEMENT IN SUPPORT OF THE PROPOSAL

24th September 2020

Background

The owner of the premises at 20-30 Sir Donald Bradman Drive is Aldborough Pty. Ltd and the tenant is Adelaide Mercedes Benz.

As their business has grown, the owners of Adelaide Mercedes Benz have become concerned at the lack of sufficient car parking spaces on the site at 20-30 Sir Donald Bradman Drive.

In order to address this problem, Aldborough recently purchased the adjacent site at 7 Daringa Avenue with a view to demolishing the existing degraded and sub-standard house on the site and creating a paved car park to supplement the existing parking on the Adelaide Mercedes Benz site.

Requirement for Additional Car Parking

Adelaide Mercedes Benz is the main outlet for new Mercedes Benz cars in South Australia and also has very busy service and parts sales departments.

On-site car parking is required for the following:

- New vehicles being received and prepared for display and sale.
- Demonstration vehicles for loan to potential buyers.
- Vehicles in for servicing and storage after the servicing is complete.
- Staff vehicles.

The parking already provided on the Sir Donald Bradman site is extensive but increased business activity over recent years has meant that the demand often exceeds the supply.

On-street parking in the area is somewhat limited and the owners of Mercedes Benz Adelaide do not want to inconvenience local residents by taking up that which is available.

(cont.)

-2-

The Site at 7 Daringa Street

Prior to its purchase by Aldborough, the site was occupied by a poorly maintained and dilapidated house at the front and what could only be described as a junk yard at the back. Since then, the house has been demolished and the site cleaned up.

On the southern side of the site is a commercial premises with a high concrete block wall along the entire length of the boundary. The western side adjoins the Adelaide Mercedes Benz site and there is a dilapidated house on the site to the east.

The Proposed New Car Park

A graded compacted base is to be installed and paved with bitumen with associated concrete kerbs, etc. The paving will be set to drain to the water table in Daringa Street. Approximately 26 car parking spaces are to be provided.

The car park will not be directly accessible from Daringa Avenue. A concrete ramp will connect the new car park to the existing car park on the adjacent Adelaide Mercedes Benz Site.

At the Daringa Street end of the site, a good neighbour fence with landscaped garden areas on both sides will be provided to match that which is existing on the northern boundary of the Adelaide Mercedes Benz site. This will shield the view of the parked cars from the houses opposite and provide an attractive garden outlook for local occupants.

Conclusion

The new car park will provide essential overflow for the increased demand for parking resulting from the growth in the business of Adelaide Mercedes Benz.

It will reduce the inevitable pressure on street parking in the surrounding area.

It will not increase or interfere with the traffic flow in Daringa Street as it is not directly accessible from that street.

It will be shielded from the view of the local residents with a fence and a landscaped garden area.

We commend the proposal to the Council.

John Sawley.
F.R.A.I.A., Registered Architect

STATEMENT OF EFFECT

CAR PARK EXTENSION ANCILLARY TO EXISTING SERVICE TRADE PREMISES

7 DARINGA STREET, MILE END
for Aldbrough Pty Ltd



Prepared by
MasterPlan SA Pty Ltd
ABN 30 007 755 277, ISO 9001:2015 Certified
33 Carrington Street, Adelaide SA 5000
Telephone: 8193 5600, masterplan.com.au

DECEMBER 2020



1.0 INTRODUCTION

MasterPlan has been engaged by Aldbrrough Pty Ltd, the applicant, to assist with the preparation of a Statement of Effect in support of the proposed car park extension ancillary to an existing Service Trade Premises located at 7 Daringa Street, Mile End ('the subject site').

The subject site is located within the Commercial Zone, Arterial Roads Policy Area 1, Sir Donald Bradman Drive (Mile End) Precinct 3 and the Residential Zone, Medium Density Policy Area 18 of the West Torrens Council Development Plan – consolidated 21 May 2020.

Within the Residential Zone 'service trade premises' is listed as a non-complying. Therefore, the Application is a non-complying form of development and has been determined as such by Council.

The West Torrens Council made a determination to proceed with a full assessment of the Application in its correspondence dated 23 September 2020, and a Statement of Effect was requested from the applicant.

The Statement of Effect has been prepared in accordance with Regulation 17(5) of the *Development Regulations 2008* ('the Regulations'). It contains:

- a description of the subject site and locality;
- a description of the nature of the proposed development;
- a statement as to the provisions of the Development Plan which are relevant to an assessment of the proposed development;
- an assessment of the extent to which the proposed development complies with the provisions of the Development Plan;
- an assessment of the expected social, economic and environmental effects of the development on its locality; and
- additional information requested by Council.

In preparing this Statement of Effect we have examined the set of proposal plans, inspected the subject site and location and examined the relevant provisions of the Council Development Plan. Having undertaken our assessment, we are satisfied that the proposal exhibits substantial planning merit and warrants Development Plan Consent being granted by Council.

2.0 SITE AND LOCALITY

The subject site is located at 7 Daringa Street, Mile End and 20-30 Sir Donald Bradman Drive, Mile End. The site is more formally described as:

- Allotment 26 in Filed Plan 143754, Hundred of Adelaide (Certificate of Title Volume 5808 Folio 580); and
- Allotment 100 in Deposited Plan 70918, Hundred of Adelaide (Certificate of Title Volume 6120 Folio 998).



Lot 100 contains the existing service trade premises in the form of a motor vehicle sales and service outlet and has a primary (south) road frontage to Sir Donald Bradman Drive of 75.0 metres and secondary road frontages to Claremont Street (west) and Daringa Street (north) of 102.5 metres and 75.0 metres, respectively.

Lot 100 has a total area of 7,785 square metres with a single vehicle crossover from Sir Donald Bradman Drive and two (2) vehicle crossovers from Claremont Street.

Lot 100 contains extensive landscaping to Daringa Street to manage the interface with residential development. This incorporates a 3.0 metre wide strip of landscaping along the Daringa Street frontage, with a Colorbond fence in the middle.

Lot 26 is located on the southern side of Daringa Street, adjacent to the rear of the service trade premises on Lot 100. The allotment has a frontage to Daringa Street of 13.8 metres and a depth of 51.0 metres give the allotment a total area of 695 square metres.

Lot 26 previously contained a detached dwelling which has since been demolished, leaving the allotment currently vacant and unused.

The locality generally comprises a mixture of commercial and industrial land uses reflecting the two (2) zones within which the site is located and the interface between the predominant uses in those respective zones. Properties fronting mains roads are typically commercial or industrial in nature with residential areas beyond. Dwellings on the southern side of Daringa Street typically back onto commercial premises fronting Sir Donald Bradman Drive. Land south of Sir Donald Bradman Drive is also generally commercial and industrial in nature with examples of large-scale bulky goods outlet developments.

The residential amenity of Daringa Street is somewhat diminished due to the high use on on-street parking as shown in **Photograph 1** below:



Photograph 1: Looking west along Daringa Street



3.0 PROPOSED DEVELOPMENT

The proposed development is for the construction a car park on Lot 26 associated with and ancillary to the existing service trade premises on Lot 100. The proposed car park is to be bitumen sealed and accommodate a total of 26 car parking spaces.

A two (2) way vehicle access will provide access to the car park from the adjacent parking area of the existing service trade premises. A 2.1 metre high Colorbond fence is proposed along the Daringa Street frontage and is proposed to be set back 1.5 metres to allow the establishment of landscape screening. A further 1.5-metre-wide landscaping strip is proposed on the car park side of the fence to assist mitigate heat loads.

The side boundaries are to be fenced with 2.1 metre high good neighbour Colorbond fencing. The rear boundary is to remain a boundary wall associated with the development adjacent south. Retaining walls are proposed along the majority of the eastern boundary and are to be no greater than 0.3 metres high.

The car park layout incorporates an aisle width of 5.85 metres with typical car park dimension of 5.4 metres by 2.48 metres for the 90.0 degree parks and the parallel parks having a length of 5.9 metres.

The proposed car park is illustrated on the proposal plans previously lodged with Council.

4.0 RELEVANT PROVISION OF THE DEVELOPMENT PLAN

The subject site is located within the Commercial Zone, Arterial Roads Policy Area 1, Sir Donald Bradman Drive (Mile End) Precinct 3 and the Residential Zone, Medium Density Policy Area 18 of the West Torrens Council Development Plan – consolidated 21 May 2020.

The following are considered to be the relevant provisions of the Development Plan to undertake an assessment of the proposed development:

Arterial Roads Policy Area 1

Objectives: 1.
Principles: 1, 2 and 26.

Commercial Zone

Objectives: 1 and 2.
Principles: 1 and 2.

Medium Density Policy Area 18

Objectives: 1.
Principles: 1.

*Residential Zone*

Objectives: 1 and 4.
Principles: 1, 2, 3, 5 and 14.

*General Section**Crime Prevention*

Objectives: 1.
Principles: 1, 3, 5, 6, 7 and 10.

Design and Appearance

Objectives: 1 and 2.

Infrastructure

Objectives: 1 and 3.
Principles: 1.

Interface between Land Uses

Objectives: 1, 2 and 3.
Principles: 1, 2, 3 and 6.

Landscaping, Fences and Walls

Objectives: 1 and 2.
Principles: 1, 2, 3, 4, 5 and 6.

Natural Resources

Objectives: 1, 2, 5, 6 and 7.
Principles: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14.

Orderly and Sustainable Development

Objectives: 1, 2, 3, 4 and 5.
Principles: 1 and 7.

Transportation and Access

Objectives: 2.
Principles: 1, 14, 23, 24, 34, 35, 36, 37, 38, 40, 41, 42 and 43.



5.0 DEVELOPMENT PLAN ASSESSMENT

This section provides an assessment of the proposal against the most relevant provisions of the West Torrens Council Development Plan.

5.1 Land Use

Principle of Development Control (Principle) 1 of the Arterial Roads Policy Area 1 list forms of development which are envisaged within the policy area and includes service trade premises. Principle 26 lists forms of development which are specifically envisaged within Precinct 3. Principle 26 does not list service trade premises however the existing service trade premises on the site is a long-standing lawful land use within the Precinct. It is therefore considered that the reasonable expansion of the existing service trade premises is an appropriate form of development within the Arterial Roads Policy Area 1 and the Sir Donald Bradman Drive (Mile End) Precinct 3.

Principle 1 of the Commercial Zone lists those forms of development that are envisaged within the Zone and includes service trade premises. Therefore, the expansion of an existing service trade premises is an envisaged form of development within the Commercial Zone.

Although not a residential form of development, the proposal is considered to represent a reasonable expansion of an existing and lawful land use into the adjoining Residential Zone and Medium Density Policy Area 18 as discussed **below**.

Objective 1 and Principle 1 of the Medium Density Policy Area 18 seeks development that contributes to the desired character of the policy area. The following is the relevant extract from the Desired Character:

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.

The proposed fencing along Daringa Street is setback 1.5 metres from the road frontage to allow the establishment of a landscaping strip for the entire width of the site. This proposed landscaping strip continues the existing landscaping along the Daringa Street frontage of Lot 100 creating continuity in the provision of landscaping and contributing positively to the streetscape character.

A further 1.5-metre-wide landscaping strip is proposed on the car park side of the fence to improve the amenity of the car park itself and assist to mitigate heat loads. With the exception of the construction of the ramp providing access to the proposed car park, the remaining extensive areas of established landscaping on site as a whole are to be retained.

Objective 4 and Principle 5 of the Residential Zone seeks development that is consistent with the Desired Character of the Zone. The following are relevant extracts from the Desired Character:

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.



The Desired Character of the Zone considers the development of non-residential activities. Although not specifically listed as an example, the proposed car park is associated with a long-stranding and lawful land use within the locality. The location of the car park is immediately contiguous with the Commercial Zone and results in the existing interface between commercial and residential development being shifted one (1) allotment into the Residential Zone. Having regard to the existing nature of this interface as a key character element in the locality, it is not considered that this relocation will result in a material change to the existing character or to a material change in the level of amenity afforded to the occupants of dwellings within the Residential Zone.

The purpose of the proposed development is to increase the availability of on-site car parking and improving the availability and accessibility of on-street car parking along Daringa Street. The reduction on on-street car parking in the locality as a result of the proposed development is considered likely to improve the residential amenity of the locality.

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.

The proposed development incorporates extensive landscaping along the frontage of the site in order to screen the development and maintain the streetscape character of Daringa Street. The landscaping proposed will also assist in managing heat loads of the site.

Overall, the proposed expansion of the existing service trade premises is considered to be appropriate within both the Commercial Zone and Residential Zone.

5.2 Interface between Land Uses

This section provides an assessment of the proposal against the Interface between Land Uses section of the Development Plan.

The proposed development will essentially relocate the existing residential interface one (1) allotment east.

PDC 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.



The purpose of the proposed development is to reduce the current reliance of on-street car parking for the existing Service Trade Premises. The proposed car park provides an additional 26 on-site car parking spaces which should improve access to on-street parking within the locality.

Currently, Daringa Street is subjected to high levels of on-street parking demand as shown in the **Photograph 2** below.



Photograph 2: Looking west along Daringa Street adjacent to the existing Service Trade Premises

The proposed development should considerably ease the demand for on-street parking along Daringa Street. In addition, the proposal does not require direct access from Daringa Street further increasing the opportunity for on-street parking in the locality through the abandonment of an existing vehicle crossover.

The proposal does not increase the nature of the use or the floor area of the existing service trade premises nor does it change the hours of operation.

The proposal continues the extensive landscaping along the Daringa Street frontage from Lot 100 and will significantly ease the current demand for on-street parking in the locality.

It is proposed to construct a 2.1 metre high colour coated steel fence along the adjoining boundary to the adjacent dwelling. The proposed fence will assist in providing both a visual and acoustic buffering to the adjacent dwelling.

The car park will be secured after hours to ensure the surrounding residential developments are not disturbed by vehicle noise at night or any other use of the space. Cars may be left stored in the car park overnight; however, this is unlikely to have any impact on the locality.

Overall, the proposal is considered to improve the residential amenity of the locality through the reduction of on-street parking demand and proposed landscaping along Daringa Street. The proposal provides an appropriate interface with the adjoining dwelling with appropriate fencing proposed.



5.3 Transportation and Access

Principle 23 and 24 from the Transportation and Access section of the Development Plan state:

PDC 23 Development should have direct access from an all weather public road.

PDC 24 Development should be provided with safe and convenient access which:

- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
- (b) provides appropriate separation distances from existing roads or level crossings
- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

The proposed car park will utilise the existing access arrangements of the service trade premises being two (2) double crossovers from Claremont Street. Claremont Street is identified as a Secondary Road in Council's Development Plan. The use of the existing access arrangements to the subject site ensure that vehicles are not required to use Daringa Street, a predominantly residential street in this locality, for access.

Principle 34 relates to the provision of off-street parking and states:

PDC 34 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table WeTo/2 - Off Street Vehicle Parking Requirements.

The proposed development will provide additional on-site car parks for an existing and lawful land use without increasing the gross leasable floor area. The net increase of 26 car parks on the subject site for an approved use is considered to achieve a higher degree of compliance with Principle 34 and improve the functionality and efficiency of the car parking for the site as a whole.

The proposed development provides appropriate access and improves on-site parking arrangements.

6.0 ASSESSMENT OF EXPECTED SOCIAL, ECONOMIC, AND ENVIRONMENTAL EFFECTS

6.1 Social Effects

The proposal is not anticipated to have any notable social impact. The site is to be appropriately secured at night to avoid loitering, unsociable behaviour and reduce night time noise levels.

6.2 Economic Effects

The proposed development is considered to provide a positive economic impact. The proposal will create local jobs throughout the construction phase and increase the efficiency of an existing and lawful business.



6.3 Environmental Effect

The proposal is not anticipated to have any notable environmental effects. The site has previously been developed and the proposed development will appropriately manage stormwater generation.

The proposal will not result in the loss of any regulated or significant trees or any native vegetation.

7.0 ADDITIONAL INFORMATION AS REQUEST BY RELEVANT AUTHORITY

7.1 Permeable Fencing on Daringa Street frontage

The purpose of the proposed colour coated steel good neighbour fencing is to provide a consistent approach to the streetscape. The proposed fencing along Daringa Street is to match the existing fencing arrangement on Lot 100 including the proposed 1.5 metre setback and provision of landscaping. Even if open fencing were employed, views to the site would be obscured by the dense landscaping as it matures.

The car park is to be secured at night and therefore the opportunity for passive surveillance is limited.

Additionally, the solid fencing proposed will be more effective at screening any noise generated in the car parking area from properties in the Residential Zone, particularly those on the northern side of Daringa Street.

7.2 Reconfiguration of car park layout

As noted by Council, the suggested reconfiguration would reduce the number of car parks able to be accommodated on site. The purpose of the proposal is to reduce the dependency of on-street car parking demand currently experienced along Daringa Street.

The car park is to be secured after hours. The existing hours of operation are to remain and do not extend past 5:30 pm on any day. Given this, it is unlikely that the adjoining dwelling will be unreasonably impacted by noise outside of typical business hours.

7.3 Shade Trees

In addition to the 1.5 metres strip of landscaping along the Daringa Street frontage, there is a further 1.5 metre strip of landscaping within the car park itself to assist with the mitigation of heat loading. Further, the existing landscaping areas of Lot 100 are to be retained with the exception of the area required for the construction of the access ramp.

Each of these areas of landscaping contain, or will contain, shade trees to minimise heat loading.

7.5 Lighting

No lighting is proposed and the car park is to be secured after hours of operation.



8.0 CONCLUSION

Having considered the subject site and locality, the proposed development and relevant provisions of the Development Plan, we consider that the proposal's planning merits can be summarised as follows:

- the proposal is a reasonable expansion of an existing and lawful land use;
- the proposal should ease the demand for on-street parking within the locality;
- the proposal does not increase the gross leasable floor area of the existing service trade premises;
- the proposal does not change the hours of operation of the existing service trade premises;
- the proposal provides landscape screening along the entire frontage of the proposed car park;
- the proposed car park will be secured after hours; and
- due to existing the hours of operation of the service trade premises, the proposed car park is unlikely to have any material impact on the residential amenity of the locality.

Based on our inspection of the site and locality, a review of the proposal plans and an examination of the Development Plan, we are of the opinion that the proposal as shown on the proposed drawings appropriately complies with the provisions of the Development Plan and demonstrates sufficient merit to warrant Development Plan Consent being granted.

James Cummings MPIA
Bachelor of Urban and Regional Planning

21 December 2020

Statement of Representation



Submission date: **21 January 2021, 10:50AM**

Receipt number: **42**

Related form version: **5**

Development No. **211/813/2020**

Property address **7 Daringa Street, Mile End SA 5031**
20-30 Sir Donald Bradman Drive, Mile End SA 5031

First name **Jackson**

Last name **Harvey**

Address **3A Daringa St, Mile End SA 5031, Australia [Map](#)**
(-34.9308586, 138.5736004)

Contact number

Email address

Nature of interest **Adjacent resident**

Reason/s for representation **The proposed development is not in keeping with the residential nature of Daringa Street.**

Further expansion of the Mercedes complex will continue a process of Daringa Street becoming a commercial street and negatively affect the property values of adjacent houses due to noise and aesthetic issues.

Expansion of the car park will not reduce on street parking as cars currently parked on neighbouring streets during the work day will occupy any spaces created. As Mercedes employees only use Daringa Street during working hours the impact on local residents in regards to car park access is already limited and does not warrant the more significant negative effects associated with the proposed commercial development.

My representation would be overcome by:

Development of the site as a residential building in keeping with the character of Mile End.

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, appearing to be 'J. M. Smith', written on a light gray background.

[Link to signature](#)

Today's date

21/01/2021

Statement of Representation



Submission date: **16 January 2021, 11:54AM**

Receipt number: **37**

Related form version: **5**

Development No. **211/813/2020**

Property address **7 Daringa Street, Mile End, SA, 5031**

First name **Peter**

Last name **Bartsch**

Address **19 Claremont Street Mile End 5031 No coordinates found**

Contact number

Email address

Nature of interest **Resident of nearby street**

Reason/s for representation

The application is non-compliant under policy area 18; currently medium density residential zone, and application seeks to use the location for non-compliant purposes, i.e. trade services.

Please refer WTCC circular;

" Non-residential activities will be complimentary to surrounding dwellings"

"Development should not be undertaken unless it is consistent with the desired character for the relevant residential zone and policy area"

Many errors and inaccuracies occur in the planning documentation, in particular the 'Statement of Support' and 'Statement of Effects'.

The claims of effects are generally unreliable in relation to future amenity, history and prediction of parking, and environmental assessment.

Alternative views from resident's previous representations, (direct to management) have not been mentioned, therefore the department of the Statement of Support may be read as biased by reasonable observers.

Please note section 7.2 of Statement of Effects mentions 'mitigation' of heat effect of proposed use, but this detrimental influence is not considered as an environmental effect, see section 6.3.

Please note that the proponent also controls another premises on NW corner of Daringa and Claremont streets, which has not met its development conditions in relation to vehicular access. Ineffective use of this existing site has not relieved the purported problem with local parking. In other words, the proposed benefits for relief of local parking from the proposed development may be perceived as illusory.

My representation would be overcome by:

Reject the application, and continue to apply the current zoning requirements under policy area 18 at subject location for residential purposes

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 several overlapping, stylized strokes.

[Link to signature](#)

Today's date

16/01/2021

Statement of Representation



Submission date: 18 January 2021, 8:34PM

Receipt number: 40

Related form version: 5

Development No. 211/813/2020

Property address 7 Daringa Street, Mile End SA 5031

First name Andrew

Last name Finch

Address 6 Daringa Street No coordinates found

Contact number

Email address

Nature of interest Adjacent resident

Reason/s for representation

I don't believe that changing the zoning to allow a carpark is in keeping with the residential community of Mile End and Daringa street. Since 2008 Mercedes have continued to grow into the surrounding neighbourhood with there presence. If their current place of business is to small they should find alternate premises.

My representation would be overcome by:

Leaving the zone as residential.

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

[Link to signature](#)

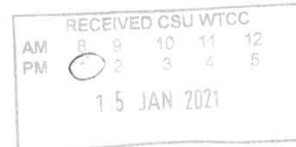
Today's date

18/01/2021

EMAIL TO JOHN
J WOODWARD & WTCC S.A. COM DEV.

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



DEVELOPMENT No. 211/813/2020
PROPERTY ADDRESS: 7 Daringa Street, MILE END SA 5031, 20-30 Sir Donald Bradman Drive, MILE END SA 5031

YOUR FULL NAME	MICHAEL W.K. SYMONS / PATRICA DEANNE SYMONS
YOUR ADDRESS	1 C DARINGA ST MILE END, S.A., 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	OWN LAND IN STREET (eg. Adjoining resident, owner of land in the vicinity etc.)

REASON/S FOR REPRESENTATION

TOTALY A GAZL ST. - AGREE WITH STEVE & MANDY G/A DARINGA ST LETTER, COMPLETELY - TALKED TO JOHN WOODWARD (COUNCILOR KESWICK - ALL CONFORMANCE TO SAME.)

MY REPRESENTATIONS WOULD BE OVERCOME BY
(state action sought)

THE APPLICATION BEING STOPPED & MORE NEIGHBOUR CONSULTATION.

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 ☐

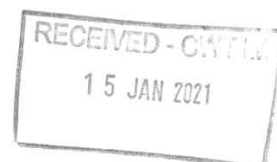
I DESIRE TO BE HEARD PERSONALLY ☐

I DESIRE TO BE REPRESENTED BY JOHN WOODWARD ☒

(PLEASE SPECIFY) COUNCILOR - KESWICK

SIGNED

DATE 13/1/21



Responsible Officer: Brendan Fewster
Ends: Thursday 21 January 2021

PLEASE FOLLOW THROUGH
/ ALL ACCORDING
HAWKE, MICHAEL

ACRON JOHN
- PLEASE PUT FORWARD
OUR CASE.
CC. TO MANDY / STEVE

RECEIVED - CWT
21 JAN 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

DEVELOPMENT No. 211/813/2020
PROPERTY ADDRESS: 7 Daringa Street, MILE END SA 5031, 20-30 Sir Donald Bradman Drive,
MILE END SA 5031

DOT 1219
21 JAN 2021
RECEIVED CSU WATCC

YOUR FULL NAME	Christine Dias Mendes
YOUR ADDRESS	1 Daringa St mile end 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	owner of land & house in vicinity. (eg. Adjoining resident, owner of land in the vicinity etc.)
<p>REASON/S FOR REPRESENTATION</p> <p>good for the area with more cars coming and going.</p> <ul style="list-style-type: none"> * speed of car in Daringa St now. * Amount of traffic in street now. * parking. No parks for visitors. * poor vision when backing out of drive, (parked cars) * Intersection s are dangerous not able to see on coming cars with right turn in Clairmont & Daringa St. 	
<p>MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)</p> <p>House or units built speed humps along Daringa St, Victoria St around the park.</p>	

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 21/1/21

Christine Dias Mendes

* intersection of Farrow Place Baker court
Daringa St & Victoria is very dangerous as cars speed around the corner.

Responsible Officer: Brendan Fewster

Ends: Thursday 21 January 2021

Statement of Representation



Submission date: **21 January 2021, 9:50AM**

Receipt number: **41**

Related form version: **5**

Development No. **211/813/2020**

Property address **7 Daringa Street, MILE END SA 5031 and 20-30 Sir Donald Bradman Drive, MILE END SA 5031**

First name **Steve and Mandy**

Last name **Doolan**

Address **6A Daringa St, Mile End SA 5031, Australia [Map](#)
(-34.9302497, 138.5732838)**

Contact number

Email address

Nature of interest **Owner of land in the vicinity**

Reason/s for representation **Owner of land in the vicinity**

My representation would be overcome by: **Rejection of Development**

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 **[Statement of Representation Doolan.pdf](#)**

Signature

Stephen Doolan

[Link to signature](#)

Today's date **21/01/2021**

Statement of Representation

21/1/2021

To: Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive,
Hilton 5033

Development No. 211/813/2020

Property Address: 7 Daringa Street Mile End SA 5031, 20-30 Sir Donald Bradman Drive Mile End SA 5031

Representors

Full Names: Steve and Mandy Doolan
Address: 6A Daringa Street Mile End
Tel No. Steve: 0411 440 436
Email Steve: byte@internode.on.net

We wish to object to the above development and ask that the application be refused.

1. Context

The Statement of Effect states;

“The purpose of the proposed development is to increase the availability of on-site car parking and improving the availability and accessibility of on-street car parking along Daringa Street. The reduction on on-street car parking in the locality as a result of the proposed development is considered likely to improve the residential amenity of the locality.”

1. Parking on Daringa Street has been an issue for some time - see attached letters from Mercedes (Attachment 1) and West Torrens Council (Attachment 2), both from 2007.
2. The Development Application relies on the assumption that less parking by Mercedes staff will increase parking availability in Daringa Street.
3. Parking in Daringa Street and the surrounding area is used by both Mercedes staff and others.
4. There is no analysis of staff parking needs at Mercedes in the documentation.
5. If the proposed new parking was used by staff, others parking in surrounding streets such as Claremont, Ballara and Victoria streets would gravitate to the closer parking in Daringa Street.

It would seem the intention is not to use and manage the proposed car park exclusively as a “staff only” car park but rather as an addition to the existing on-site business operation.

The STATEMENT IN SUPPORT OF THE PROPOSAL prepared by Billson and Sawley, Architects states in part

“As their business has grown, the owners of Adelaide Mercedes Benz have become concerned at the lack of sufficient car parking spaces on the site at 20-30 Sir Donald Bradman Drive.”

And further down

“On-site car parking is required for the following:

- ***New vehicles being received and prepared for display and sale.***
- ***Demonstration vehicles for loan to potential buyers.***
- ***Vehicles in for servicing and storage after the servicing is complete.***
- ***Staff vehicles.”***

“The parking already provided on the Sir Donald Bradman site is extensive but increased business activity over recent years has meant that the demand often exceeds the supply.”

Mercedes already utilise an additional large site of approx. 3000 square metres at 12-18 Daringa Street on the corner of Daringa and Claremont Streets. This could and should be used for any required additional on-site parking.

Our belief is that the proposal will not improve the availability and accessibility of on-street car parking along Daringa Street and therefore will not add to the amenity of the neighbourhood.

2. Comments on sections from the Statement of Effect

Below are [our comments](#) on some of the relevant provisions of the Development Plan, mentioned in the Statement of Effect. We have not responded to those matters relating exclusively to 20-30 Sir Donald Bradman Drive Mile End SA 5031 as these matters rely on the granting of approval of the development at 7 Daringa Street Mile End.

Medium Density Policy area 18:

Objective 1. [We do not believe the development is suitable in a residential zone and is not consistent with the desired character for the policy area.](#)

Principle 1. [The proposal is not a small scale non-residential development and not complementary to surrounding dwellings.](#)

Residential Zone:

Objectives

4. We do not believe the development is suitable in a residential zone and is not consistent with the desired character for the policy zone.

Principles 1,2,3,5 & 14.

1 We do not believe the development is suitable in a residential zone and is not consistent with the desired character for the policy zone.

2 Development listed as non-complying is generally inappropriate, We agree

3 & 5 We do not believe that this development will serve the community or is consistent with the character of the locality. This development is not consistent with the desired character of the zone and policy area and it will have a detrimental effect on the amenity of nearby residents.

Crime Prevention:

Principles

6c "(c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities".

The development plans show there is less than 2 metres between the fence and the footpath.

Design & Appearance:

Objectives 1, We do believe the extension of the fence further along Daringa Street will not reinforce positive aspects of the local environment. The fence will amplify the visual impact of the Mercedes building and harm the outlook of neighbouring residential properties.

Infrastructure:

Objectives 1 & 3. Currently there is no storm water drainage from 7 Daringa Street. The addition of storm water collected by approx. 700sqm of bitumen drained to the gutter in Daringa Street will add to an already over stretched storm water system. During moderate to high rain events stormwater currently overflows from the gutter and onto the road in Claremont Street.

Interface between land uses:

Principles 1,2 & 6.

1. Development of a car park will detrimentally affect the amenity of the locality through -

- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
- (b) noise

2. Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

The granting of such an application will set a precedent for non-complying development in the street through the encroachment of Commercial use into a Residential Zone. The applicant Billson & Sawley Pty Ltd Architects note in their Statement in Support of the Proposal "there is a dilapidated house on the site to the east". This is not a fair description of the home inhabited by one of our neighbours.

Landscaping, Fences and walls:

Principle 5.

"5 A landscape area of at least 3 metres in width should be provided between non-residential development and the boundary of a residential zone"

There is no indication of a 3 metre wide landscaping on the proposed development plan. Further, the plan is in error as it shows;

1 "existing garden" where it is actually car parking along the boundary between the Mercedes building and 7 Daringa Street.

2 Curbing and landscaping next to the existing Mercedes Benz building which does not exist

This whole area is car parking. See Attachment 3.

Natural Resources

The development is not designed to achieve the sustainable use of water, there is no water retention or harvesting of storm water. There is no allowance for the use of recycled water for the Landscaping elements of the proposal. The quality of surface water is not protected as it flows over a bitumen car park

Orderly and Sustainable Development:

Objectives

1 This development will not create a safe, convenient and pleasant environment in which to live. The addition of approx.700 square metres of bitumen to the neighbourhood will increase heat stress due to the generation and transfer of heat and reduce amenity.

3. Economic, Social and Environmental Impact

Economic Impact

We feel the proposal will have no positive economic impact to the Residential Zone.

Social Impact

We feel the proposal will have only negative social impacts.

1. It is not compatible with the existing Residential Zone and does not provide a good standard of visual amenity.
2. The visual impact of the Mercedes site will increase in scale, become overbearing and harm the outlook of neighbouring residential properties.
3. It will reduce the possibility of increased housing.
4. Added pressure on existing Infrastructure will reduce amenity.
5. The granting of the application will set a precedent for non-complying development in the area
6. Because of the Environmental Impact we believe public health is not protected.

Environmental Impact

We feel the proposal will have only negative environmental impact.

1. It does not enhance high quality and healthy living conditions as it will add vehicle generated emission of odour, fumes and noise.
2. It will cause heat stress due to the generation and transfer of heat from the new bitumen car park.
3. There is no water retention or harvesting of storm water. There is no allowance for the use of re-cycled water for the Landscaping elements of the proposal.

We do not believe the development is suitable in a residential zone and is not consistent with the desired character for the policy area. A car park cannot be considered a non-residential use that serves the local community.

4. Direct impact of the proposal on us as a result of the development

The proposed development at 7 Daringa Street is sited directly opposite our home and will unduly effect the amenity enjoyed by us.

We believe

1. Our health will be affected. The development will reduce healthy living conditions as it will add vehicle generated emission of odour, fumes and noise and cause heat stress due to the generation and transfer of heat from the asphalt.
2. The visual impact of the Mercedes building will increase in scale by the addition of additional fencing and harm the outlook from our property.
3. The value of our property will be negatively affected due to its close proximity to the development.

5. Conclusion

1. We do not believe that this development will serve the community or make a positive contribution to the nature of the locality.
2. This development is not consistent with the desired character of the zone and policy area and it will have a detrimental effect on the amenity of nearby residents.
3. The rationale for the development – the reduction in on street car parking in Daringa Street - has not been demonstrated.
4. The development is not appropriate, is against reasonable community expectations and is at odds with the Development Plan.
5. There is no positive Economic, Social or Environmental impact.
6. The site at 12-18 Daringa Street should be used for any required additional on-site parking.
7. We wish to object to the above development and ask that the application be refused.

Copies of Statement of Representation seeking support sent to:

Michael Coxon
John Woodward
Elisabeth Papanikolaou
Hon Tom Koutsantonis MP
Steve Georganas MP

Mayor, City of West Torrens
Councillor, Keswick Ward, City of West Torrens
Councillor, Keswick Ward, City of West Torrens
Member for West Torrens
Member for Adelaide

APPENDIX 1

30 January 2007



To All Daringa Street Residents

It has come to our attention that a number of Daringa Street Residents are concerned regarding the number of our employee cars that are parked daily in the street.

Hence it maybe appropriate to advise those concerned residents as to where BEA Motors sits with this situation.

1. BEA Motors has a lease agreement with Tony's Wholesale Flowers to take over the property on the north western corner of Daringa and Claremont Streets. This to be available for BEA Motors use as a vehicle storage facility from mid 2007 onwards. Unfortunately progress on the new Tony's Wholesale Flowers site on the corner of South and London Roads Mile End struck design delays and therefore the expected occupancy of this property has been delayed until later this year.
2. It was always and still is BEA Motors intention to park staff vehicles at Tony's Wholesale Flowers when the property is available later this year. Remember also that when Tony's Flower business relocates to their new address then staff from this business will also vacate Daringa Street.
3. BEA Motors supports the council's suggestion to place parking controls on both sides of Daringa Street with 2 hour time limit 8:00 am – 5:00 pm Monday – Friday & 8:00 am – 12:00pm Saturday.

Please be assured that BEA Motors supports the best interest of local residents in the adjacent area. To this end I invite any concerned resident to contact the writer on 8152 5000 with any concerns that they may have and we will endeavor to assist in anyway that we can

Yours sincerely

Ray Eastwood
Managing Director

APPENDIX 2

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email citymgr@wtcc.sa.gov.au
Website www.wtcc.sa.gov.au



22 January 2007

To the Resident,
Daringa Street east section & environs
MILE END SA 5031

Dear Sir / Madam,

Re: Request for the Installation of Time Limit Parking Controls.

Due to the severe shortage of available day time, on-street parking in the eastern section of Daringa Street, Council has been requested to install time limit parking controls in the section between Claremont Street and Victoria Street.

On-street parking is currently unrestricted. Council surveys have identified that staff from several nearby businesses are occupying virtually all available on-street parking for extended periods, preventing access to parking for residents and for their visitors and service vehicles.

The suggested options are to introduce time limited parking controls during peak business periods being between 8am to 5pm, Mondays to Fridays and 8am to 12 noon Saturdays. This would allow unlimited parking at night and on Sundays to minimise inconvenience to residents and visitors.

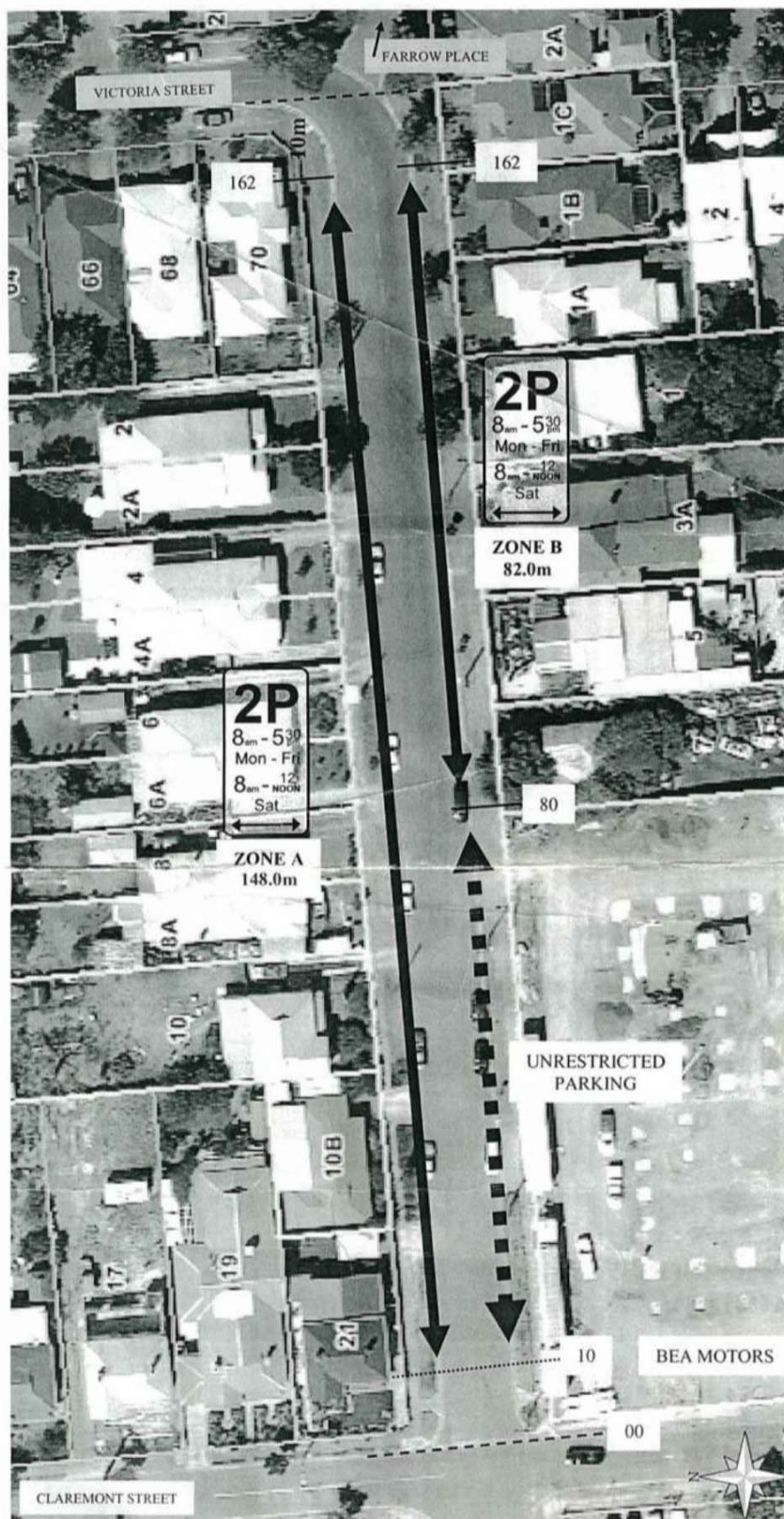
The time limits may be installed either on both sides of the street fronting residential premises (Option 1) or on one side of the street only (Option 2). It is suggested that parking be left unrestricted adjacent to BEA Motors frontage with either option.

Your views on the proposed options for the installation of parking controls are sought.
Would you please return the advice slip below in the pre-paid envelope provided **prior to Friday 9th February 2007**.

If you require further information, please contact the City Assets section on 8416 6333 for assistance.

Andy Gourlay
Traffic & Parking Officer

-----



CITY OF WEST TORRENS

PARKING ZONES

DARINGA STREET – MILE END

SCALE: NOT TO SCALE

DRAWN: AG

DATE: 02/01/2007

DRAWING No.

Option 1



CITY OF WEST TORRENS

PROHIBITED AND PARKING ZONES

DARINGA STREET – MILE END

SCALE: NOT TO SCALE

DRAWN: AG

DATE: 02/01/2007

DRAWING No.
Option 2

APPENDIX 3





10 May 2021

Mr Brendan Fewster
Development Assessment
City of West Torrens

Via email:

Dear Mr Fewster

**Re: DA 211/813/2020
7 Darlinga Street, Mile End
Response to Representations**

MasterPlan has been engaged by Aldborough Pty Ltd to review and respond to representations received during the public notification period of the abovementioned Development Application.

A total of five (5) representations were received during the public notification period with one (1) indicating that they wish to be heard at the meeting of the Council Assessment Panel (CAP) where the matter is considered.

The matters raised during the public notification can be summarised as follows:

- encroachment of Commercial development into Residential Zone;
- proposal will not reduce demand for on street parking;
- land should be retained within Residential Zone;
- proposal not complementary to surrounding dwellings;
- an alternate location should be considered;
- visual impact of the proposed fence along Darlinga Street;
- impact of stormwater generation; and
- impact of heat sink.



33 Carrington Street
Adelaide SA 5000
(08) 8193 5600
www.masterplan.com.au

Offices in SA | NT | QLD
ISO 9001:2015 Certified
ABN 30 007 755 277
plan@masterplan.com.au

51979LET01



This correspondence provides a response to the issues raised by the representors under the following subheadings.

Encroachment of Commercial development into Residential Zone

It is recognised that where land is located at the interface between two zones, there will be occasions where development principally envisaged in one (1) zone extends into the other. For this reason, where development occurs in such locations careful consideration of the locality and reference to policy within both zones is appropriate.

The proposed development is for the expansion of an existing and lawful land use which is entrenched within the locality. Two (2) of the three (3) Subject Site boundaries are adjoining allotments within the Commercial Zone.

The locality is an area which is at the interface of large-scale commercial uses and residential development. The intrusion of commercial development into Daringa Street east of Claremont Street is already apparent by our clients existing development which extends some 77.0 metres, representing almost 50.0 per cent of the total length of Daringa Street east of Claremore Street. The existing commercial development fronting Sir Donald Bradman Drive east of our client's existing facility has a direct interface with the rear residential properties on the eastern side of Daringa Street for a further 58.0 metres.

Further, it is noted that on the north-western corner of the intersection of Daringa Street and Claremont Street is located a large commercial use, on an allotment of approximately 3,000 square metres, located within the Residential Zone. The proposed development does not, therefore, represent the first intrusion of non-residential development into the Residential Zone in the location.

The Desired Character of the Residential Zone considers the development of non-residential activities. Although not specifically listed as an example, the proposed car park is associated with a long-stranding and lawful land use within the locality. The location of the car park is immediately contiguous with the Commercial Zone and results in the existing interface between commercial and residential development being shifted by one (1) allotment into the Residential Zone.

Having regard to the existing nature of this interface as a key character element in the locality and the existing intrusion of non-residential development into the Residential Zone which has been observed, it is not considered that this relocation will result in a material change to the existing character of the locality or result in a material change in the level of amenity afforded to the occupants of dwellings within the Residential Zone.

Subject to relevant technical considerations, the proposed change of land use is considered appropriate.

***Proposal won't reduce demand for on street parking***

It is unclear from the representations as to the basis on which the proposal will fail to reduce demand for on-street parking in the locality. The fundamental basis of our client's business involves the storage and display of motor vehicles on their site. The storage and display of motor vehicles on the site is distinct from the use of the land for car parking by customers and staff.

The proposed car park provides an additional 26 on-site car parks. These spaces are capable of being used both for the storage and display of vehicles, and for staff and customer parking. The development will therefore provide our client with considerable additional opportunity to manage their operations within their site. On this basis, we consider that the proposed development should considerably ease the demand for on-street parking along Daringa Street.

In addition, the proposal does not require direct access from Daringa Street further increasing the opportunity for on-street parking in the locality through the abandonment of an existing vehicle crossover.

Land should be retained within Residential Zone

No rezoning of the subject site is proposed. The subject site will remain within the Residential Zone and Policy Area 28 under the *Development Act 1993*.

The site has transitioned into the Housing Diversity Neighbourhood Zone as part of the Phase 3 implementation of the Planning and Design Code on 19 March 2021 under the *Planning, Development and Infrastructure Act 2016*.

Therefore, the site will be retained within a 'Residential' Zone.

Proposal not complementary to surrounding dwellings

It is proposed to construct a 2.1 metre high colour coated steel fence along the adjoining boundary to the adjacent dwelling. The proposed fence will assist in providing both a visual and acoustic buffering to the adjacent dwelling.

The car park will be secured after hours to ensure the surrounding residential developments are not disturbed by vehicle noise at night or any other use of the space. Cars may be left stored in the car park overnight; however as these vehicles will be static and turned off this is unlikely to have any impact on amenity in the locality.

Although not a residential form of development, the proposal is considered to represent a reasonable expansion of an existing and lawful land use into the adjoining Residential Zone and Medium Density Policy Area 18.

***An alternate location should be used***

The subject site is directly adjacent to the existing Service Trade Premises and is considered to form an orderly expansion of the existing and lawful land use.

The planning assessment undertaken is for the development as proposed.

The consideration of alternate sites is not a relevant planning consideration and is not relevant to an assessment of the application.

Visual impact of fence along Daringa Street

The proposed fencing along Daringa Street is setback 1.5 metres from the road frontage to allow the establishment of a landscaping strip for the entire width of the site. This proposed landscaping strip continues the existing landscaping along the Daringa Street frontage of Lot 100 creating continuity in the provision of landscaping and contributing positively to the streetscape character.

Having regard to the existing disposition of the subject site which presents a fence of approximately 1.8 metres in height to the street frontage, it is considered that the proposed fencing, set back from the boundary and with landscaping between it and the street frontage will present an improved visual appearance.

It is noted that colour coated steel fencing of up to 2.1 metres in height can be constructed on the boundary in this location without a requirement for Development Approval.

Impact of stormwater generation

The proposed development incorporates appropriate stormwater management infrastructure for the extent of development proposed which will be designed and installed in accordance with relevant Council requirements.

Our client would be accepting of a requirement for the provision of technical details in respect of the management of stormwater prior to the issue of Development Approval.

Impact of heat sink.

In addition to the landscaping described previously, a further 1.5-metre-wide landscaping strip is proposed on the car park side of the fence to improve the amenity of the car park itself and assist to mitigate heat loads. It is noted that the policy within the Residential Zone seeks medium density development which is more likely to have a higher proportion of sites being hard surfaced than lower density development. It is noted that the building on our clients site features light coloured roofing over a large proportion of the site which will assist to reflect solar radiation.

**Closure**

For the reasons set out in our Statement of Effect, previously provided to Council, we consider the proposal to be an appropriate development of the subject site that warrants Development Plan Consent being granted. Having reviewed and responded to the representations, we do not consider that the issues raised by the representors are material detrimental to the merits of the proposal.

Our client has instructed us to attend the CAP meeting at which the application is considered to respond to any verbal representations. Please advise the writer of the timing and location of the relevant CAP meeting.

If you require any clarification or further information in order to finalise your assessment of the application, please contact the writer.

Yours sincerely

James Cummings
MasterPlan SA Pty Ltd

cc: Aldborough Pty Ltd (via email).

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/813/2020

Assessing Officer: Brendan Fewster
Site Address: 7 Daringa Street, MILE END SA 5031
Certificate of Title: CT-5808/580
Description of Development Extension to existing service trade premises comprising reconfiguration of existing car park and construction of a new car park at 7 Daringa Street

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 - Brendan Fewster

DATE 21 September, 2020



Memo

To Brendan Fewster
From Richard Tan
Date 21-Sep-2020
Subject 211/813/2020, 7 Daringa Street, MILE END SA 5031

Brendan Fewster,

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

1.0 Traffic Requirements

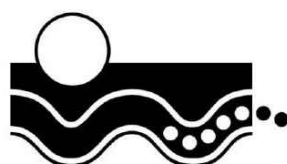
- 1.1 Based on provided plan, it would seem like there are no changes proposed to the existing building nor there is any additional building being proposed to be constructed. If this is correct, then the additional parking spaces are in addition to existing car parking requirements and would be supportable.
- 1.2 The car park design does not comply with relevant parking standards. For example, the aisle width of 5.85m is insufficient for the combination of parallel and 90 degree parking spaces, and the length of parking spaces 01 and 07 is not to standard.

It is recommended that the car park design should comply with AS/NZS 2890.1-2004.

- 1.3 Further demonstration that safe and convenient manoeuvre is achievable for the parking spaces particularly for the parallel parking spaces. In the revision of the traffic manoeuvrability design, it is required that information be provided to clearly demonstrate that satisfactory access can be provided to the garages.

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

2.0 Stormwater Management

City of **West Torrens**

Between the City and the Sea

2.1 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.

2.2 Stormwater Quality

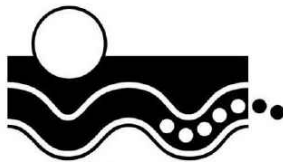
Council typically requests the implementation of stormwater quality measures for development of this nature to address the removal of stormwater pollutants from the stormwater flow exiting the site.

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;

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.



City of **West Torrens**

Between the City and the Sea

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

6.1.2 57 Gray Street, PLYMPTON

Application No 211/313/2021

Appearing before the Panel will be:

Representors: **Linda Cunningham** (C/- Botten Levinson Lawyers) of 55A Gray Street, Plympton wishes to appear in support of the representation.

Applicant: **Mark Kwiatkowski** of Adelaide Planning & Development Solutions wishes to appear in response to the representation.

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Combined Application: Land division - Community Title; SCAP No. 211/C062/21, Create four (4) additional allotments and common property; Demolition of existing dwelling and associated structures and construction of a two-storey residential flat building containing five (5) dwellings and associated landscaping
APPLICANT	Advanced Development Group Solutions
APPLICATION NUMBER	211/313/2021
LODGEMENT DATE	16 March 2021
ZONE	Residential Zone
POLICY AREA	Medium Density Policy Area 18
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • City Operations • Waste Management External <ul style="list-style-type: none"> • State Commission Assessment Panel (SCAP) • South Australian Water Corporation (SA Water)
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020
DELEGATION	<ul style="list-style-type: none"> • 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.
RECOMMENDATION	Support with reserved matters and conditions
AUTHOR	Brendan Fewster

BACKGROUND

The application was lodged prior to 19 March 2019 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*.

SUBJECT LAND AND LOCALITY

The subject land comprises one allotment commonly known as 57 Gray Street, Plympton. The subject land is formally described as Allotment 12 in Deposited Plan 3320 in the area named Plympton Hundred of Adelaide, Volume 5578 Folio 872.

The site is rectangular in shape with a frontage of 17.68 metres (m) to Gray Street, a depth of 42.67m and a total site area of 754.4 square metres (m²).

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

The site currently contains a single storey dwelling and a carport and shed. The land is relatively flat with a gentle fall of approximately 200mm from the rear of the site to the road frontage. Whilst the site currently has a moderate amount of existing mature vegetation, there are no Regulated trees on the site or on adjoining land.

The locality comprises an established residential area with a mixed built form character. Development includes detached and semi-detached dwellings, group dwellings and residential flat buildings of up to two storeys in height and at low to medium densities. There is a relatively diverse allotment pattern, with several battle-axe developments and narrow fronted dwellings within the locality.

The amenity of the locality is only moderate due to the diverse pattern of development and limited streetscape enhancements such as established street trees and landscaped verges.

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



RELEVANT APPLICATIONS

Nil

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 four additional allotments (1 allotment into 5) and common property. The proposed allotments are between 92m² and 98m² in area, with an average site area of 151m² (including common property which is provided for access purposes).

The application also includes the construction of one two-storey residential flat building containing five dwellings and common driveway access. The proposed building is of a modern design with a common architectural style and form. The building facades include feature framed projections to the upper level, well-proportioned fenestration, contrasting materials and pitched roofs. External materials and finishes include recycled brick, vertical Scyon Axon and texture-coated cladding, aluminium frame windows and doors and Colorbond® metal roof sheeting.

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

A communal garden and bin storage area will be provided at the rear of the site.

Landscaping is to be provided along the northern side of the driveway, to the front and rear of the dwellings and within the communal garden. A 1.5m high texture coated screen wall and black palisade fence/gate as well as a 1.5m letterbox wall are to be erected in front of Dwelling 1.

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*.

Properties notified	19 properties were notified during the public notification process.
Representations	Two (2) representations were received.
Persons wishing to be heard	One (1) representor has indicated they wish to be heard: <ul style="list-style-type: none"> Linda Cunningham (C/- Botten Levinson Lawyers) of 55A Gray Street, Plympton
Summary of representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> Insufficient front and rear setbacks Overshadowing Insufficient private open space Quality of the building design The proposal is at odds with the desired character Amount of landscaping and plant species Overlooking
Applicant's response to representations	Summary of applicant's response: <ul style="list-style-type: none"> The building is setback 3m from the Gray Street primary road frontage The rear setback of 4m satisfies PDC 5 and the side setbacks satisfy PDC 11 Shadow diagrams that demonstrate adequate access to sunlight for the solar panels and rear yard and windows of no. 55A 135m² of POS is provided for the proposed dwellings at an average of 27m² per dwelling The building is well-designed with interesting facades and a mixture of materials The proposal is consistent with the Desired Character, which is seeking new buildings that contribute to a highly varied streetscape An amended landscape plan prepared by LCS Landscapes has been provided to enhance the appearance of the development and reduce heat loading Obscure privacy glass has been provided to all north-facing windows The density of the development is within the desired density Site coverage satisfies PDC 5 of the policy area

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

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> • The FFLs of the proposed development (18.00 minimum) have been assessed as satisfying minimum requirements (17.81) in consideration of street and/or flood level information. • The proposed stormwater connection location is acceptable. • The shape and material of stormwater connection through the road verge area has been assessed as satisfying minimum requirements. • It is recommended that the driveway servicing the rear of the subject site be revised. • 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> • Traffic manoeuvrability and garage dimensions have been assessed as acceptable. • One parking space has been proposed to be located directly off of the 5.5m by 5.0m passing entry within the property. City Assets does not support this arrangement and considers this to be potentially dangerous due to vehicles accessing these spaces having to enter and exit the property from the wrong side of the common driveway (i.e. driving of the right side of the carriageway rather than the typical left.). • Separate advice has been attained from Councils Waste Officer. • 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. <p>Initial concerns raised by City Assets have been resolved by way of amendments and imposition of appropriate conditions and reserved matters.</p>
City Operations	<p>A site investigation together with the information provided has revealed that for the proposed development at 57 Gray Street Plympton, City Operations in this instance will support a 1.5m reduced offset from the Koelreuteria paniculata (Golden Rain) street tree to the proposed storm water outlet. Leaving 7.9m from proposed stormwater outlet to accommodate a proposed crossover from the northern boundary of the development.</p>
Waste Management	<ul style="list-style-type: none"> • Waste Management considers the proposed development at 57 Gray Street, Plympton suitable for a standard Council waste service. Council will provide individual bin sets to each dwelling. <p>It is noted that the applicant intends to utilise Council's bin collection service however the bins will be shared between the occupants of the dwellings.</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 18 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 18 - Desired Character
<p><i>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.</i></p>

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.

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 <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	150m ² average - residential flat building	151m ² average Satisfies
SITE FRONTAGE <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	15m - complete building	17.68m Satisfies
SITE COVERAGE <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	70% (max.)	55% approx. Satisfies
PRIMARY STREET SETBACK <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	3m (min.)	3.0m Satisfies

SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	Side 1m minimum - vertical side wall is 3 metres or less 2m minimum - vertical side wall is between 3 and 6 metres	3.0m min - ground level 2.0m min - upper level Garage walls - on boundary Satisfies
REAR SETBACK <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	4m (min.)	4.0m Satisfies
BUILDING HEIGHT <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	3 storeys or 12.5m (max.)	2 storeys (8.0m) Satisfies
PRIVATE OPEN SPACE <i>Medium Density Policy Area 18</i> <i>PDC 7</i>	24m ² with a minimum dimension of 3m	16m ² courtyards 55m ² communal garden (27m ² average) Satisfies
LANDSCAPING <i>Landscaping, Fences & Walls</i> <i>PDC 4</i>	A minimum of 10 per cent of a development site	10% approx. Satisfies
CARPARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	2 spaces per dwelling (one covered) Additional 0.25 car parking spaces per dwelling for visitors	2 covered spaces per dwelling (No visitor parking) Partially Satisfies
DOMESTIC STORAGE <i>Site Facilities and Storage</i> <i>PDC 31</i>	Minimum storage area of 8m ³ within non-habitable rooms	Approx. 8m ³ within cupboards & garage Satisfies

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 five 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 access, letterbox wall and fencing adjacent to the front of dwelling 1 and a communal garden and bin storage area at the rear of the site.

For land division proposals, PDC 8 of Medium Density Policy Area 18 prescribes a minimum site area of 250m², 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.

PDC 6 of the Policy Area is seeking a minimum 'average' site area of 150m² for dwellings within a residential flat building. The density of the proposed development achieves an average site area per dwelling of 151m², thus satisfying PDC 6.

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 Residential Density

The representation submitted on behalf of the owner of 55A Gray Street considers the proposed development to be at odds with the desired character of the area.

The Desired Character for Medium Density Policy Area 18 envisages medium density development that includes *"a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments"*. The proposal to construct a residential flat building containing dwellings over two levels is therefore a desirable form of development from a land use and general built form perspective.

As already highlighted, the proposed development has an overall allotment density that is within the envisaged density range. Furthermore, PDC 4 of the Policy Area identifies 'net' medium density to be between 40 and 67 dwellings per hectare (dw/h). As the subject land has a total area of 754m², the net residential density of the development has been calculated at 66 dw/h. The proposed development is therefore 'medium' density. It is also noted that the subject land is located in close proximity to the Kurralta Park Shopping Centre, which has local shopping facilities and high frequency public transport (bus) routes.

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

A representor has expressed some concern with the quality of the building design.

The design of the proposed building is considered to be of a relatively high standard. The dwellings are modern and include framed projections to the upper level, well-proportioned fenestration, contrasting materials and pitched roofs. The recesses and projections and the use of different materials and colour variations provide adequate articulation to break up the building mass and proportions and to provide 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"*.

From a streetscape perspective, the proposed residential flat building would not appear cramped or visually overbearing due to the modest building height and the separation from side and rear boundaries. It is considered however that additional landscaping should be provided between Dwelling 1 and the street frontage to further enhance the street appearance of the development. Therefore, it is recommended that the visitor car park be removed and replaced with landscaping. The applicant has been advised of this requirement and is satisfied with the approach. The car parking implications of this are considered in more detail below.

The Desired Character and PDC 5 of the Medium Density Policy Area 18 envisage building heights up to three storeys or 12.5m above ground level. The proposed building is two storey with a maximum height of 8.0m. 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 18 and Objective 1 and PDC 1, 2 and 5 of the General Section (Design and Appearance) would be satisfied.

Boundary Setbacks

Front and rear setbacks

The front setback for dwellings in Medium Density Policy Area 18 should be a minimum of 3m as recommended by PDC 5. The nearest front wall of the proposed building is setback 3.0 metres, which is acceptable. The rear boundary setbacks of 4.0m also satisfy PDC 5. While the proposed dwellings would back onto the southern 'side' boundary, the 'rear' boundary for the purposes of an assessment against PDC 5 is the eastern boundary as this is the original rear boundary of the subject land.

Side setbacks

The ground and upper levels will be setback a minimum of 3.0m and 2.0m respectively from side boundaries. The side setbacks are within the parameters of PDC 11 of the Residential Zone, which seeks setbacks of 1.0m and 2.0m.

It is noted also that PDC 12 and 13 of the Residential Zone make some allowance for side boundary walls. While the garages of the proposed dwellings would extend along some sections of the southern side boundary, the visual impacts would not be significant as the buildings have a low wall height of 2.7m and a low roof pitch. The walls are generally within the size parameters recommended by PDC 13 and are also staggered along the boundary so as not to result in extensive blank walling.

Overlooking

The proposed dwellings have been designed with all upper storey window openings having either raised sills or 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 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 and the east to west orientation of the subject land, it is reasonable to expect shadow to be cast over the adjoining properties to the south, particularly during winter months.

The applicant has provided a series of shadow diagrams for the winter solstice. While the neighbouring property immediately to the south at 55A Gray Street would be most affected, the shadow diagrams confirm that the rear yard of this adjoining property, which is largely covered by an outbuilding, and the main front and rear habitable room windows would receive at least two hours of natural light during the day in winter as required under PDC 11 of the General Section (Residential Development).

The proposal is considered to satisfy PDC 10, 11 and 12 of the General Section (Residential Development).

Retaining and Fencing

As the land is relatively flat with a gentle fall of approximately 200mm from the rear of the site to the road frontage, 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

A common driveway from Gray Street will provide vehicular access to the dwellings within the residential flat building. There would be adequate lines of sight in both directions. In terms of street obstructions, Council's City Operations Department has supported the offset between the proposed crossover and the existing street tree. 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 single garage and a tandem visitor space (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. While the current proposal includes the provision of a visitor space between the front dwelling and the street boundary, Council's City Assets has raised concerns with the safety of vehicles entering and egressing this visitor space. Given these concerns and the limited landscaping to be provided adjacent to the street frontage, a Reserved Matter requiring the replacement of the visitor space with landscaping has been recommended. It is considered that the loss of one visitor space would not adversely affect the existing flow and safety of vehicular traffic on the surrounding road network as there is sufficient area immediately in front of the site for up to two on-street car parks for visitors. Importantly, the provision of additional landscaping will enhance the street appearance of the development. This approach has been supported by Council's City Assets Department.

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 16m² of private open space comprising of rear courtyards. The rear yards of all dwellings would achieve the minimum dimension guidelines. While the amount of private open space would be less than the required 24m² sought by PDC 19 of the General Section (Residential Development), a communal garden with an area 55m² will also be provided at the rear of the site. PDC 24, 25 and 26 support the provision of communal open space for developments comprising more than one dwelling, with PDC 24 allowing the substitution of some private open space for the equivalent area of communal open space. The amount of the private and communal open space for each dwelling as an average will be in the order of 27m², which satisfies PDC 18, 19 and 24 of the General Section (Residential Development).

Overall, 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 comprehensive landscaping proposal designed by LCS Landscapes. The landscaping includes a mix of trees, shrubs and ground covers within front and rear yards and along the common driveway. Additional landscaping is to be provided at the front of the site as per the recommended Reserved Matter and a large growing tree is to be planted in the rear yard of each dwelling. The proposed screen and letterbox at the front of the site will also complement the dwellings and landscaping.

The proposed landscaping would equate to at least 10 per cent of the site, which satisfies PDC 4 of the General Section (Landscaping). 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 HWC Engineers, 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 storage area will be provided adjacent to the rear boundary with bins to be collected from the road verge via Council's standard kerbside service. As bin enclosure details have not been provided, a Reserved Matter has been recommended.

Council's Waste Department considers a standard kerbside service to be acceptable in this instance, which means a private waste contractor is not required. The applicant has advised that waste bins will be shared between the owners/occupants within the bin storage area.

The proposal satisfies Objective 2 of the General Section (Waste).

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 18, 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 reserved matters and 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. 211/313/2021 by Advanced Development Group Solutions to undertake Combined Application: Land division - Community Title; SCAP No. 211/C062/21, Create four (4) additional allotments and common property; Demolition of existing dwelling and associated structures and construction of a two-storey residential flat building containing five (5) dwellings and associated landscaping at 57 Gray Street, Plympton (CT5578/872) subject to the following reserved matters and conditions of consent:

Reserved Matters

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

1. Amended plans showing the removal of the visitor car parking space between Dwelling 1 and the street boundary to allow for the provision of additional landscaping to enhance the presentation of the development to the street.
2. Enclosure details for the bin storage area at the rear of the site for the screening and containment of waste bins.

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 must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below:
 - Proposed Site Plan (Drawing No. PD 01C) prepared by Studio ED3 Building Design dated 31 May 2021;
 - Overall Floor Plans (Drawing No. PD 02B) prepared by Studio ED3 Building Design dated 4 May 2021

- Proposed Floor Plans (Drawing No. PD 03B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Floor Plans (Drawing No. PD 04B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Floor Plans (Drawing No. PD 05B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Floor Plans (Drawing No. PD 06B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Elevations (Drawing No. PD 07B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Elevations (Drawing No. PD 08B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Elevations (Drawing No. PD 09B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Demolition Plans (Drawing No. PD 10B) prepared by Studio ED3 Building Design dated 4 May 2021
 - Proposed Sunstudy Diagram (Drawing No. PD 11C) prepared by Studio ED3 Building Design dated 31 May 2021
 - Proposed Sunstudy Diagram (Drawing No. PD 12C) prepared by Studio ED3 Building Design dated 31 May 2021
 - Proposed Sunstudy Diagram (Drawing No. PD 13C) prepared by Studio ED3 Building Design dated 31 May 2021
 - Proposed Landscape Design (Drawing No. LS.027.21.001, Rev. A) prepared by LSC Landscapes dated 31 May 2021
 - Proposed Landscape Design (Drawing No. LS.027.21.002, Rev. A) prepared by LSC Landscapes dated 31 May 2021
 - Demolition Plan (Drawing No. C02, Rev. A) prepared by HWC Engineers dated 23 April 2021
 - Sitework and Drainage Plan (Drawing No. C03, Rev. C) prepared by HWC Engineers dated 27 April 2021
 - Section and Rainwater Tank Detail (Drawing No. C04, Rev. B) prepared by HWC Engineers dated 23 April 2021
 - Correspondence and turn path assessment prepared by CIRQA 13 April 2021
 - Correspondence prepared by Studio ED3 Building Design dated 4 May 2021
2. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
- a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
- Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater*
3. All stormwater management measures for the development approved herein, including harvest tanks and supply mechanisms shall be installed and operational prior to the occupation of the development.
- Reason: To ensure that adequate provision is made for the management of stormwater.*

4. The 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

5. 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

6. 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

7. All landscaping shall be planted in accordance with the approved plans (Proposed Landscape Design, Drawings No. LS.027.21.001 & LS.027.21.002, Rev. A prepared by LSC Landscapes dated 31 May 2021) 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

8. The upper storey windows of all dwellings (except for the west-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

9. 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

10. 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

Land Division Consent Conditions

State Commission Assessment Panel Requirements

11. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0112867)

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

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

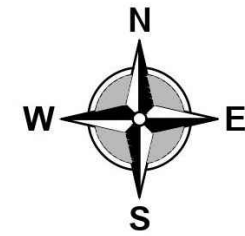
12. Payment of \$31,044.00 into the Planning and Development fund (4 Allotments @ \$7761.00/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
13. 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

Attachments

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

Relevant Development Plan Provisions

General Section		
<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



AMENDED PLAN
16/04/2021

LOT NO.	TOTAL AREA
1	98m ²
2	92m ²
3	92m ²
4	92m ²
5	92m ²

Development No. 211 / C062 / 21
City of West Torrens






**Proposed Plan of Community Division
Allotment 12 in DP 3320
Hundred of Adelaide
in the area named
PLYMPTON**

CT 5578/872



1:200

Existing building to be demolished.

-  Existing street tree
-  SIP - Sewer Inspection Point
-  Water Meter (W/M)
-  Stobie Pole
-  Party Wall

Dimensions and areas are subject to survey.

© ALEXANDER & SYMONDS PTY. LTD.

Original Sheet Size A3

Franco Rea

LICENSED SURVEYOR

REF:	21A0772
------	---------

DWG NO.: 21A0772 PROP(D)

REVISION: D

KJD 20/04/2021

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
DX 209 ABN 93007 753 988

T (08) 8130 1666
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W www.alexander.com.au
E adelaide@alexander.com.au

- + Property + Land Development +
- + Construction + Mining +
- + Spatial Information Management +

Alexander Symonds
Surveying Consultants



Proposed Residential Development

at 57 Gray Street, Plympton, SA
(5 x 2 storey dwellings)

PLANNING CONSENT STAGE

ARCHITECTURAL DRAWING SCHEDULE

- PD01 SITE PLAN
- PD02 OVERALL FLOOR PLANS
- PD03 DWELLING 1 -TYPE A - FLOOR PLANS
- PD04 DWELLINGS 2 & 4 -TYPE B1 - FLOOR PLANS
- PD05 DWELLING 3 -TYPE B2 - FLOOR PLANS
- PD06 DWELLING 5 -TYPE B3 - FLOOR PLANS
- PD07 ELEVATIONS 1
- PD08 ELEVATIONS 2
- PD09 ELEVATIONS 3
- PD10 DEMOLITION PLAN
- PD11 SUNSTUDY DIAGRAM - 9.00AM
- PD12 SUNSTUDY DIAGRAM - 12.00 NOON
- PD13 SUNSTUDY DIAGRAM - 3.00PM

LANDSCAPE DRAWING SCHEDULE

- LCS.027.21.001 LOCATION PLAN AND PLANT SCHEDULE
- LCS.027.21.002 LANDSCAPE PLAN AND STREET & DRIVEWAY ELEVATION

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Rev.C: Amended sunstudy issue (55A Gray -built form added) 31.05.21

Proposed Residential Development at 57 Gray St, Plympton for ADGS

ADGS ADVANCED DEVELOPMENT GROUP SOLUTIONS

Council ISSUE

21-12

PD

PLANNING CONSENT STAGE

IMPORTANT NOTES:

- STORM WATER ASSOCIATED WITH THE PROPOSED CHANGES AND PROPOSED ADDITIONS TO DISCHARGE INTO EXISTING STORM WATER SYSTEM
- REFER TO ENGINEERS DRAWINGS
- RWT 3.0KL RAINWATER TANK IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & TO MANUF'S DETAILS PLUMBED INTO RESIDENCE COLD WATER SUPPLY TO WC'S & LDY AS PER AS.3500 IN ACCORDANCE WITH THE BCA
- S1 SURFACE STORMWATER SUMP AS PER ENGINEERS DRAWINGS

- DP NEW 90Ø DOWNPIPE CONNECTED TO SW DRAINAGE SYSTEM
- CL CLOTHESLINE PROVISION
- AC AIR CON UNIT PROVISION
- LB LETTERBOX PROVISION
- PAV 1 COMMON DRIVEWAY PAVERS - CHARCOAL
- PAV 2 CONC TRADITIONAL PAVERS - CHARCOAL

DWELLING AREAS m²

DWELLING 1		DWELLINGS 2 - 5	
GF LIVING	38.4	GF LIVING	33.1
GARAGE	19.9	GARAGE	20.3
CAR SPACE	19.0	CAR SPACE	16.5
UF LIVING	81.1	PORCH	1.2
TOTAL	158.4	UF LIVING	77.7
		TOTAL	148.8

SITE AREAS m²

SITE	754
TOTAL BUILDING AREA	753
TOTAL GF BUILDING AREA	390
SITE COVERAGE	51%
ALFRESCO	total 45.8
PRIVATE OPEN SPACE (16/unit) 80	
- COMMUNAL	55
TOTAL	135
LANDSCAPE AREAS 83m2	
(min 10% site area = 75m2)	

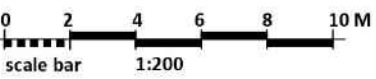


project north **PROPOSED SITE PLAN**
SCALE 1:200

REFER TO CIRQA DRAWINGS FOR DETAILED VEHICLE MOVEMENT ASSESSMENT

REFER TO LCS DRAWINGS FOR DETAILED LANDSCAPING PLAN

TO BE READ IN CONJUNCTION WITH HWC ENGINEER'S DRAWINGS 21041



SITE LEVELS PROVIDED BY OTHERS

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a Boundary Identification survey to confirm all dimensions and set outs.

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Proposed Residential Development at
57 Gray St, Plympton for ADGS

Council ISSUE

1:200 21-12

PD 01

PLANNING CONSENT STAGE

DWELLING AREAS m²

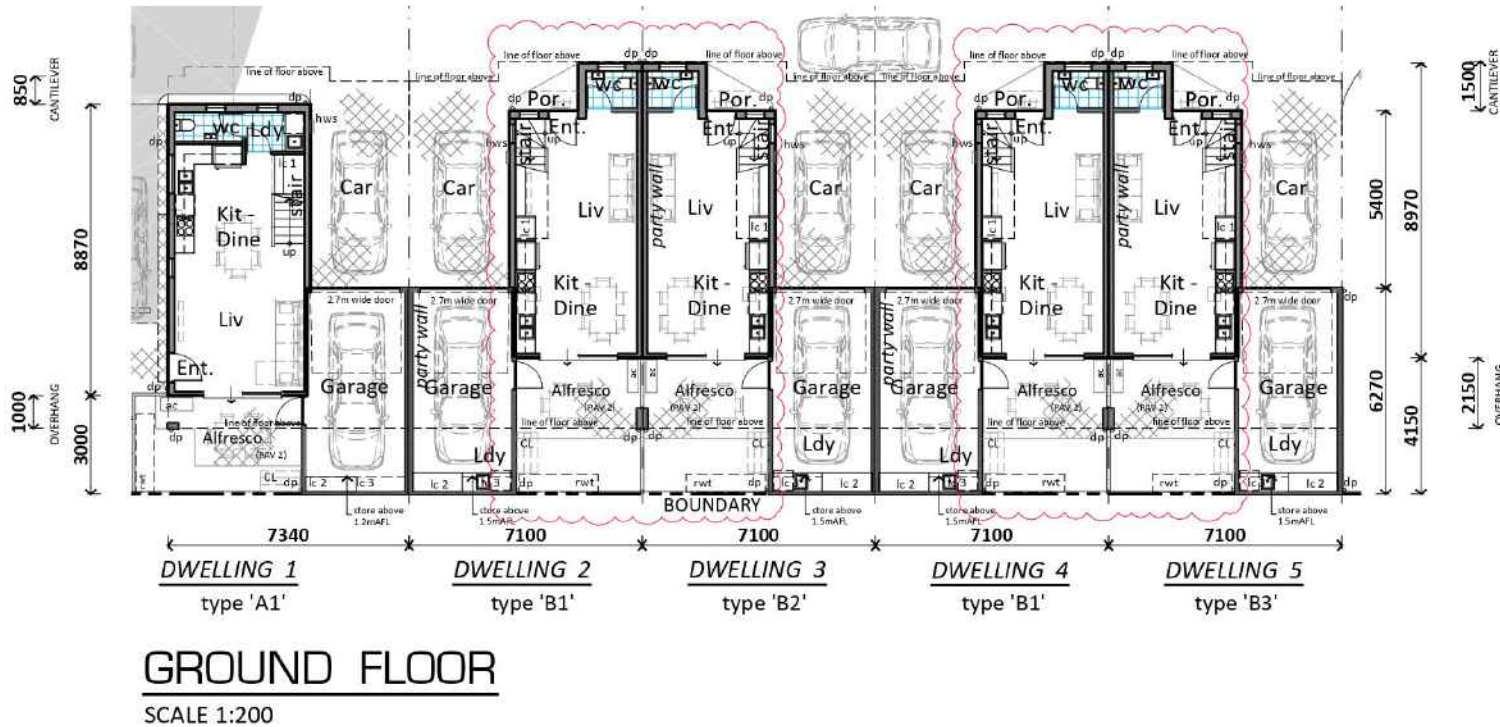
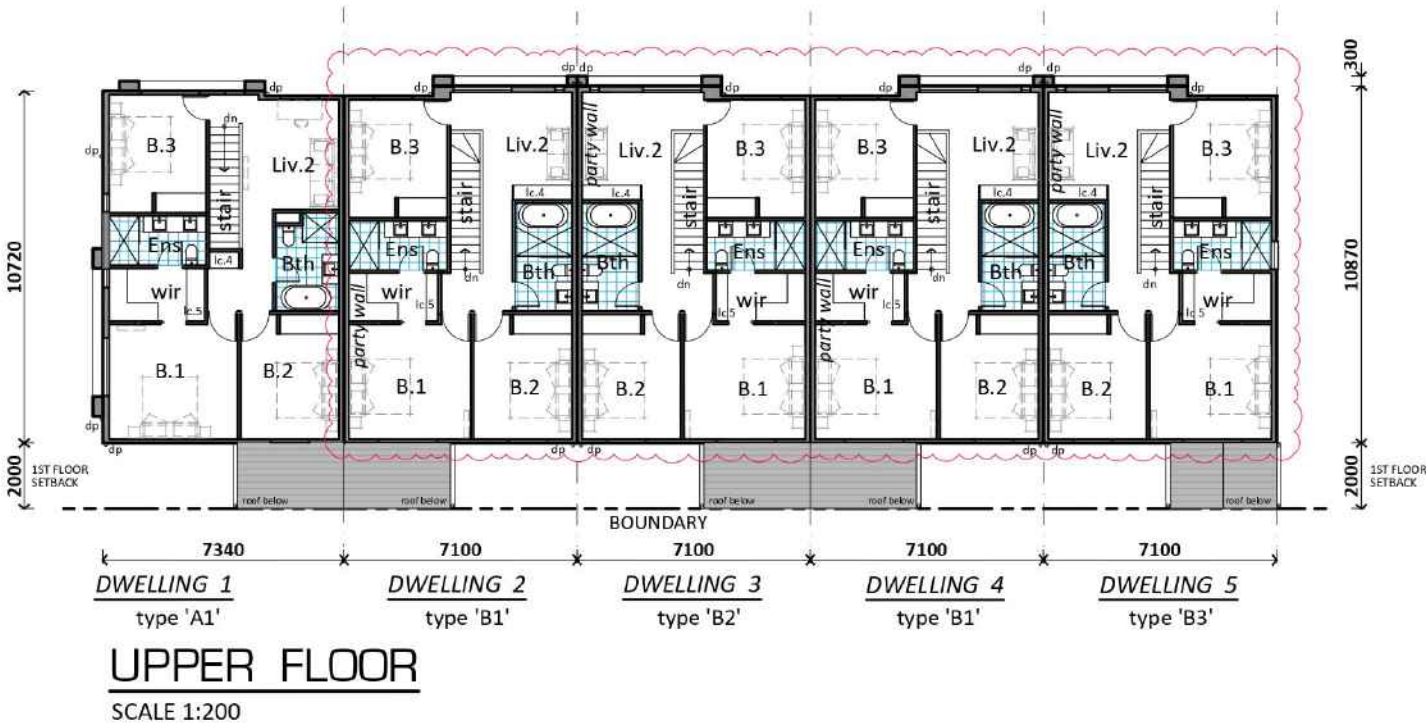
DWELLING 1	
GF LIVING	38.4
GARAGE	19.9
CAR SPACE	19.0
UF LIVING	81.1
TOTAL	158.4

DWELLINGS 2 - 5	
GF LIVING	33.1
GARAGE	20.3
CAR SPACE	16.5
PORCH	1.2
UF LIVING	77.7
TOTAL	148.8

storage m³

DWELLING 1	
lc 1	2.1
lc 2	0.9
lc 3	1.5
lc 4	1.2
lc 5	2.6
total	8.3

DWELLINGS 2-5	
lc 1	1.7
lc 2	0.9
lc 3	1.5
lc 4	2.1
lc 5	1.8
total	8.0



project north

0 2 4 6 8 10 M

scale bar

OVERALL FLOOR PLANS

SCALE 1:200

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Proposed Residential Development at 57 Gray St, Plympton for ADGS

1:200 21-12

PD 02

Council ISSUE

Rev.B Amended Council issue 04.05.21

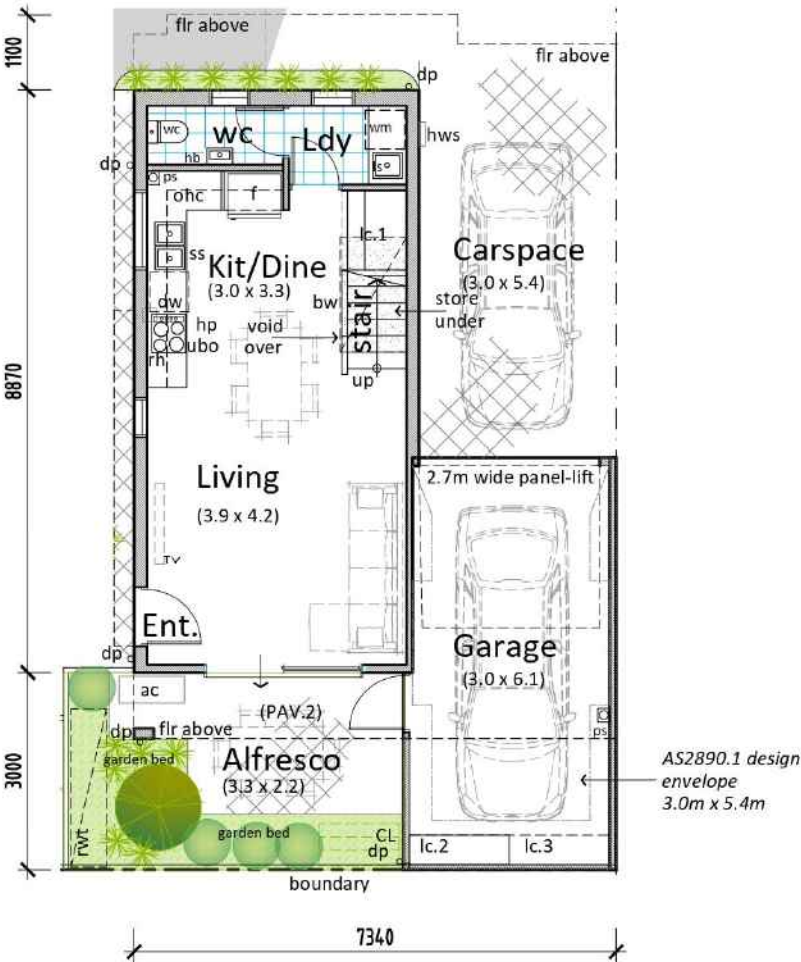
PLANNING CONSENT STAGE

DWELLING AREAS m²

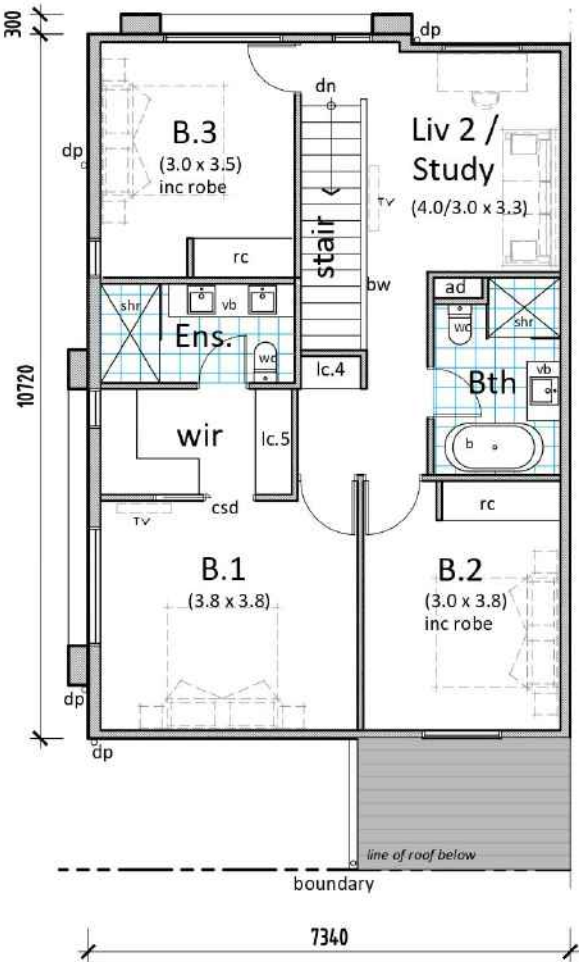
DWELLING 1	
GF LIVING	38.4
GARAGE	19.9
CAR SPACE	19.0
UF LIVING	81.1
TOTAL	158.4

LEGEND

SS	UNDERMOUNT SINK	LC	LINEN CUPBOARD
F	REFRIGERATOR	RC	ROBE CUPBOARD
HP	HOTPLATES	OHC	OVERHEAD CUPBOARD
UBO	UNDERBENCH OVEN	WM	WASHING MACHINE PROVISION
RH	RANGEHOOD	LS	LAUNDRY SINK
DW	DISHWASHER	CSD	CAVITY SLIDING DOOR
P	PANTRY	ps	PLUMBING STACK PROVISION
WC	TOILET PAN	AC	AIR CON UNIT
VB	VANITY BASIN	DP	DOWNPIPE
SHR	SHOWER	CL	CLOTHESLINE PROVISION
HB	HAND BASIN	AD	AIRCON DUCT
B	FREESTANDING BATH		
BW	1.0mH BALUSTRADE WALL		



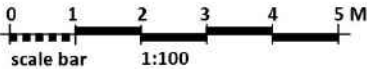
GROUND FLOOR
Dwelling 1



UPPER FLOOR
Dwelling 1



PROPOSED FLOOR PLANS
SCALE 1:100 TYPE A1



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Proposed Residential Development at
57 Gray St, Plympton for ADGS

Council ISSUE	1:100	21-12
PD	03	3

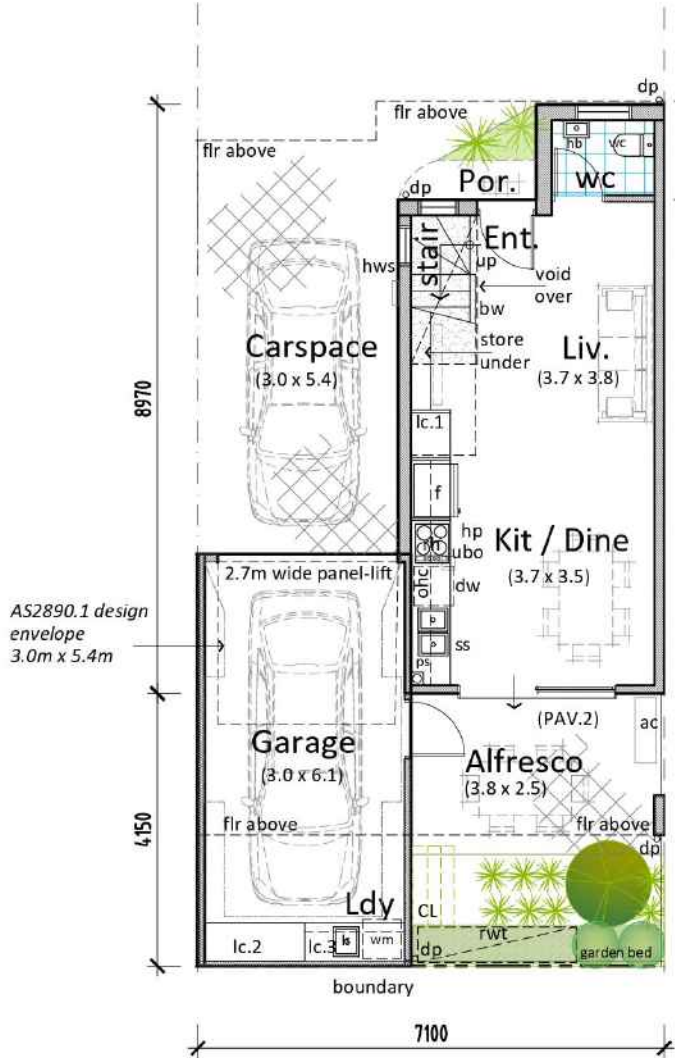
PLANNING CONSENT STAGE

DWELLING AREAS m²

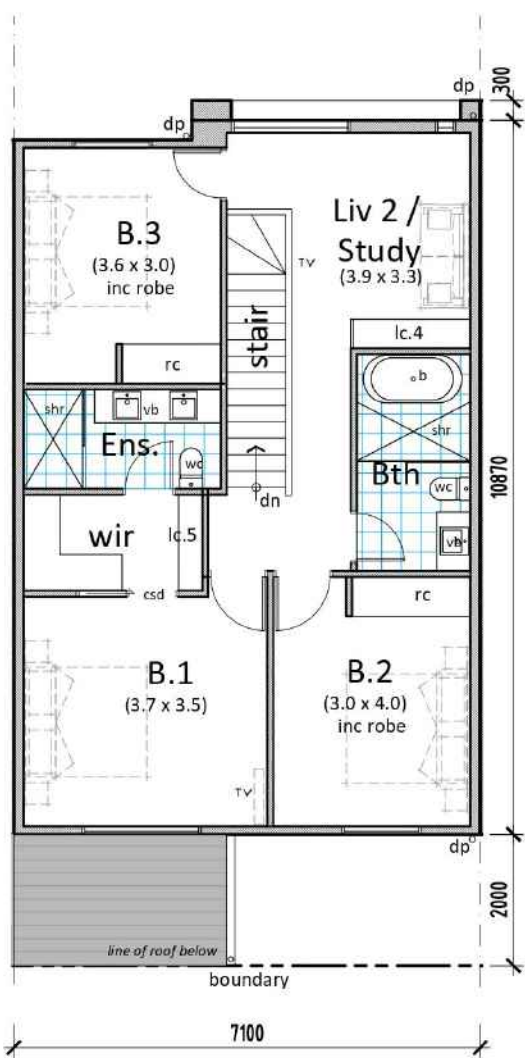
DWELLINGS 2 - 5	
GF LIVING	33.1
GARAGE	20.3
CAR SPACE	16.5
PORCH	1.2
UF LIVING	77.7
TOTAL	148.8

LEGEND

SS	UNDERMOUNT SINK	LC	LINEN CUPBOARD		DENOTES TILING
F	REFRIGERATOR	RC	ROBE CUPBOARD		
HP	HOTPLATES	OHC	OVERHEAD CUPBOARD		
UBO	UNDERBENCH OVEN	WM	WASHING MACHINE PROVISION		
RH	RANGEHOOD	LS	LAUNDRY SINK		
DW	DISHWASHER	CSD	CAVITY SLIDING DOOR		
P	PANTRY	ps	PLUMBING STACK PROVISION		
WC	TOILET PAN	AC	AIR CON UNIT		
VB	VANITY BASIN	DP	DOWNPIPE		
SHR	SHOWER	CL	CLOTHESLINE PROVISION		
HB	HAND BASIN	AD	AIRCON DUCT		
B	FREESTANDING BATH				
BW	1.0mH BALUSTRADE WALL				



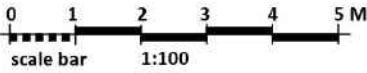
GROUND FLOOR
Dwelling 2 & 4



UPPER FLOOR
Dwelling 2 & 4



PROPOSED FLOOR PLANS
SCALE 1:100 TYPE B1



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Proposed Residential Development at
57 Gray St, Plympton for ADGS

1:100 21-12
PD 04

Council ISSUE

Rev.B Amended Council issue 04.05.21

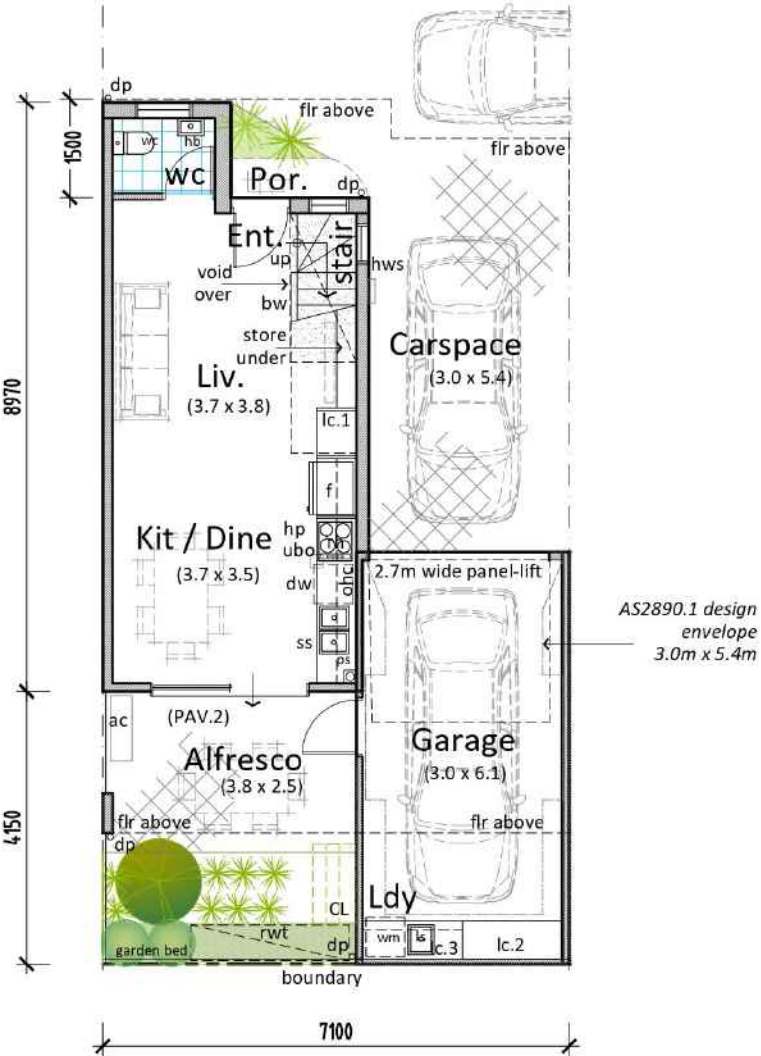
PLANNING CONSENT STAGE

DWELLING AREAS m²

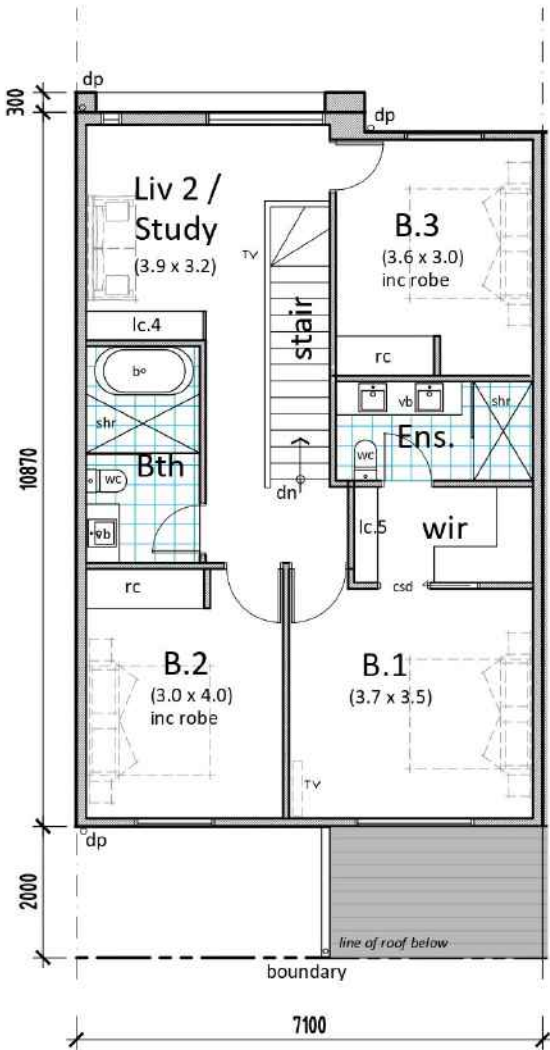
DWELLINGS 2 - 5	
GF LIVING	33.1
GARAGE	20.3
CAR SPACE	16.5
PORCH	1.2
UF LIVING	77.7
TOTAL	148.8

LEGEND

SS	UNDERMOUNT SINK	LC	LINEN CUPBOARD		DENOTES TILING
F	REFRIGERATOR	RC	ROBE CUPBOARD		
HP	HOTPLATES	OHC	OVERHEAD CUPBOARD		
UBO	UNDERBENCH OVEN	WM	WASHING MACHINE PROVISION		
RH	RANGEHOOD	LS	LAUNDRY SINK		
DW	DISHWASHER	CSD	CAVITY SLIDING DOOR		
P	PANTRY	ps	PLUMBING STACK PROVISION		
WC	TOILET PAN	AC	AIR CON UNIT		
VB	VANITY BASIN	DP	DOWNPIPE		
SHR	SHOWER	CL	CLOTHESLINE PROVISION		
HB	HAND BASIN	AD	AIRCON DUCT		
B	FREESTANDING BATH				
BW	1.0mH BALUSTRADE WALL				



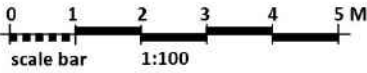
GROUND FLOOR
Dwelling 3



UPPER FLOOR
Dwelling 3



PROPOSED FLOOR PLANS
SCALE 1:100 TYPE B2



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Proposed Residential Development at
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PD 05

Council ISSUE

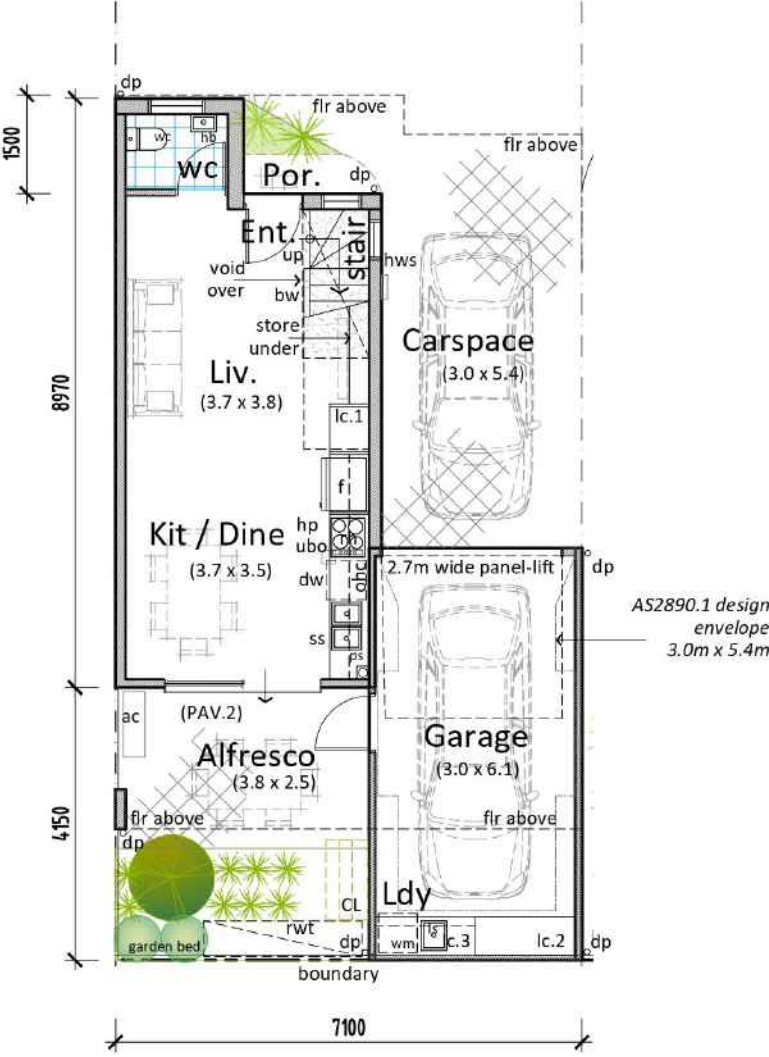
PLANNING CONSENT STAGE

DWELLING AREAS m²

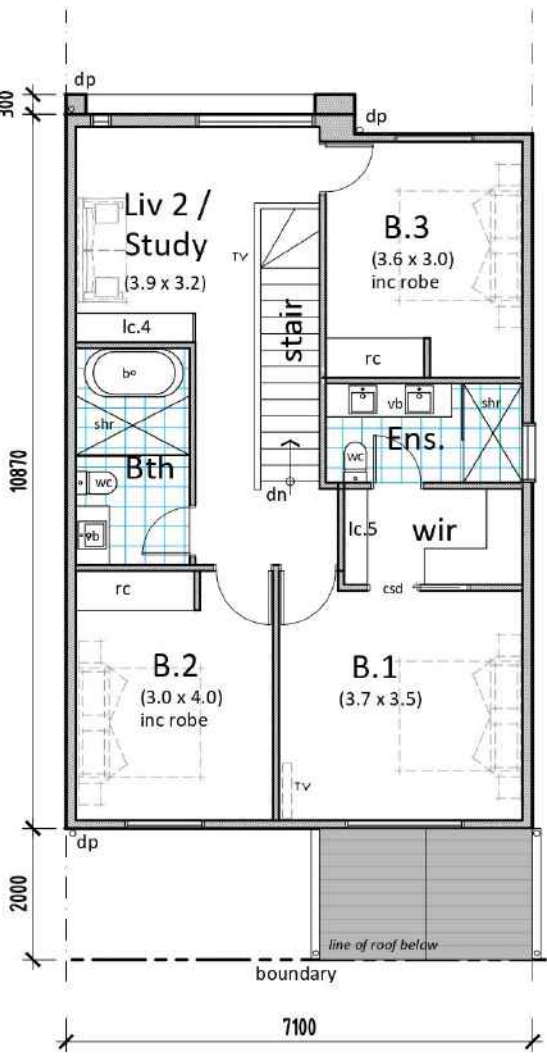
DWELLINGS 2 - 5	
GF LIVING	33.1
GARAGE	20.3
CAR SPACE	16.5
PORCH	1.2
UF LIVING	77.7
TOTAL	148.8

LEGEND

SS	UNDERMOUNT SINK	LC	LINEN CUPBOARD		DENOTES TILING
F	REFRIGERATOR	RC	ROBE CUPBOARD		
HP	HOTPLATES	OHC	OVERHEAD CUPBOARD		
UBO	UNDERBENCH OVEN	WM	WASHING MACHINE PROVISION		
RH	RANGEHOOD	LS	LAUNDRY SINK		
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SHR	SHOWER	CL	CLOTHESLINE PROVISION		
HB	HAND BASIN	AD	AIRCON DUCT		
B	FREESTANDING BATH				
BW	1.0mH BALUSTRADE WALL				



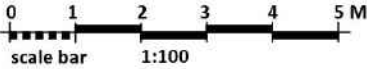
GROUND FLOOR
Dwelling 5



UPPER FLOOR
Dwelling 5



PROPOSED FLOOR PLANS
SCALE 1:100 TYPE B3



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adgs ADVANCED DEVELOPMENT GROUP SOLUTIONS

Proposed Residential Development at
57 Gray St, Plympton for ADGS

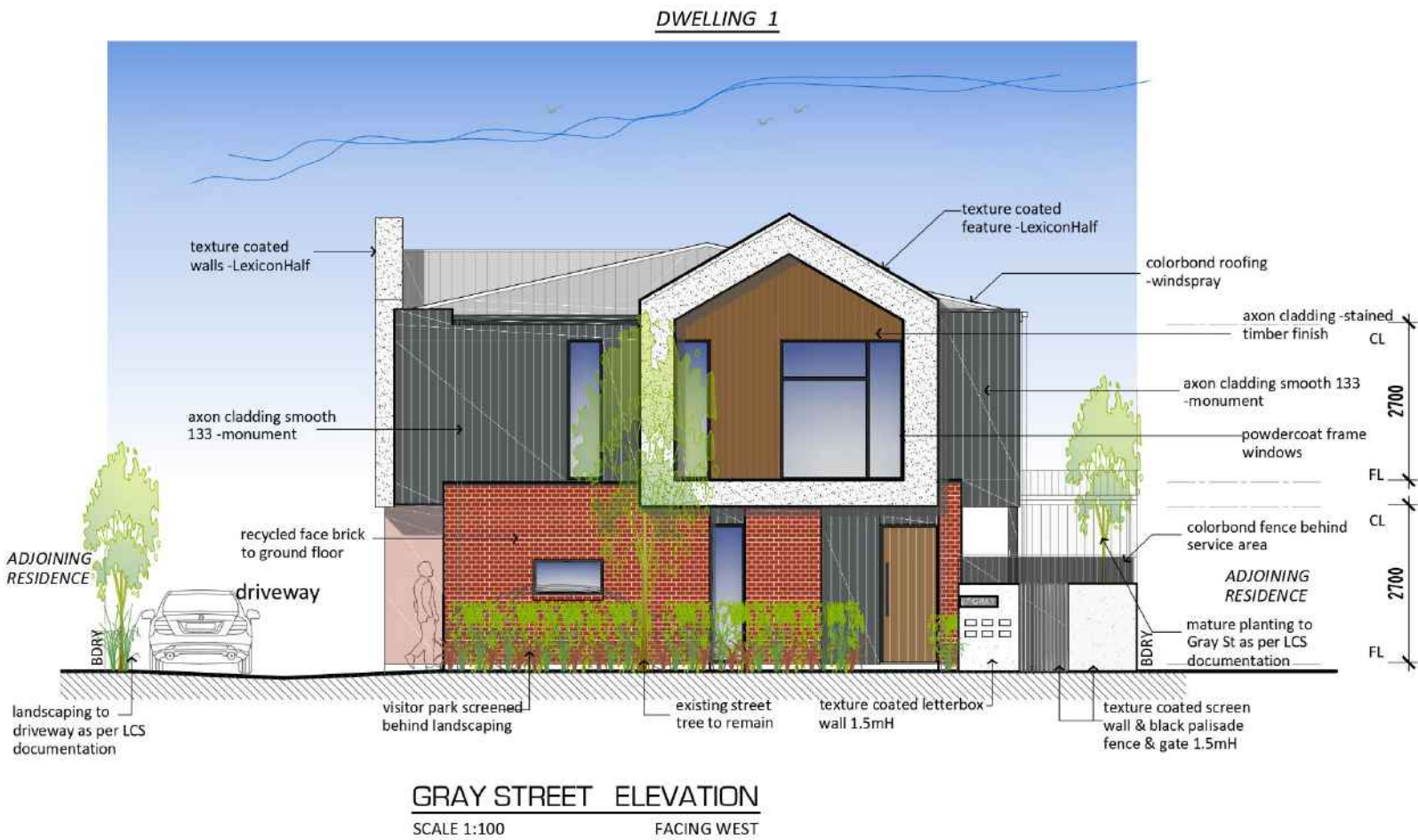
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Council ISSUE

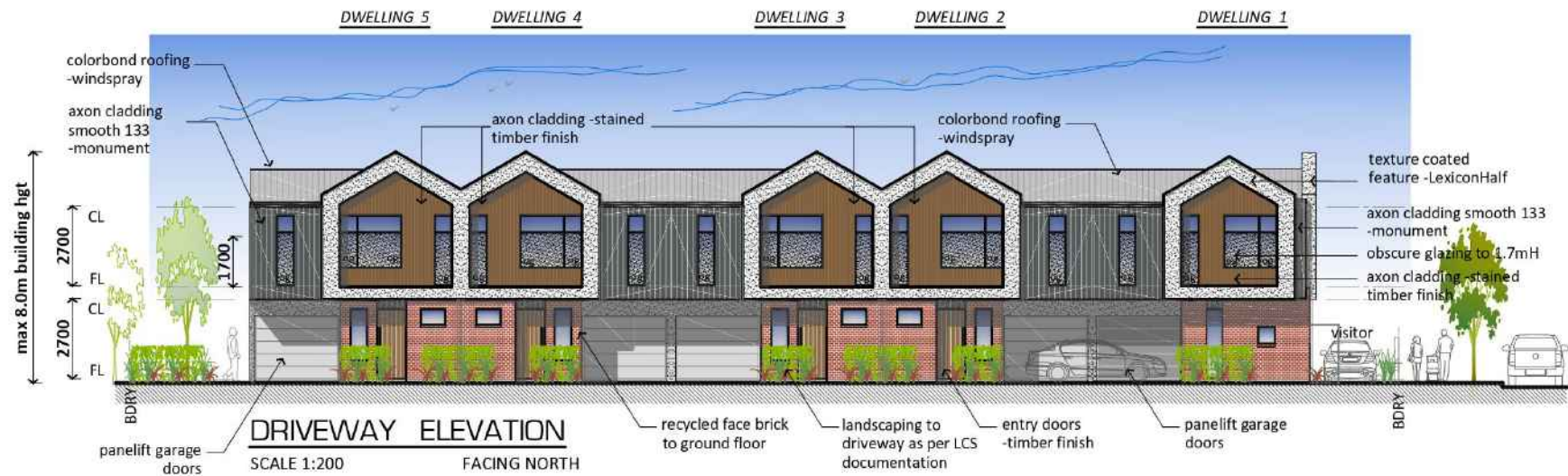
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PD 06

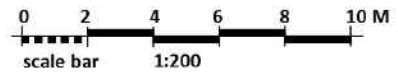
PLANNING CONSENT STAGE



EXTERNAL FINISHES & COLOUR SCHEDULE	
FEATURE BRICK WALLS	RECYCLED BRICK FINISH.
LIGHTWEIGHT WALLS	'AXON SMOOTH 133' CLADDING. - 'COLORBOND MONUMENT'
UPPER LEVEL FEATURE TEXTURE WALLS	APPLIED TEXTURE COAT FINISH. - 'LEXICON-HALF'
UPPER LEVEL LIGHTWEIGHT WALLS	'AXON GRAINED' CLADDING. - 'TIMBER FINISH'
GUTTERS	COLORBOND QUAD GUTTERS - 'COLORBOND MONUMENT'
FASCIAS	METAL FASCIA. - PAINT FINISH MATCH WALL COLOUR
DOWNPIPES	-PAINT FINISH MATCH WALL COLOUR
WINDOWS	ALUMINIUM FRAMED - 'POWDERCOAT BLACK'
ENTRY DOORS	TIMBER VENEER OIL FINISH
GARAGE DOORS	PANEL LIFT DOORS - 'COLORBOND SURFMIST'
ROOFING	COLORBOND ROOFING. - 'COLORBOND WINDSPRAY'



PROPOSED ELEVATIONS
SCALE AS NOTED



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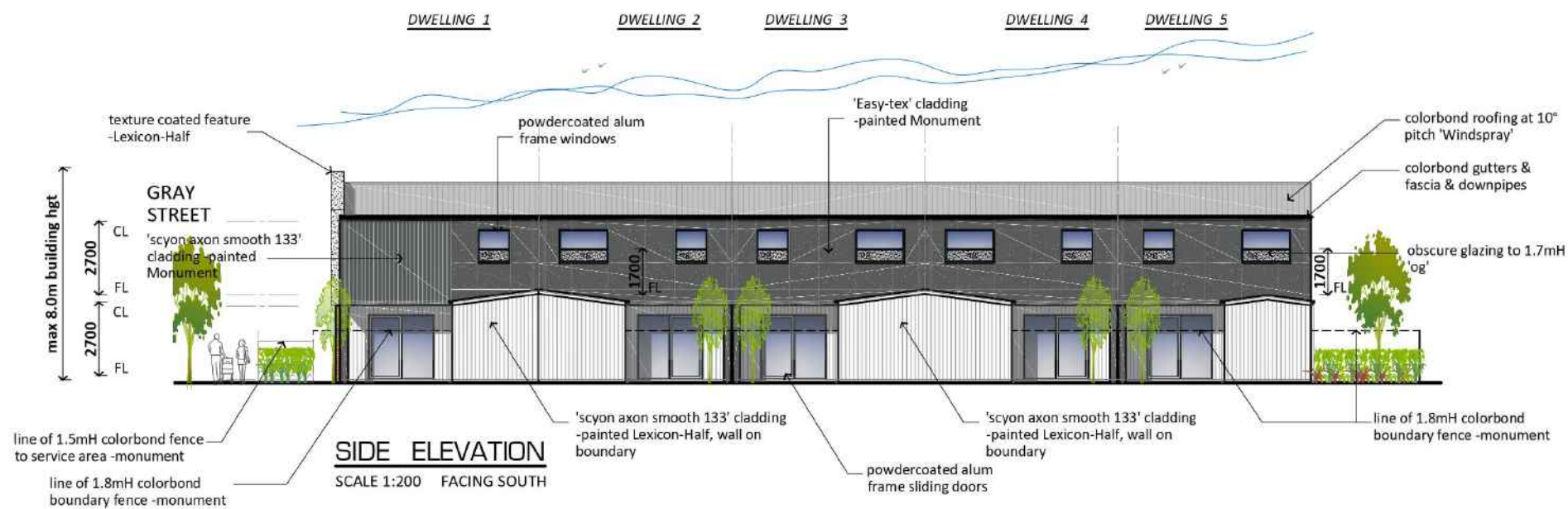
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Proposed Residential Development at
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1:100/200 21-12
PD 07

Council ISSUE

FEATURE BRICK WALLS	RECYCLED BRICK FINISH.
LIGHTWEIGHT WALLS	'AXON SMOOTH 133' CLADDING. - 'COLORBOND MONUMENT'
UPPER LEVEL FEATURE TEXTURE WALLS	APPLIED TEXTURE COAT FINISH. - 'LEXICON-HALF'
UPPER LEVEL LIGHTWEIGHT WALLS	'AXON GRAINED' CLADDING. - 'TIMBER FINISH'
GUTTERS	COLORBOND QUAD GUTTERS - 'COLORBOND MONUMENT'
FASCIAS	METAL FASCIA. - PAINT FINISH MATCH WALL COLOUR
DOWNPIPES	-PAINT FINISH MATCH WALL COLOUR
WINDOWS	ALUMINIUM FRAMED - 'POWDERCOAT BLACK'
ENTRY DOORS	TIMBER VENEER OIL FINISH
GARAGE DOORS	PANEL LIFT DOORS - 'COLORBOND SURFMIST'
ROOFING	COLORBOND ROOFING. - 'COLORBOND WINDSPRAY'



SCALE AS NOTED



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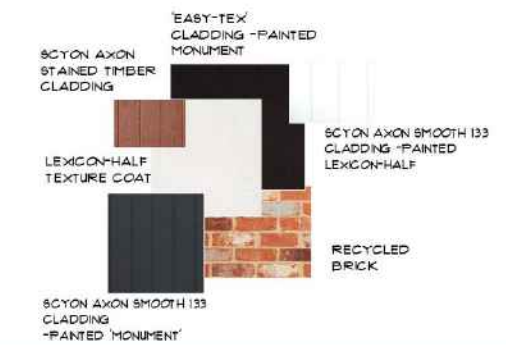
1200	21-12
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	ET	TE
EE	EE	

PD	08	3	9
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PLANNING CONSENT STAGE

EXTERNAL FINISHES & COLOUR SCHEDULE



colorbond roofing -windspray

colorbond gutters, fascia and downpipes

CL

2700

axon cladding smooth 133 -monument

obscure glazing to 1.7mH 'og'

FL

CL

2700

FL

texture coated walls -LexiconHalf

panel lift garage doors

texture coated walls -LexiconHalf

recycled face brick to ground floor

entry doors -timber finish

landscaping to driveway as per LCS documentation

texture coated walls -LexiconHalf

panel lift garage doors

entry doors -timber finish

recycled face brick to ground floor

texture coated walls -LexiconHalf

landscaping to driveway as per LCS documentation

recycled face brick to ground floor

DRIVEWAY ELEVATION

SCALE 1:100

FACING NORTH

texture coated feature -LexiconHalf

powdercoat frame windows

axon cladding -stained timber finish

powdercoat frame windows

axon cladding -stained timber finish

powdercoat frame windows

axon cladding -stained timber finish


powdercoat frame windows

axon cladding -stained timber finish

powdercoat frame windows

texture coated feature -LexiconHalf

80% AXON SMOOTH 133 CLADDING -PAINTED MONUMENT

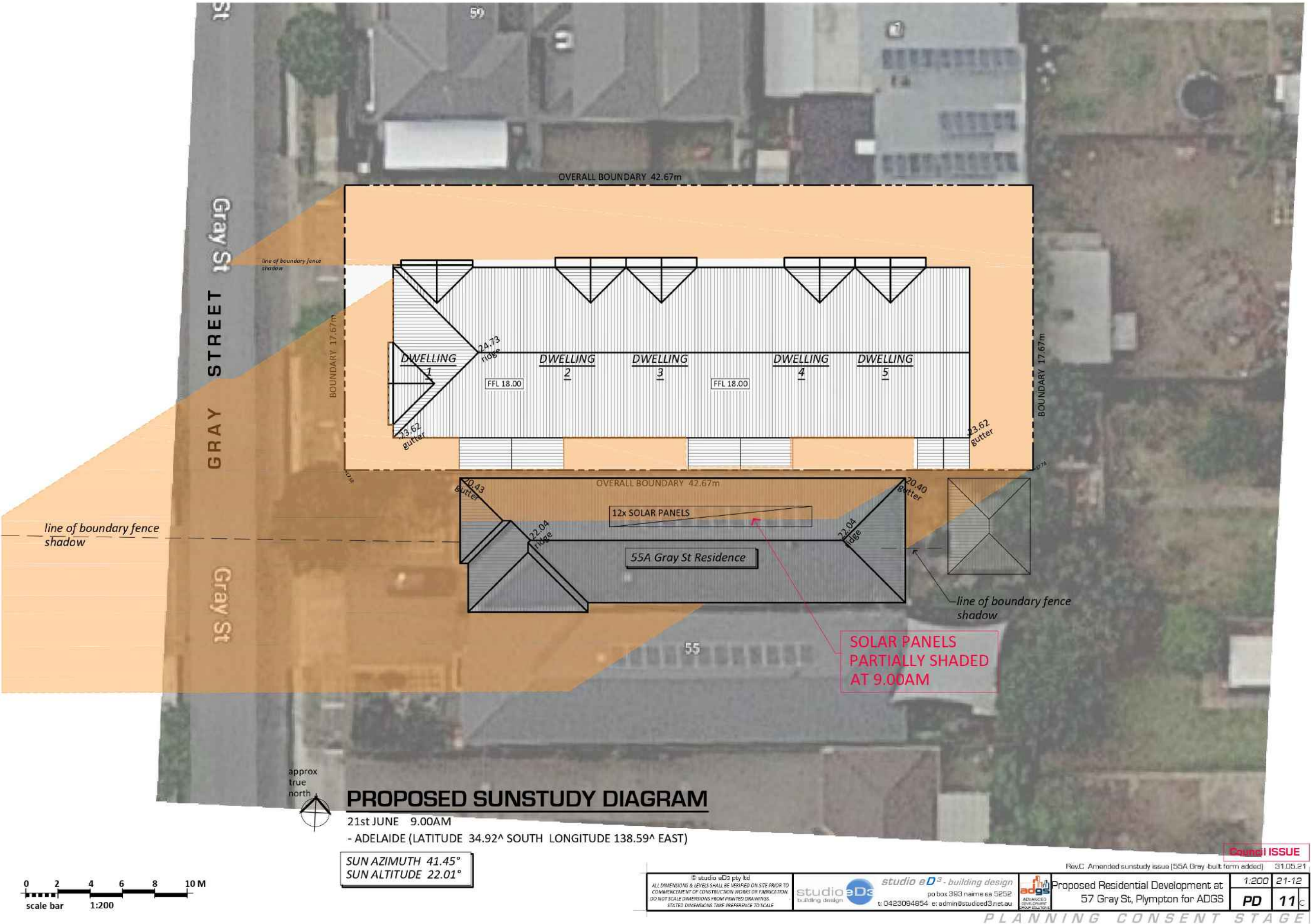


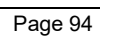
ADGS
ADVANCED
DEVELOPMENT
GROUPS

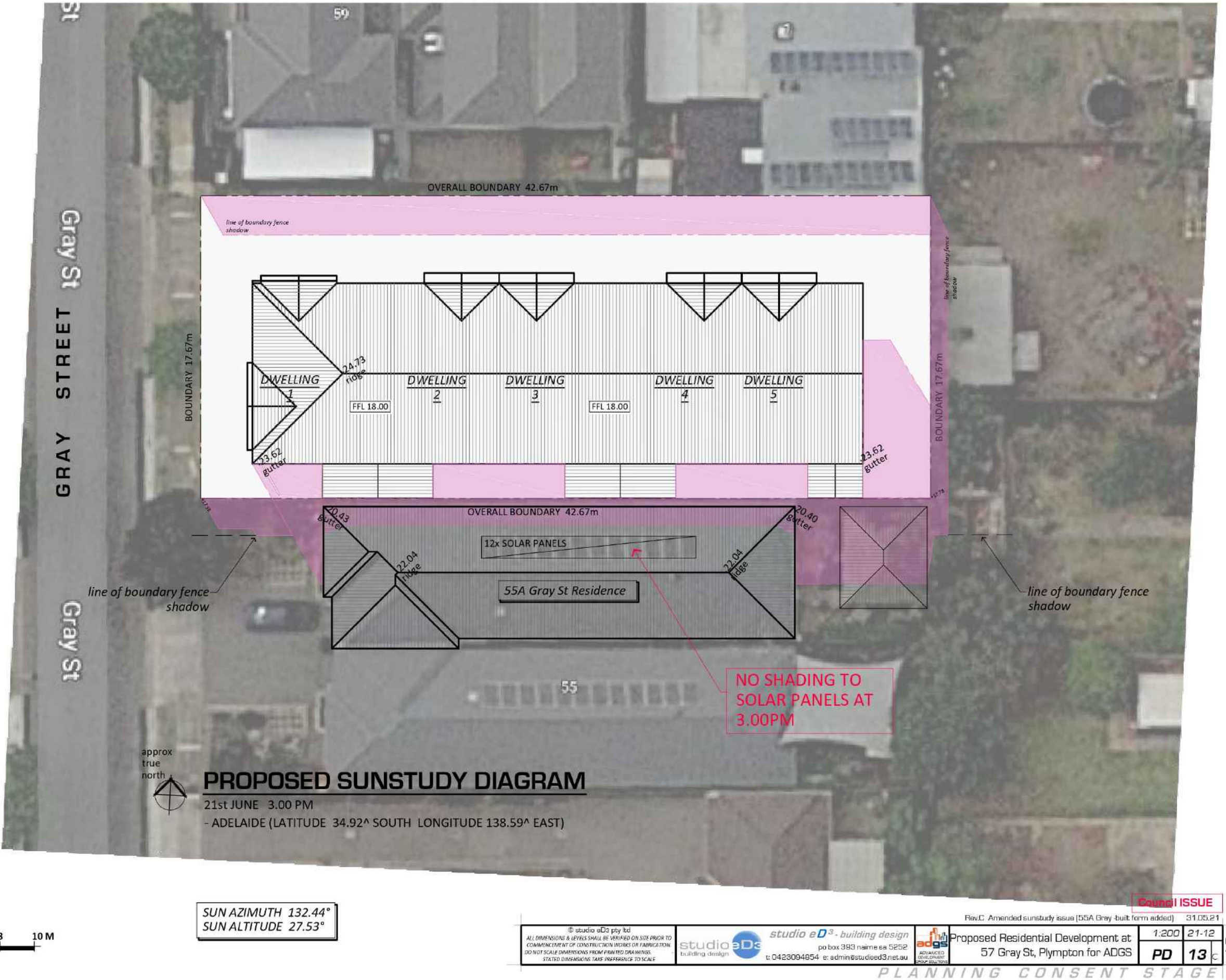
Proposed Residential Development at
57 Gray St, Plympton for ADGS

Rev.B Amended Council Issue		04.05.21	
Development at npton for ADGS	1:100	21-12	
	PD	09	3

PLANNING CONSENT STAGE







57 GRAY STREET PLYMPTON
PROPOSED LANDSCAPE DESIGN



LOCATION/CONTEXT PLAN
NOT TO SCALE



PLANTING SCHEDULE

No.	SPECIES	COMMON NAME	POT SIZE	INDICATIVE SIZE (Height x Width)
STRAPPYS				
01	Anigozanthos flavidas	Amber Velvet	140mm	500mm x 500mm
02	Dianella tasmanica	Tasmanian Flax-lily	140mm	500mm x 500mm
03	Penstemon nobilis	Knobby Club Rush	140mm	700mm x 700mm
04	Cordyline australis	Hop Cordyline	140mm	1m x 2m
05	Juniperus horizontalis	Sea Rush	140mm	600mm x 700mm
06	Liriope muscari	Silverhearts	140mm	450mm x 500mm
07	Lomandra tasmanica	Mat Rush	140mm	700mm x 700mm
GROUND COVERS				
08	Scaevola albida	White Carpet	140mm	200mm x 150mm
SHRUBS				
09	Syzygium pinnatifidum	Pinnatifid	200mm	4m x 1m
10	Murrays paniculata	Orange Jessamine	200mm	3m x 2.5m
TREES				
11	Lagerstroemia indica	Crape Myrtle	45L	6m x 3m
12	Prunus cerasifera	Ornamental upright plum	45L	6m x 3m
13	Zelkova serrata	Huisheehoe	45L	9m x 3m

Note:
Trees will be approximately 1500mm in height at time of planting. Variation is expected & dependent on availability.

PLANT & MATERIAL PALETTE



A

31.05.2021

SPECIES CHANGED

03.05.2021

FOR DA SUBMISSION

Rev

1

view

Details



LCS LANDSCAPES

Defining Spaces

Project

57 GRAY STREET
PLYMPTON

Drawing

PROPOSED LANDSCAPE DESIGN

Scale: NTS

Drawn: KE

Checked: SK

Date: 31.05.2021

Dwg No: LS-027-21-001

Sheet: 1 OF 2

Revision: A

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30 Dromedary Drive, Plympton, SA 5038

PO Box 520 Plympton, SA 5038

tel: 08 836 8888

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email: info@lcslandscapes.com.au

www.lcslandscapes.com.au

Landscapes Construction Services Pty Ltd

Business Number 16 227 0871 7400 00 000 000 000





30 April 2021

Advanced Development Group Solutions Pty Ltd
Phuong Pham
C/- StudioeD3

Re: Covering letter for proposed landscape design for 57 Gray Street Plympton, SA 5038

To whom it may concern,

The purpose of this letter is to provide Landscape Architectural Design advice for the proposed residential development at 57 Gray Street, Plympton SA 5038 and accompanies the landscape concept LS.027.21 dated 30.04.2021.

This landscape design incorporates low maintenance trees and plants that provide maximum amenity within the landscape zones. Species have been selected for their proven success in these types of projects within the Adelaide metropolitan area.

Landscape treatments adjacent the driveway have a combination of *Lomandra 'Tanika'*, *Dianella 'Tas red'* and *Liriope 'Samantha'* which create uniformity and interest at ground level with low maintenance. This planting is punctuated with upright *Syzygium 'Pinnacle'* which will assist with heat loading of the driveway area and provide vertical green height for the driveway planting.

The Eastern landscape to the dwellings aims to retain water run-off and incorporates gravel/pebbled beds with native filtration species such as *Ficinia nodosa*, *Juncus kraussii* and *Goodenia ovata*. These species are accompanied by hardy shrubs to screen the boundary fence lines. Compact, upright growing trees, *Zelkova serrata 'Musashino'* help filter views to and from the development.

The front landscape aims to soften the transition between the development and the streetscape with attractive, low planting. The ornamental *Lagerstroemia indica 'Sioux'* provides colour and height to help filter the built form.

Correct amelioration of the existing soil and good quality organic loam will assist with the establishment of the landscape. An automatically controlled irrigation system with inline drippers is also important for the landscape.

Overall the plant species selected and sizing of plants will provide vital greenspace for this development and will help soften the built form and provide a good quality landscape for the residents of the development.

Please don't hesitate to contact me for further information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Steve Kindstrom', with a long horizontal flourish extending to the right.

Steve Kindstrom
Registered Landscape Architect #3222
skindstrom@lcslandscapes.com.au
Mobile: 0448 075 035

3 Creswell Road
Largs North SA 5016

PO Box 3246
Port Adelaide SA 5015

tel 8249 9799
fax 8249 9744

enquiry@lcslandscapes.com.au
www.lcslandscapes.com.au

Landscape Construction Services Pty / Builders Licence: BLD175870 / ABN: 88 102 505 180

NOTES:

RETAIN ANY CUT AND FILL ON BOUNDARY WITH MINOR CONCRETE SLEEPER RETAINING WALL OR CONCRETE PLINTH WHEN REQUIRED

- 1X 3000L RETENTION TANK
- ALL DP's ARE CONNECTED TO TANK AS SHOWN.
 - RAINWATER TANK PLUMBED TO DELIVER RECYCLED WATER ALL TOILETS AND LAUNDRY COLD WATER OUTLET. (CAN ALSO BE CONNECTED TO HOT WATER SERVICE IF DESIRED)
 - MAINS WATER BACKUP, PUMP AND PLUMBING ARRANGEMENTS AS TYPICALLY REQUIRED TO SUPPORT SUCH AN INSTALLATION ARE TO BE COMPLIANT WITH THE STANDARD BUILDING CODE REQUIREMENTS ASSOCIATED WITH A COMPULSORY RAINWATER TANK INSTALLATION;
 - THE STORMWATER COLLECTION AND RE-USE SYSTEM IS TO BE INSTALLED AND OPERATIONAL PRIOR TO OCCUPANCY OF THE DWELLING.

ENSURE ANY FILL PLACED UNDER TANK STAND LOCATIONS IS PLACED AT LEAST AS "ROLLED FILL". HOWEVER SOME SETTLEMENT MAY OCCUR IF "CONTROLLED FILL IS NOT USED OR IF TANK STAND SLAB IS NOT PIERED TO FIRM NATURAL GROUND.

NOTES:

ADOPTING EXISTING AS CONSTRUCTED VERGE /FOOTPATH LEVELS FOR DRIVEWAY DESIGN. TO BE CONFIRMED AS APPROPRIATE BY COUNCIL PRIOR TO ANY COUNCIL APPROVALS GRANTED

NOTES:

CONTRACTOR TO CHECK DEPTH OF EXISTING/NEW SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY SITE WORKS

IMPORTANT NOTE:

USE ALTERNATIVE FLEXIBLE CONNECTION AT DP TO DRAIN PIPE JUNCTION

NOTES:

ALL STORMWATER/DRAIN WITHIN DRIVEWAY WITH COVER LESS THAN 3XDIAMETER TO BE CONCRETE ENCASED.

NOTES:

PIPE UNDER DRIVEWAY: 300mm COVER ONLY REQUIRED WHERE PIPE NOT PROTECTED BY PAVING ABOVE.

NOTES:

CONTRACTOR TO CHECK DEPTH OF EXISTING/NEW SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY SITE WORKS

FLEXIBLE CONNECTIONS:

FLEXIBLE CONNECTIONS TO STORM WATER AND WASTE DRAINS ARE NECESSARY ON THIS SITE.

OWNER PLEASE NOTE

STORMWATER DISPOSAL INCLUDING SURFACE DRAINAGE, AS PER PLAN AND TO COUNCIL REQUIREMENTS ALL TO BE CONSTRUCTED BY OWNER, INCLUDING RETAINING WALLS, UNLESS STATED OTHERWISE IN THE CONTRACT. THE STORMWATER DISPOSAL SYSTEM AS INDICATED MUST BE INSTALLED AS SOON AS PRACTICABLE. WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS. ANY DISCREPANCY BETWEEN THE FOOTING PLAN/REPORT AND THE CIVIL PLAN SHALL BE REPORTED TO HWC ENGINEERING IMMEDIATELY. FLOOR LEVELS MAY BE INCREASED TO ACCOMMODATE SEWER GRADE REQUIREMENTS. OWNER OR BUILDER ARE TO CHECK SEWER INVERTS PRIOR TO COMMENCEMENT OF ANY SITEWORKS.

SITE:

LEVELS SHOWN ARE TO AN ASSUMED DATUM AS INDICATED ON SITE PLAN AND ARE APPROXIMATE ONLY.

BENCH:

ENSURE BENCH IS GRADED FROM HOUSE.
SLOPE OF 1 IN 100 FOR GRASSED AREAS.
SLOPE OF 1 IN 20 FOR PAVED AREAS.


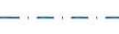


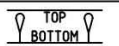



STORMWATER:

PROVIDE ADEQUATE PROTECTION OR COVER TO STORMWATER PIPES (300mm COVER WHERE PIPE IS TO BE SUBJECTED TO VEHICULAR LOADING AND 100mm MINIMUM COVER OTHERWISE). 1 IN 250 MINIMUM FALL ON STORMWATER DRAINS EXCEPT IN SEALED SYSTEMS.

PROVIDE 125x75x2 RHS GALVANISED STEEL OUTLET DISCHARGE PIPE. ALL STORMWATER OUTLET PIPES DISCHARGING TO KERB & GUTTER TO BE IN ACCORDANCE WITH COUNCIL STANDARD AND SPECIFICATIONS. OUTLET DISCHARGE PIPE TO BE A MINIMUM OF 2m AWAY FROM EXISTING STREET TREE.

- ENSURE SEALED SYSTEM DRAIN LAID LOW ENOUGH WHERE REQUIRED TO ALLOW GRAVITY FLOW DRAIN TO PASS ABOVE WITH SPECIFIED GRADE AND COVER.
- GRADE PAVING AND FILL AND GRADE GROUND TO SURFACE SUMP LOCATIONS AT 0.30% FALL
- THE NUMBER AND LOCATION OF SUMPS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MAY CHANGE SUBJECT TO ACTUAL SITE CONDITIONS AND THE EXTENT AND TYPE OF PAVEMENTS SELECTED.

LEGEND

	DN90 DOWNPIPE
	TANK INLET PIPE BY SEALED SYSTEM DN90 PVC
	SURFACE STORMWATER TO: TO STREET WATER TABLE (GRAVITY FLOW @ 1 IN 250 Min.) 100 Ø PVC
	TANK OVERFLOW PIPE TO STREET WATER TABLE (BY SEALED SYSTEM.) 100 Ø PVC
	GRADE BANKS 1 IN 2 UNLESS NOTED OTHERWISE
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	250sq POLYSUMP

APPROVAL ISSUE
NOT FOR CONSTRUCTION

C	27.04.21	ISSUED FOR APPROVAL	H.W.C
B	23.04.21	ISSUED FOR APPROVAL	H.W.C
A	15.03.21	ISSUED FOR APPROVAL	H.W.C
REVISION	DATE	DETAILS	CHECKED

HWC
ENGINEERS

STRUCTURAL & CIVIL CONSULTING

e: marcus@hwcengineers.com.au m: 0422 238 038

DESIGNED:	H.W.C	DATE:	APR'21
DRAWN:	D.H	SHEET SIZE:	A3

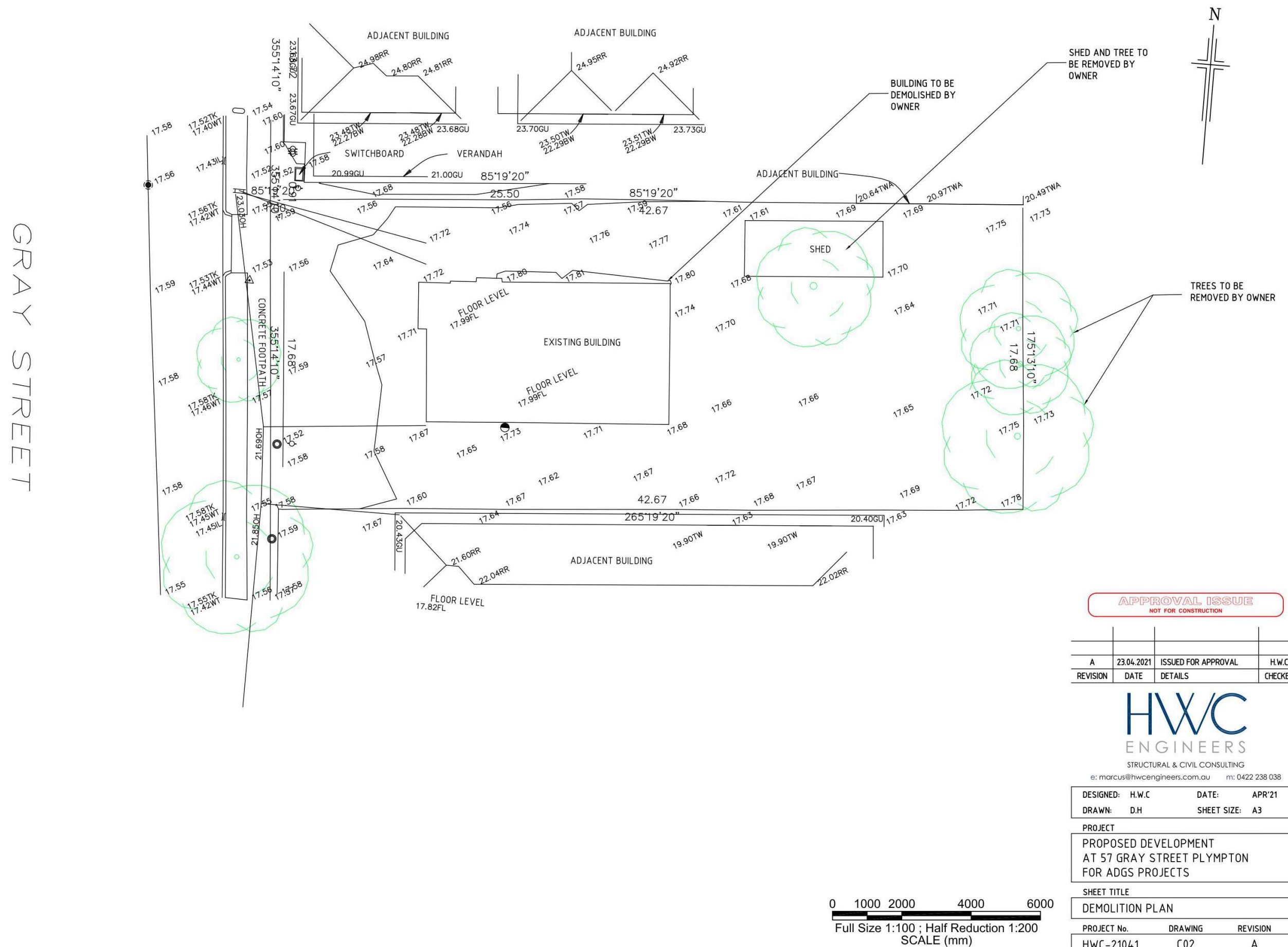
PROJECT

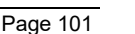
PROPOSED DEVELOPMENT
AT 57 GRAY STREET PLYMPTON
FOR ADGS PROJECTS

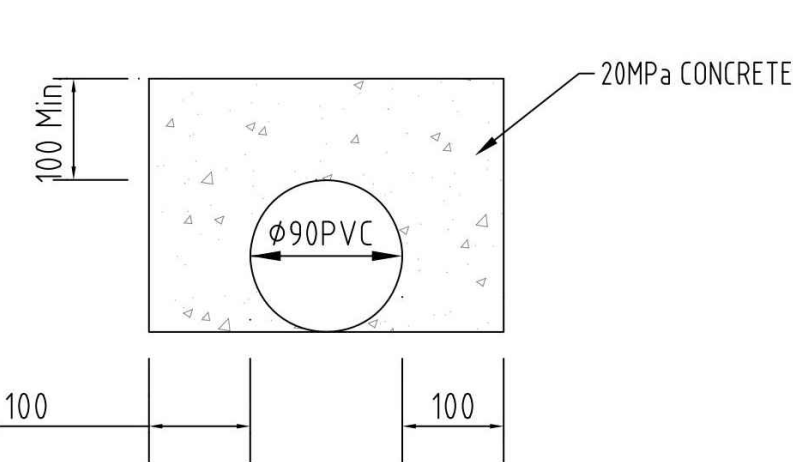
SHEET TITLE

GENERAL NOTES AND LEGEND

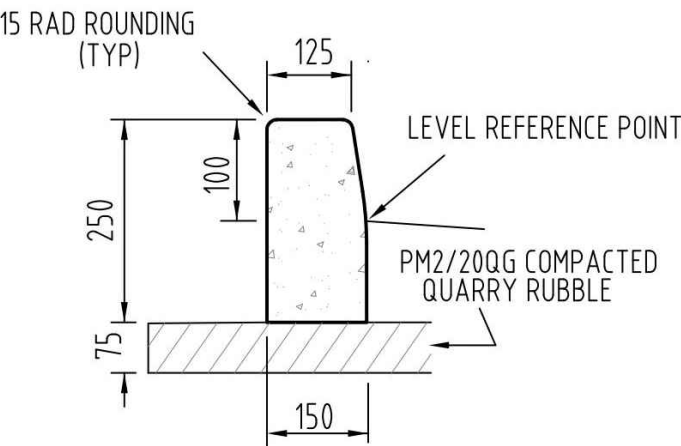
PROJECT No.	DRAWING	REVISION
HWC-21041	C01	C



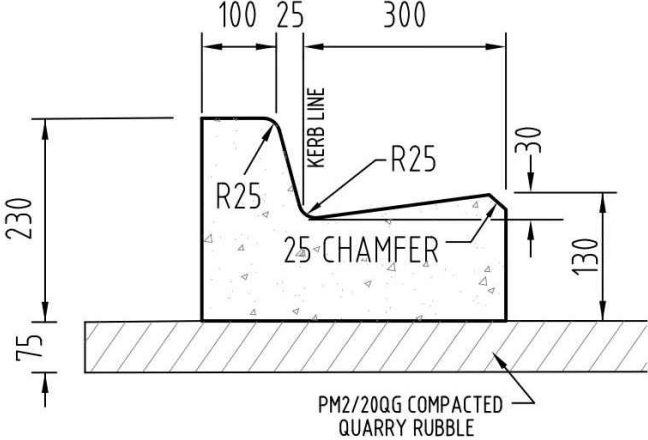




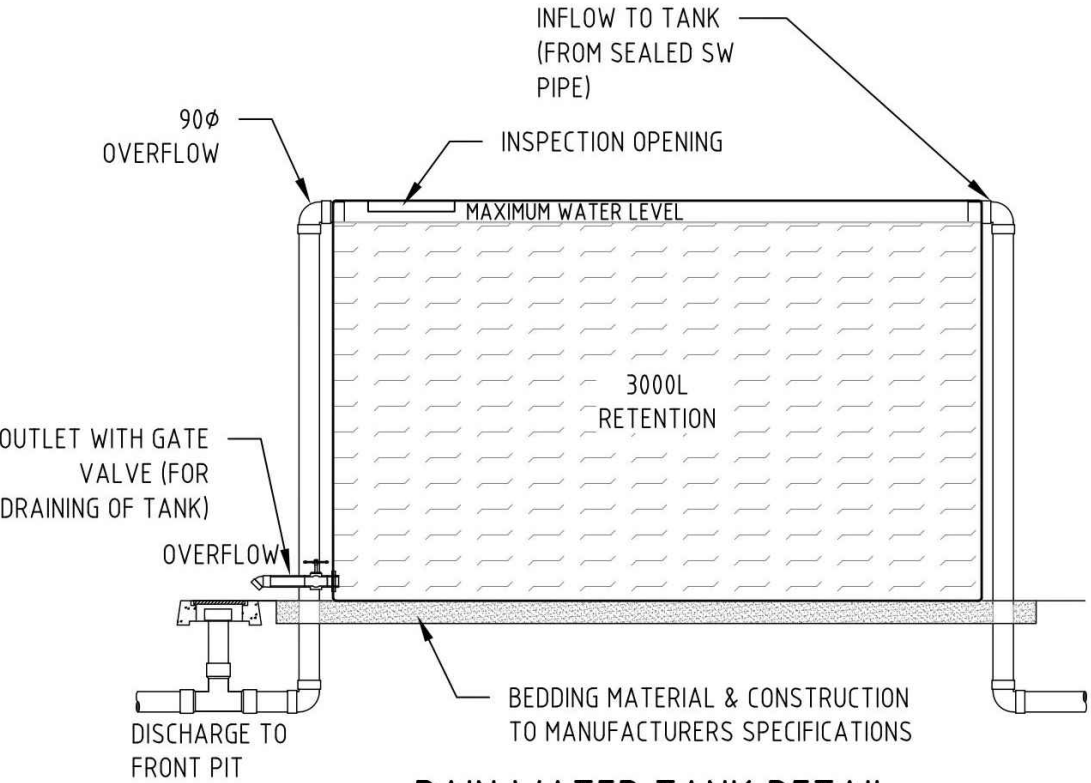
CONCRETE ENCASEMENT DETAILS
NOT TO SCALE



BARRIER KERB (K)
SCALE NTS



100 BARRIER KERB AND WATERTABLE(BK)
SCALE NTS



RAIN WATER TANK DETAIL
NOT TO SCALE

APPROVAL ISSUE
NOT FOR CONSTRUCTION

B	23.04.21	ISSUED FOR APPROVAL	H.W.C
A	15.03.21	ISSUED FOR APPROVAL	H.W.C
REVISION	DATE	DETAILS	CHECKED

HWC
ENGINEERS

STRUCTURAL & CIVIL CONSULTING
e: marcus@hwcengineers.com.au m: 0422 238 038

DESIGNED:	H.W.C	DATE:	APR'21
DRAWN:	D.H	SHEET SIZE:	A3

PROJECT

PROPOSED DEVELOPMENT
AT 57 GRAY STREET PLYMPTON
FOR ADGS PROJECTS

SHEET TITLE

SECTION AND RAINWATER TANK DETAIL

PROJECT No.	DRAWING	REVISION
HWC-21041	C04	B



Ref: 21123|BNW

13 April 2021

Phuong Pham
Advanced Development Group Solutions
PO Box 427
GREENACRES SA 5086

Dear Phuong,

**PROPOSED RESIDENTIAL DEVELOPMENT
57 GRAY STREET, PLYMPTON**

I refer to the proposed residential development at 57 Gray Street, Plympton. As requested, I have reviewed the parking and access arrangements associated with the proposal.

The subject site comprises the demolition of the existing dwelling and the construction of five new dwellings. Each dwelling will be serviced by two undercover parking spaces. One will be located within a garage and the other located in front of the garage (tandem arrangement). A visitor parking space will be provided on-site and shared amongst the proposed dwellings. All parking spaces will be accessed via a 4.25 m wide (minimum) common driveway.

All parking spaces will meet the requirements of the Australian/New Zealand Standard for "Parking Facilities – Part 1: Off-Street Car Parking" (AS/NZS 2890.1:2004) in that:

- garages have an internal width of at least 3.0 m;
- garages have an internal length of at least 5.4 m;
- visitor parking spaces will be at least 2.4m wide;
- all parking spaces will have a minimum length of 5.4 m;
- a clearance of 0.3 m will be provided to solid objects where applicable; and
- all landscaping within 0.3 m of turn paths will be low lying (including the landscaping along the northern boundary and adjacent the visitor parking space).

In addition to the above, an assessment has been undertaken of vehicle manoeuvring provisions within the site. The turn path assessment has been undertaken using AutoCAD Vehicle Tracking software and a B85 (domestic car) design vehicle as per requirements of



AS/NZS 2890.1:2004. The turn path assessment (attached to this letter) indicates that vehicle access into and out of each parking space can be safely and conveniently achieved with at least 0.3 m clearance to all solid objects (such as fences, walls etc.).

In summary, the development will provide two on-site parking spaces (both undercover) per dwelling plus an additional shared on-site visitor parking space. A review of vehicle manoeuvring indicates that safe and convenient access will be provided to/from each parking space, in line with the requirements of the relevant Australian Standard.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ben Wilson", with a stylized, cursive script.

BEN WILSON

Director | CIRQA Pty Ltd

Enc. - Turn path diagrams



PROPOSED DEVELOPMENT
57 GRAY STREET, PLYMPTON
TURN PATH ASSESSMENT

PROJECT # 21123 SHEET # 01_SH01



N
1:200
@ A3

DRAWING AMENDMENTS				
VER	DATE	DESCRIPTION	DWTR	CHK
E	08/04/2021	FOR SUBMISSION	JDB	TAW

021123_01E.DWG
9/4/2021 5:25 PM



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

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4 May 2021

Mr. Brendan Fewster
City Development
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Brendan

Re: Response to West Torrens Council letter dated 14 April 2021 for DA 211/313/2021

With regards to your letter received dated 14 April 2021, on behalf of the applicant Advanced Development Group Solutions, we write to respond to the issues that have been raised for the DA 211/313/2021 (**the DA**).

In your letter you advise that the Council requires additional information of 11 items raised, in order to assess the DA, these items are:

1. Party Walls
2. Landscaping
3. Storage of waste bins
4. Stormwater connection at crossover
5. Access driveway
6. Vehicle manoeuvrability
7. Internal garage length
8. Domestic storage
9. Shadow diagrams
10. Boundary fencing & retaining walls
11. Stormwater management

We'll address each item accordingly.

1. Party Walls

For this proposed development it is intended that all dwellings will have a proprietary based party walls system that is compliant with the National Construction Code 2019 (NCC2019) and are identified on the overall floor plans PD02 architectural drawings and amended land division survey plan provided as to the location of the proposed party walls.

studio eD3
0423 094 854
admin@studioed3.net.au
nairne sa 5252
abn 71 976 582 110

2. Landscaping

In reference to your comment that the DA is considered inadequate in terms of enhancing the built form, we have engaged professional landscaping consultants LCS Landscapes, and as such, Council should refer to the LCS landscaping drawings and documentation LCS.027.21 dated 3.5.2021 provided for detailed landscaping schedule and elements.

The Development Plan also calls for a minimum of 10% of the site area should be landscaped *PDC 1 & 4 of the General Section (Landscaping, Fencing and Walls)*, this equates to a minimum of 75m². The amended plans indicate a total of landscape areas of approximately 83m², which is in excess of 8m² above the required minimum. Refer to attached LCS Landscapes statement letter and drawings dated 3 May 2021 for species schedule and planting.

Overall, the DA indicates plant species and sizing of plants that will provide vital greenspaces for this development and assist in softening the built form.

3. Storage of waste bins

With regards to the storage of waste bins, please refer to attached revised architectural drawing 21-12 PD 01B dated 4.05.21, which now indicate the relocation of a total of 10 'shared bins' Council service to be provided, consisting 4 x 120L General Waste serviced weekly and 6 x 240L Recycled/Organics Waste serviced fortnightly on alternate weeks.

Total 10 'shared bin' Council service to be stored at the rear of the property, providing easy access for all residents and ease of manoeuvrability of transporting the bins to and from the kerbside.

4. Stormwater connection at the crossover

The stormwater connection to the street has been revised to achieve 1140mm which is in excess of the minimum offset of 500mm from the proposed crossover and min 2.0m from an existing street tree. Refer to revised architectural drawing 21-12 PD 01B dated 4.05.21 and revised engineering drawings dated 27.04.21.

5. Access driveway

The access driveway into the site from street has been revised to achieve the minimum offsets as per the example provided by the Council for Access Arrangement Servicing Rear Car Park Off Low Volume Road typical layout. The revised architectural drawing 21-12 PD 01B dated 4.05.21 show access driveway is now a min 1.0m from the existing stobie pole and maintains the already nominated planter width of 300mm to the northern boundary fence.

6. Vehicle manoeuvrability

In reference to the comment that the vehicle manoeuvrability within the development appears unsatisfactory in relation to the requirements of the relevant Australian Standard (AS/NZ 2890.1:2004), we have engaged professional traffic consultants Cirqa, and as such, Council should refer to the Cirqa Vehicle Turn path diagrams and supporting letter endorsed the proposed development is acceptable dated 13 April 2021 provided, for detailed turn path analysis and revised architectural drawing 21-12 PD 01B dated 4.05.21.

Overall, the proposed amended residential development indicates its compliance to the relevant requirements of Australian Standard (AS/NZ 2890.1:2004).

7. Internal garage length

With regards to the internal garage length, the DA now indicates that the waste bins that were previously located in the internal garage space are now located at a communal bin storage area at the rear of the property and the internal garage length complies with the relevant requirements of Australian Standard (AS/NZ 2890.1:2004).

8. Domestic storage

In reference to your comment that details are to be provided to comply with the domestic storage requirements of minimum 8 cubic metres outlined in PDC 31 of the General Section (Residential Development) the current DA indicates that there is currently 8.3 cubic metres of domestic storage to Dwelling 1 and 8.2 cubic metres of domestic storage to Dwellings 2, 3, 4 & 5, via the listed schedule on the architectural drawing 21-12 PD 02A1.

However due to minor revisions from the vehicle manoeuvrability requirements, the revised DA now indicates 8.3 cubic metres of domestic storage to Dwelling 1 and 8.0 cubic metres of domestic storage to Dwellings 2, 3, 4 & 5, via the listed schedule on the architectural drawing 21-12 PD 02B, which is considered to comply with PDC 31 of the General Section (Residential Development).

9. Shadow diagrams

With regards to shadow diagrams, the revised DA now indicates Sun study diagrams of the proposed development during the hours of 9.00am, 12noon and 3.00pm at the winter solstice on 21st June for Adelaide (Latitude 34.92 degrees South and Longitude 138.59 degrees East) on the revised architectural drawings 21-12 PD 11B, 12B and 13B.

The revised proposal indicates that it complies with PDC 10, 11, 12 and 13 of the General Section (Residential Development).

10. Boundary fencing and retaining walls

We can confirm that the height of all boundary fencing will not exceed 2.1 metres above existing ground levels and have indicated that the boundary fencing will be 1.8 metres high 'Colorbond-Monument' Good Neighbour panel fencing with maximum 250mm high proprietary under fence concrete plinths, as indicated on revised architectural drawing 21-12 PD 01B dated 4.05.21 and revised engineering drawings dated 27.04.21.

11. Stormwater management

With regards to the on-site stormwater management concerns, please refer to attached revised architectural drawing 21-12 PD 01B dated 4.05.21 and revised engineering drawings dated 27.04.21.

This revised proposal indicates the following arrangement for each dwelling of the development:

- Installation of a 3000 litre rainwater tank with no detention element,
- Rainwater tank will be plumbed to deliver recycled water to all toilets and laundry cold water outlets,
- A minimum of 90% of the dwelling roof area stormwater runoff is to be collected and directed to the rainwater tank. (In this instance the development is collecting 99% of the roof area.)
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation,
- The stormwater collection and re-use system is to be installed and operational prior to occupation of the dwelling.

Conclusion

It is our opinion that the proposed amended development addresses all the concerns that Council had raised in regards to this development and this proposal is in keeping of providing suitable dwelling amenity and will assist in a higher quality lifestyle for its users and neighbours, for a medium density residential development in this location and has been designed with the Council Wide Principles in mind, and maintain a sustainability as a focus.

Accordingly we consider that the proposal has sufficient merit to warrant consent.

Yours sincerely,



Mark Sturru
Director,
studio eD3 Pty Ltd

studio eD3
0423 094 854
admin@studioed3.net.au
nairne sa 5252
abn 71 976 582 110



Product Register Search (CT 5578/872)
Date/Time 25/02/2021 11:25AM
Customer Reference
Order ID 20210225003825



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 5578 Folio 872

Parent Title(s) CT 3771/71

Creating Dealing(s) CONVERTED TITLE

Title Issued 23/09/1998 Edition 1 Edition Issued 23/09/1998

Estate Type

FEE SIMPLE

Registered Proprietor

BRIAN WILLIAM HOLLAND
JUDITH ANNE HOLLAND
OF 57 GRAY STREET PLYMPTON SA 5038
AS JOINT TENANTS

Description of Land

ALLOTMENT 12 DEPOSITED PLAN 3320
IN THE AREA NAMED PLYMPTON
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

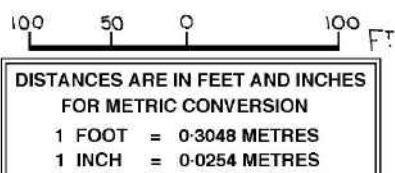
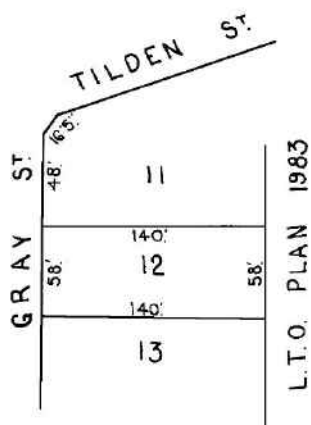
NIL

Notations

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



Product Register Search (CT 5578/872)
Date/Time 25/02/2021 11:25AM
Customer Reference
Order ID 20210225003825





Our ref: MJG/221155

25 May 2021

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

By Email:

Dear Mr Buss

**Statement of Representation – DA 211/313/2021
Property: 57 Gray Street, Plympton SA 5038**

This firm acts for Linda Cunningham who is the owner and occupier of the land at 55A Gray Street, Plympton (**our client's land**). This representation opposing this development is made on our client's behalf.

The development application (DA 211/313/2021) seeks consent for a development described by the Council as "*Combined Application: Land Division – Community Title; SCAP No. 211/C062/21. Create four (4) additional allotments; Demolition of existing dwelling and associated structures and construction of a two-storey residential flat building containing five (5) dwellings and associated landscaping*" (**proposed development**). The proposed development is to be constructed perpendicular to Gray Street with the dwellings having a 'frontage' to what has been described as a 'driveway', with the westernmost dwelling (denoted as Dwelling 1 on the public notification plans) being the only dwelling with a primary street frontage.

Our client's land is adjacent to and located immediately south of the development site at 57 Gray Street, Plympton SA 5038 (**the development site**).

For the following reasons, our client objects to the proposed development.

Our client's concerns

Our client's concerns with the proposed development are summarised as follows:

1. The design of the proposed development fails to meet the primary street and rear setback provisions of the Development Plan;
2. The overshadowing created by the proposed development will cause unacceptable adverse amenity impacts for our client's land;

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- 2 -

3. The proposed development incorporates insufficient private open space;
4. The proposed development is not of a high design quality and detracts from the amenity of the streetscape; and
5. The proposed development is at odds with the desired character of the area and is not supported by the Development Plan.

Properly considered the proposed development constitutes a poorly designed overdevelopment of the development site and should not be granted Development Plan consent.

We have grouped the above issues by heading and detail our client's concerns further below.

Setbacks

The development site and our client's land are located within the Medium Density Policy Area 18 (**the Policy Area**) of the Residential Zone (**the Zone**).

The proposed development consists primarily of the construction of an 8 metre high, 42.6 metre wide residential flat building located 2 metres from the boundary of our client's land.

PDC 5 for the Policy Area relevantly states that dwellings should be designed to incorporate a minimum setback from the primary road frontage of 3 metres, as well as a minimum setback from their rear boundary of 4 metres.

The proposed development fails to meet these parameters. As the proposed development will be sited perpendicular to Gray Street (with a 'frontage' to the common driveway rather than the public road) the *rear boundary* of each of the proposed dwellings is to be taken to be the southern boundary of the development site. The upper level of each of the proposed dwellings is setback only 2 metres from the rear boundary, being only 50% of the distance specified of PDC 5. Further, the garage is in fact built to the common boundary.

PDC 10 of the Zone states that:

Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building ... increases to:

(a) Minimize the visual impact of buildings from adjoining properties

As a result of the inadequate rear setback, the proposed development will have an unacceptable visual impact on our client's land. Such a development so close to the boundary of the development site is completely at odds with the locality, and will create adverse visual amenity and overshadowing impacts (discussed below).

The proposed dwelling labelled as 'Dwelling 1' is the only dwelling within the proposed development that incorporates a frontage to Gray Street. Dwelling 1 is to be set back from the primary street frontage by 2.4 metres, again falling well short of the setback

- 3 -

required by PDC 5. If approved, the proposed development would be inconsistent with the typical primary setbacks seen on Gray Street (which appear to range between 4 and 7 metres) and detract considerably from the established streetscape of the locality.

Overshadowing

PDC 10 of the Zone states that:

Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building ... increases to:

...

(b) Minimize the overshadowing of adjoining properties.

PDC 14 further seeks that new development ensures that solar panels installed on existing buildings maintains a minimum of 2 consecutive hours of direct sunlight between 9.00am and 3.00pm on 22 June.

The sun study diagrams included in the public notification documents and labelled PD 11 – PD 13 clearly show the extent of overshadowing on our client's land. Our client's dwelling is one of two semi-detached dwellings located at 55 Gray Street. As a result, all of our client's habitable rooms are located adjacent the common boundary of our client's land and the development site, with the living room and private open space located toward the rear of the property. This layout takes advantage of the dwelling's northern orientation and provides our client with natural light, particularly in winter.

The proposed development will completely overshadow all habitable rooms within our client's dwelling as well as significantly reducing sunlight access to the living room and private open space at the rear of the property. In addition, the solar panels installed on the roof of my client's home will receive no direct sun light at any point between (at least) 9.00am and 3.00pm during the winter solstice.

It is also observed that the General Section of the Development Plan consistently highlights the importance of minimising overshadowing and maintaining adjacent buildings' access to sunlight.

PDC 9 of the Design and Appearance section states that:

The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:

(a) windows of main internal living areas

(b) ground-level private open space

...

(d) Solar collectors (such as solar hot water systems and photovoltaic cells).

- 4 -

PDC 2 of the Energy Efficiency section states that:

Buildings should be sited and designed:

(a) to ensure adequate natural light and winter sunlight is available to main activity areas of adjacent buildings

(b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

PDCs 10 – 12 of the Residential Development section requires that:

10: The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:

(a) windows of habitable rooms, particularly living areas

(b) ground-level private open space

...

(d) access to solar energy.

11: Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) ... on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00am and 5.00pm on 21 June

12: Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June to at least ... (a) half of the existing ground-level open space

The overshadowing from the proposed development will constitute a significant failure to adhere to any of these provisions, and will have an oppressive and unacceptable shaded impact on the amenity of my client's land.

Private Open Space

PDC 19 of the Residential Development section states that dwellings should provide at least 24m² of private open space per dwelling.

The plans for the proposed development show that each dwelling will have access only to a 16m² ground floor alfresco area, which falls well short of the above requirement. Further, the ground floor living spaces are located to the southern side of the proposed development, and will be completely overshadowed by the proposed dwellings in breach

- 5 -

of Residential Development PDC 18, which calls for private open space with a northerly aspect that is not significantly shaded during winter.

The limited area of open space and lack of access to sunlight within that space highlights the poor design and reinforces the overdevelopment inherent in this proposal.

Design and Appearance

Objective 1 of the Design and Appearance section of the Development Plan seeks development of a high standard of design and an appearance that responds to and reinforces positive aspects of the local environment and “built form”. The overwhelming pattern of development on Gray Street has to date been single storey detached or semi-detached dwellings with deep setbacks and which incorporate front lawns or other suitable landscaping features.

The proposed development is inconsistent with the existing locality and fails to respond to any aspects of the existing local environment and “built form”. The street-facing façade of the proposed development comprises a disjointed, jarring patchwork of finishes and materials that is neither of a high design standard nor in any way consistent with the positive aspects of the existing locality.

The proposed development fails to effectively utilise design techniques to produce visual interest or reduce massing as sought by PDC 16(d), and has located the only visitor carpark (shared between all five dwellings) between the public footpath and façade of the building, contrary to PDC 16(c).

As a result of the above design failures, the proposed development does not present as a high quality design and will clearly detract from the local environment and the “built form” of the surrounding area.

Desired Character of the Area

The desired character of the Policy Area stipulates that the main road frontage of a development should be interspersed with landscaping to enhance the appearance of buildings from the street, provide an appropriate transition between the public and private realm and reduce heat loads in summer. As discussed above, the proposed development fails to incorporate sufficient landscaping between Gray Street and the western wall of Dwelling 1 to mask its jarring façade. The lack of landscaping fails to enhance the appearance of an otherwise unattractive building, nor the public realm, as sought by the desired character. Further the inclusion of the visitor park in this location exacerbates the lack of meaningful landscaping and indeed an area to physically locate the same.

The proposed development further seeks to replace existing grassed areas and landscaping, including several large trees, with paving or similar surfaces. Instead of achieving the desired outcome of reducing summer heat loads, the covering of the site with such a material will likely worsen the existing heat island effect, which is again contrary to the desired character of the Policy Area.

It is beyond doubt that the proposal does not achieve the desired character.

- 6 -

Conclusion

The proposed development clearly contravenes the relevant provisions of the Development Plan. The current proposal does **not** warrant development plan consent as there is little to no support for the proposed development in either the general section of the Development Plan, the Zone PDCs nor the Policy Area's desired character and PDCs.

It conflicts with a significant number of important provisions in the Development Plan and is clearly an overdevelopment.

Our client wishes to be heard in person, or by legal representative, at the relevant meeting of the Council Assessment Panel. Please advise the date and time of the relevant meeting.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M Gillies', with a horizontal line drawn underneath.

Mitchell Gillies
BOTTEN LEVINSON
Mob: 0449 961 280
Email: mjg@bllawyers.com.au

Brendan Fewster

From: Alex Mackenzie
Sent: Wednesday, 12 May 2021 10:13 AM
To: Development
Subject: Development 211/313/2021

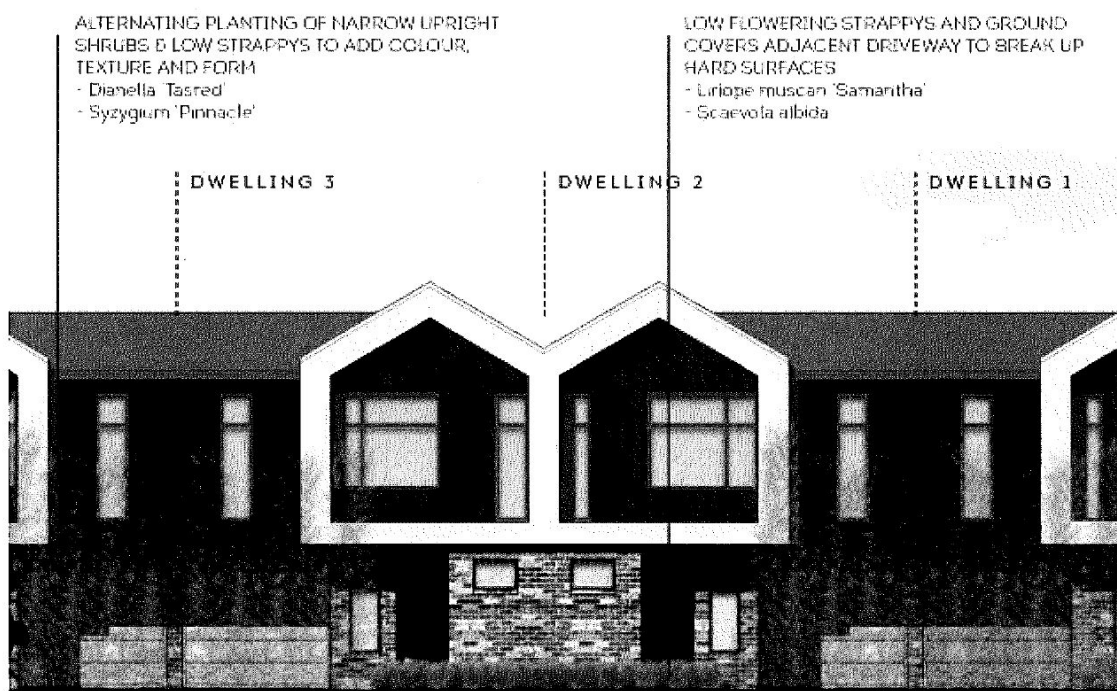
Re: Development No: 211/313/2021

Hi,

We have just received the notice of application for Category 2 Development at 57 Gray Street, Plympton.

We are concerned with the level of landscaping along the driveway and the impact to our privacy and heat load in the area as there is currently significant greenery along the boundary which aides those concerns.

The alternating plants (low strappy and shrub) aren't suitable as a privacy barrier or reducing heat load as they have a small canopy with no shade.



We'd like this amended to a row of tall shade trees (e.g. Zelkova serrata as per plans for rear of development of property) to reduce heat load and improve privacy for both parties.

Can you also please confirm if the windows on the driveway elevation will have privacy glass?

Thank you,

Alex Mackenzie & Charlotte Krinas
1a Tilden Street Plympton



3 June 2021

Brendan Fewster
Development Assessment Officer
Planning and Development
City of West Torrens

By email:

Dear Brendan,

Development Application: 211/313/2021

Response to representations for development application at 57 Gray Street, Plympton to Create four (4) additional allotments; Demolition of existing dwelling and associated structures and construction of a two-storey residential flat building containing five (5) dwellings and associated landscaping.

1.0 Introduction

Adelaide Planning and Development Solutions (APDS) have been engaged by the applicant Advanced Development Group Solutions to provide a response to the representations received following the public notification period.

In preparing this response, I confirm that I have visited the subject land and locality, had regard to the representations received and the West Torrens Council Development Plan Consolidated 21 May 2020.

This response should be considered in addition to the attached amended proposal plans containing shadow diagrams plans, amended landscaping plans, additional traffic assessment diagram from CIRQA and the supporting planning statement from which addresses the matters raised in the representations.

The following response will address the reasons raised in the representations below.

For the reasons I will detail below, I am of the view that the amendments to the original proposal plans as well as the additional landscaping information provided results in a development which warrants Development Plan Consent in its amended form.

2.0 Representation

A total of two representations were received during the public notification period.

The table provides details of the name of the representor, their address, whether they wish to be heard by the Council Assessment Panel.



Name of representor	Address of representor	Wishes to be heard by CAP	Location of dwelling on plan
L Cunningham (Botten Levinson)	55A Gray St, Plympton	Yes	Representor 1 Green
A MacKenzie and C Kunas	1A Tilden St, Plympton	Not specified	Representor 2 Yellow

Location of Representors



3.0 Consideration of representations

Having reviewed the representation, the concerns raised in the representation specifically relate to a number of key themes including:

- Building setbacks from boundaries
- Overshadowing
- Private open space
- Design and appearance
- Desired character for the area
- Landscaping, privacy and heat
- Overdevelopment

We respond to the representations in these general areas accordingly below.



Building setbacks from boundaries

The subject site is located within the Medium Density Policy Area 18 of the Residential Zone. Principle of Development Control (PDC) 5 of the Policy Area asks for dwellings to be setback 3 metres from the 'primary road frontage' (emphasis added) and 4 metres from the 'back' boundary. The proposal has been designed to satisfy the quantitative provisions of the development plan regarding appropriate front and rear setbacks, which is discussed in detail below.

The site address is 57 Gray Street Plympton and, while an internal shared driveway will be created for the dwellings, Gray Street will continue to be the 'primary road' frontage in relation to the development. While there is no definition for 'primary road' under the *Development Act 1993*, the new planning system created under the *Planning, Development and Infrastructure Act 2016* provides a definition for 'primary street' in the Planning and Design Code which specifies that a 'primary street' is:

'the road that forms part of the street address of the building as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the Local Government Act 1999.'

The definition above provides guidance on front setbacks for development applications going forward. As such, it is considered that Gray Street is the 'primary road frontage' and in this case applies to the residential flat building which comprises the dwellings.

The proposed building is setback 3 metres from the Gray Street 'primary road frontage' and therefore is in accordance with PDC 5. The siting of the building also considers the context of the street and has been sited to provide a transition between the neighbouring dwelling to the north at 1A Tilden Street which is setback 1.7 metres from the Gray Street boundary and the neighbouring dwelling to the south which is setback 7.1 metres from the Gray Street boundary. The outcome is a development that provides contextual front setbacks that will sit comfortably within the Gray Street streetscape complement the transition between the two neighbouring dwellings.

With Gray Street forming the 'primary road frontage' it is appropriate to accept that the eastern boundary of the site is the 'back boundary' as it is perpendicular to the front.

The rear setback of the building at 4 metres therefore satisfies the quantitative requirement set out in PDC 5 for back boundary setbacks.

Regarding the side setbacks, PDC 11 of the Residential Zone asks for dwellings to be setback from side boundaries 1 metre for a wall height up to 3 metres and 2 metres for a wall height between 3 and 6 metres. Therefore, the dwelling component of the proposal would need to provide a setback to the side boundary of 1 metre for the ground level and 2 metres for the upper storey component which has a maximum overall wall height 6 metres above natural ground level. The proposed side setbacks for the dwellings are 4.15 metres for the ground level and 2 metres for the upper storey which meets the side setbacks sought in PDC 11.



Regarding the siting of the garages on the side boundary, the proposal is consistent with the Residential Zone PDC 12 in that the garage walls are single storey which minimises overshadowing and have an articulated built form with breaks between the walls up to 7.7m to reduce any visual impacts. Further, the maximum height of any wall along the boundary does not exceed 3 metres and the maximum length of any wall along the boundary does not exceed 6.5 metres consistent with PDC 13(b).

Any overshadowing impacts are addressed below.

Overshadowing

Residential Zone PDC 14 asks for development to ensure that sunlight to solar panels of existing buildings is maintained for a minimum of 2 consecutive hours between 9.00am and 3.00pm on 22 June.

Additional provisions relating to overshadowing are contained within the General Section 'Residential Development', specifically PDC 10, 11 and 12 which ask for 3 hours of sunlight to be provided to windows and half the existing private open space areas of adjacent dwellings at the 21 June.

The revised plans contain shadow drawings (architectural drawings 21-12 PD 11C, 12C and 13C) that demonstrate there is adequate access to sunlight for the solar panels on the neighbouring roof 55A Gray St between 12 and 3pm at the winter solstice on 21st June for Adelaide (Latitude 34.92 degrees South and Longitude 138.59 degrees East) which addresses Zone PDC 14 and General Section 'Residential Development' PDC 10.

The shadow drawings also demonstrate that ample sunlight is available to at least 50% of the neighbouring 55A Gray St rear (east facing) private open space area and rear (east facing) living room windows throughout the morning in accordance with the General Section provisions relating to overshadowing.

Although these amended shadow drawings show that the proposed dwellings will cast some shadows over the neighbouring property to the south of the subject land, it is important to note that PDC 10 of the 'Residential Zone' (b) calls for development to minimise the overshadowing of adjoining properties, not to prevent it altogether. To this end, we submit that this has been achieved by:

- setting the ground and first floor levels of the proposed dwellings which meet the side setbacks sought in PDC 11 from the southern (side) boundary of the subject land; and
- Ensuring that none of the proposed dwellings exceed the maximum height that has been prescribed for buildings within the Medium Density Policy Area 18 of the Residential Zone PDC 5 of the policy area maximum building height of three storey.

It is also important to note from the amended shadow drawings 21-12 PD 11C, 12C and 13C that:

- the majority of the northern façade of the residential building on the neighbouring property to the south of the subject land will continue to receive access to sunlight between the hours of 12:00 pm and 3:00 pm on the winter solstice.



- and the shadows cast by the proposed dwellings at 9:00 am on the winter solstice will not extend beyond the adjacent existing boundary due to the proximity of the neighbouring property north wall to the dividing boundary fence (put simply, boundary the fence itself will continue to overshadow the adjacent private open spaces to the south of the subject land); and
- the proposed dwellings will not cast any shadows over the neighbouring property to the south of the subject land between the hours of 12:00 pm and 3:00 pm on the winter solstice (the shadow drawings 21-12 PD 12C and 13C attest to this)

Therefore, the proposal will not result in any unacceptable impacts in terms of overshadowing to adjoining properties. The setback of the proposed upper storey components of the dwellings will not result in any unacceptable loss of sunlight or loss of outlook to the adjoining allotments and will allow access to sunlight for the existing solar panels.

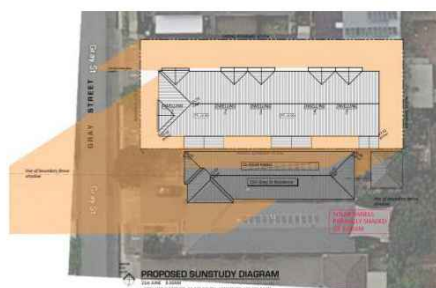


Image 1 - 9am sun study diagram

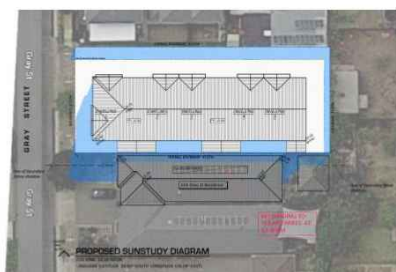


Image 2 - 12 pm sun study diagram

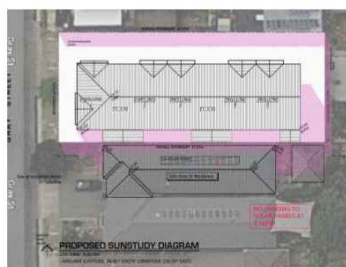


Image 3 - 3 pm sun study diagram



Private open space

The subject site is within the Medium Density Policy Area 18, PDC19 of the Residential Zone which suggests that dwellings should provide a minimum area of private open space of 24 square metres with a minimum dimension of 3 metres.

General Section 'Residential Development' PCD 24 also states: *Private open space may be substituted for the equivalent area of communal open space where:*

- (a) at least 50 per cent of the communal open space is visually screened from public areas of the development*
- (b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance*
- (c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.*

Private open space of the total 5 proposed dwellings is 80 square metres with a minimum dimension of 4 metres for dwellings 2 - 5 and 3 metres for dwelling 1 is provided to each of the dwellings and is accessible from a living room. An additional area of screened communal open space of 55 square metres is provided at the rear of the proposed development for the exclusive use of the residents, which has good access to northerly sunlight and will be well landscaped to encourage recreational use.

The total area of open space areas provided for the exclusive private use of the occupants of the dwellings is 135 square metres, which is an average of 27 square metres per dwelling. As such, the proposal satisfies the zone and general section provisions relating to the provision of private and communal open space.

Design and appearance

The proposal includes the construction of a well-designed two storey residential flat building comprising five dwellings which provides interesting articulation through horizontal and vertical elements as well as the use of a variety colours and mixture of building materials, in-keeping with the desired future character of the area. The proposal is replacing an existing dwelling in poor condition and will enhance the streetscape appearance with an appropriate built form.

The site to the north of the subject site at 1 Tilden Street has recently been redeveloped with two storey dwellings using brown brick and render finishes similar to the colour scheme being proposed (refer perspective below).



Perspective artist impression of the proposed development

ABN 55 289 434 618

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It is important to note that the current character of the area reflects the older single storey dwellings that were constructed at low densities and are not reflective of the desired future character of the area which is for medium density development in the form of residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments.

Further, the Desired Character statement of the Medium Density Policy Area 18 recognises that 'New buildings will contribute to a highly varied streetscape', which is achieved through the proposed built form.

Design an Appearance PDC 16 states:

In mixed use and medium and high-density residential areas, development facing the street should be designed to provide interesting and pedestrian friendly street frontages by: ...

- (c) *avoiding undercroft, semi-basement or ground floor vehicle parking that is visible from the primary street frontage*
- (d) *using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduce massing...*

In response to representor comments regarding the proposal's ability to effectively utilise design techniques to produce visual interest or reduce massing as sought by PDC 16, an amended landscaping plan has been provided which shows the streetscape elevation (refer below). Contrary to the comments provided by the representor, it is considered that the proposed dwellings will have a contemporary styled appearance, feature claddings and a distinct roof gable features have been applied to the external facade that provide many interesting horizontal and vertical elements, a wide variety of colours, mixture of building materials, texture and finishes including recycled red brick at ground level and articulated facades to Gray Street and northern elevation that will provide visual interest to reduce the massing of the building. Further, the visitor parking space, while it is forward of the building, is proposed to be screened by dense landscaping and will not be clearly visible to the street.



Gray Street Elevation – Landscaping plan

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With the combination of interesting and varied design elements and the extensive landscaping proposed, it is considered that the proposal will result in a development that is of a high standard of design and appearance that reinforces the positive (newer) aspects of the local environment and built form and sets a high standard of design for other future development as this area transitions to a medium density environment.

Desired character for the area

As mentioned above the Desired Character for the Medium Density Policy Area 18 is for medium density development in the form of residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments, with new buildings contributing to a highly varied streetscape. The desired character statement also asks for development to *'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'*.

As discussed above, an amended landscaping plan designed by our landscape architect from LCS Landscape has been provided which demonstrates the extent of landscaping to be provided throughout the site, in particular toward the road frontage, to soften the appearance of the building, car parking and driveway areas. The image below shows the extent and variety of landscaping proposed to the common driveway area and communal open space at the rear of the site. A variety of trees bushes and shrubs are proposed and will provide shade and shelter to the common areas and minimise the urban heat island effect. Additional details of the plant and material palette and planting schedule is provided in the landscaping plans.



Northern side elevation – Landscaping plan

For the reasons stated above and as demonstrated in the amended landscaping plans, the proposal is therefore considered to be in accordance with the Desired Character statement for the Medium Density Policy Area 18.

Landscaping, privacy and heat

In response to the representors, an amended detailed landscaping plan has been provided with the application documentation and demonstrates that the height and species of the plantings will contribute to reducing urban heat loads and provide privacy to the dwellings located to the north of the site. *Prunus cerasifera* 'Crimson Spire' alternating with *Dianella* 'Tasred' - *Syzygium* 'Pinnacle' will provide trees along the common driveway to reduce heat loading,



add colour, texture and form and contribute to privacy of adjoining allotments. Refer above and to the landscaping plans for additional detail.



Amended plans have been provided which show obscure privacy glass to a height of 1.7 metres to all the north facing windows along the common driveway area which addressed privacy concerns raised by the representor.



**Overdevelopment of site**

The site is within the Medium Density Policy Area 18 of the Residential Zone which envisages Medium Density development in the form of residential flat buildings. In particular, PDC 4 states:

Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare, where net density can be calculated by dividing 10000 by the site area and multiplying that number by the number of proposed dwellings for the site) should be in the form of 2 to 4 storey buildings.

The proposal is for 5 dwellings on the site which equates to 66 du/ha and is therefore in accordance with the density envisaged in the policy area. Further, the average site area per dwelling is 150.8 square metres which is consistent with the 150 square metres sought in PDC 6.

The proposal results in a two-storey development with a site coverage of 51% which easily satisfies the 70% site coverage envisaged and the building height of three storeys sought in PDC 5 of the policy area.

It has been demonstrated in the planning statement that formed part of the original application documentation and in response to representors' concerns above that the proposal has been designed to meet the majority of quantitative and qualitative provisions of the Development Plan (parking, setbacks, building design etc) and will result in dwellings which will sit comfortably on the subject land. The proposal will provide additional housing options with development at densities which is compatible with the intent of the Medium Density Policy Area 18 and will sit comfortably in the Gray Street streetscape.

As the proposal is consistent with the density, site area, building height and site cover sought after in the policy area, it is proven that the proposal does not represent an overdevelopment of the site and is in fact in accordance with the desired future character of the policy area.



4.0 Conclusion

The proposal seeks the demolition of the existing dwelling and associated structures and construction of a two-storey residential flat building containing five (5) dwellings and associated landscaping. The applicant has amended the plans to address the landscaping and overshadowing concerns which has responded to the matters raised by the representors resulting in a development which will sit comfortably on the subject land.

The proposed two storey residential flat building consisting of five dwellings with garages and landscaping have been designed to satisfy the intent of the majority of the qualitative and quantitative provisions of the Development Plan as outlined within the content of the planning statement and this response to representations.

The proposed dwellings will contribute to the desired future character of the area and sets a high standard of design for other future medium density development in the area. The design elements, setbacks, upper storey window treatments and landscaping proposed ensures the development will not unreasonably impact on adjoining dwellings and will contribute to a high streetscape amenity.

The proposed two storey building height is consistent with other examples of two storey development in close proximity to the subject land and satisfies the intent of the Development Plan in relation to building height, mass and density.

Having regard to all the relevant provisions of the Development Plan, and for the reasons aforementioned, it is my opinion that the application represents an appropriate form of development in the context of the of the Medium Density Policy Area 18 of the Residential Zone, the general provisions of the West Torrens Council Development Plan and the unique circumstances of the subject land and locality.

For all of the above reasons, we consider the proposal to demonstrate sound performance against the pertinent Development Plan standards. Accordingly, planning consent in this instance is warranted.

Please confirm when this proposal will be considered by the Council Assessment Panel and the date and time of the meeting. Representatives on behalf of the applicant shall attend at this meeting in support of the proposal.

Should you have any queries or require any further information or clarification with any components of this response, please do not hesitate to contact me by email at mark@adelaideplanning.com.au

Yours Sincerely,

Mark Kwiatkowski MPIA CPP

Director + Principal Urban Planner

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Memo

To Brendan Fewster
From Richard Tan
Date 14-May-2021
Subject 211/313/2021, 57 Gray Street, PLYMPTON SA 5038

Brendan Fewster,

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

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

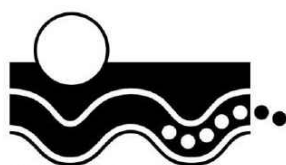
- 1.1 In accordance with the provided 'Sitework and Drainage Plan' (HE, Ref: HWC-21041-C02-A, dated 03/21) the FFLs of the proposed development (18.00 minimum) have been assessed as satisfying minimum requirements (17.81 minimum) in consideration of street and/or flood level information.

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 front property boundary). An absolute minimum offset of 0.5m from new crossovers 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



City of **West Torrens**

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removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

2.1.1 Proposed stormwater connection location is acceptable.

2.2 The shape and material of stormwater connection through the road verge area has been assessed as satisfying minimum requirements

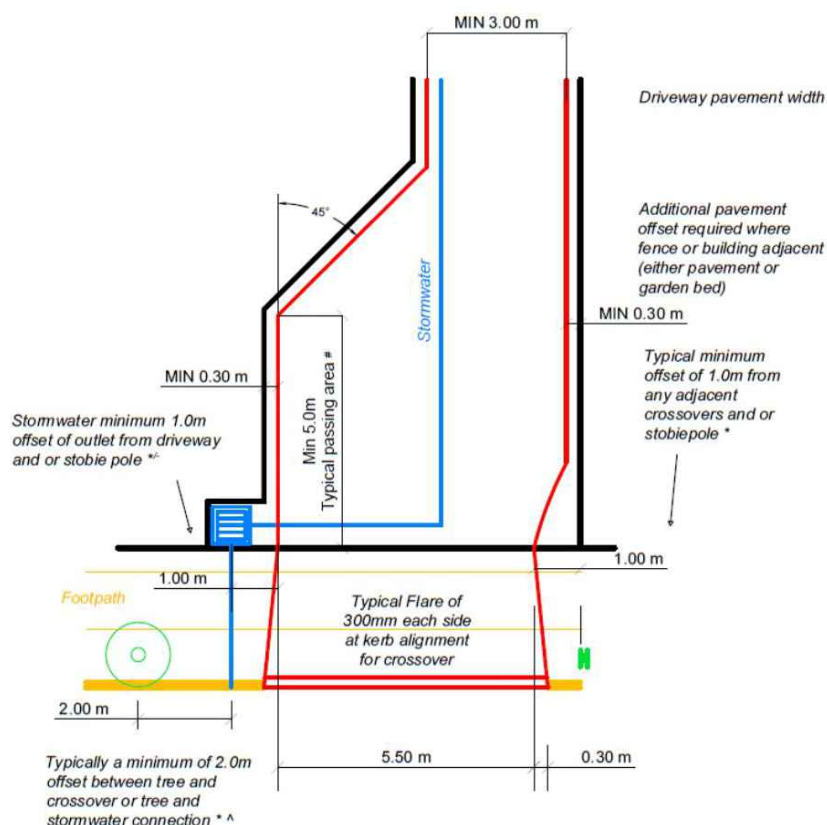
3.0 Traffic Requirements

3.1 No further assessment provided. Item still considered outstanding.

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 shortfall of this requirements. Please refer to the attached sketch for a typical layout.



ACCESS ARRANGEMENT SERVICING REAR CAR PARK OFF LOW VOLUME ROAD



NOTES:

* Distance as measured along alignment of front property boundary

^ Must be deemed to comply by Council's Technical Officer (Amenity)

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

- Stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements.

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

Please note that the 300mm offset on either side of the 5.5m wide driveway access can be pavement or landscape. To satisfy landscape requirements this offset in some cases may be larger than 300mm.

It is recommended that the driveway servicing the rear of the subject site be revised to the required dimensions indicated above. Revised



City of **West Torrens**

Between the City and the Sea

plans showing a driveway that satisfies the above provisions should be provided to Council.

- 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 proposed letterboxes and services location have been assessed as satisfying minimum requirements.

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 the provided traffic report '(CIRCA, Ref: 21123-BNW, dated 13/4/2021)
- 3.4** The garage dimension as measured on 'Proposed Site Plan' (SBD, Ref: 21-12-PD-01-B, dated 04/05/21) have been assessed as satisfying minimum requirements.
- 3.5** One visitor parking spaces is proposed to be located directly off of the 5.5m by 5.0m passing entry within the property.

Although often supported by City Development, City Assets does not support this arrangement and considers this to be potentially dangerous due to vehicles accessing this space is right next to the vehicle passing area.

Further determination of the requirement for further consideration of this design element is left to the discretion of the planning officer.

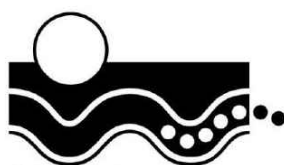
4.0 Waste Management

- 4.1** Due to the nature of this application, 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 Management

- 5.1** Stormwater Detention



City of **West Torrens**

Between the City and the Sea

Provided information, 'Sitework and Drainage Plan' (HE, Ref: HWC-21041-C02-C, dated 27/04/21) 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.

However, the detailing of the 'alternate' approach has not been included in the provided plans.

It is recommended that the following details should be included in the revised plan:

- **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).**

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.**

Regards
Richard Tan
Civil Engineer



Memo

To Brendan Fewster
From Nick Teoh
Date 23-Mar-2021
Subject 211/313/2021 57 Gray Street, PLYMPTON SA 5038

Dear Brendan Fewster

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

Waste Management

Waste Management considers the proposed development at 57 Gray Street, Plympton suitable for a standard Council waste service. Council will provide Individual bin sets to each dwelling.

Kind regards

Nick Teoh
Team Leader Waste Management

Arboricultural Assessment of Street Trees

Development Application No: **211/313/2021**

REFERRAL DUE DATE: 2 April 2021.

Assessing Officer: **Brendan Fewster**
Site Address: **57 Gray Street, PLYMPTON SA 5038**
Certificate of Title: **CT-5578/872**
Description of Development **Combined Application: Land division - Community Title; SCAP No. 211/C062/21 , Create four(4) additional allotments; Demolition of existing dwelling and associated structures and construction of a two storey residential flat building containing five (5) dwellings plus**

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 - Brendan Fewster

DATE 19 March 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).

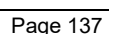
Any proposed development that does not consider "AS4970 Protection of Trees on Development Sites", is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

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 for the proposed development at 57 Gray Street Plympton, City Operations in this instance will support a 1.5m reduced offset from the *Koelreuteria paniculata* (Golden Rain)

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".

DATE: 23/03/2021









Contact Planning Services
Telephone 7109 7016
Email dlditplusclearanceletters@sa.gov.au



4 June 2021

City Manager
City of West Torrens
165 Sir Donald Bradman Dr.
HILTON SA 5033

Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Dear Sir

Re: Proposed Development Application No.211/C062/21 (ID 70866) – Amended Plan 16/04/21 for Land Division (*Community Title Plan*) by Advanced Development Group Solutions

Further to my letter dated 29 March 2021 and to assist the Council in reaching a decision on this application, copies of consultation agency reports received by the State Planning Commission are available for your consideration.

IT IS REQUESTED PURSUANT TO SECTION 102 (1) (d) OF THE *PLANNING DEVELOPMENT AND INFRASTRUCTURE ACT* THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE SPC.

1. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0112867)

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

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

2. Payment of \$31,044.00 into the Planning and Development Fund (4 allotment/s @ \$7761.00 /allotment). payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide
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 Planning Commission for Land Division Certificate purposes.

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE SPC WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; and
- c) a copy of its Decision Notification Form (via EDALA) pursuant to Regulations 89 (3)(b)ii & 90

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Biljana B.'.

Biljana Prokic
LAND DIVISION COORDINATOR – PLANNING SERVICES
as delegate of the
STATE PLANNING COMMISSION

SAPLANNINGCOMMISSION.SA.GOV.AU



Government of South Australia
Attorney-General's Department



04 June 2021

Our Ref: H0112867

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

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries JOSIE BONNET
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/C062/21 AT PLYMPTON

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

JOSIE BONNET

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.1.3 32 Western Parade, BROOKLYN PARK

Application No 211/228/2021 and 211/333/2021

Appearing before the Panel will be:

Representors: **Revathi Arunachalamurthy** and **Kumar Kandasamy** of 47 Press Road, Brooklyn Park wish to appear in support of the representation

Giuseppina Testa of 19 Press Road, Brooklyn Park wishes to appear in support of the representation

Applicant: **Andrew Barona** of North Eastern Designers Pty Ltd wishes to appear in response to the representations.

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Residential development involving the construction of one (1), two-storey detached dwelling and three (3), two-storey group dwellings	Community Title Land Division to create three (3) additional allotments and common property
APPLICANT	John McMurray	John McMurray c/- Cavallo Forest & Associates
APPLICATION NUMBER	211/228/2021	211/333/2021 (211/C060/21)
LODGEMENT DATE	1 March 2021	16 March 2021
ZONE	Residential	Residential
POLICY AREA	Policy Area 20 - Low Density	Policy Area 20 - Low Density
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 2	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • City Operations • Environmental Health External <ul style="list-style-type: none"> • Nil 	Internal <ul style="list-style-type: none"> • Nil External <ul style="list-style-type: none"> • State Commission Assessment Panel (SCAP) • South Australian Water Corporation (SA Water)
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020	Consolidated 21 May 2020
DELEGATION	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • The relevant application proposes a merit form of development which does not meet the minimum site area requirements in the relevant Zone or Policy Area by 7.5% or more.
RECOMMENDATION	Support with conditions	Support with conditions
AUTHOR	Phil Smith	

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 2 in Filed Plan 33702 in the area named Brooklyn Park, Hundred of Adelaide in Certificate of Title Volume 5138 Folio 396. The subject land is more commonly known as 32 Western Parade, Brooklyn Park.

The subject site is rectangular in shape with a 20.65 metre wide frontage to Western Parade, a depth of 66.88 metres and a site area of 1,381 square metres (m²).

There are no easements, encumbrances or Land Management Agreements on the Certificate of Title.

The site is currently vacant, but recently contained a single storey detached dwelling that has since been demolished, which was setback approximately 10 metres from Western Parade. The site is relatively flat and does not contain any vegetation of note. More specifically, there are no Regulated Trees on the subject site or on adjoining land that would be affected by the development.

The locality is residential in nature and character and generally consists of one and two storey detached dwellings with associated outbuildings located on relatively generous sized allotments. The locality also includes a number of other types of dwellings including single-storey row dwellings to the east and one and two-storey residential flat buildings to the west.

Sir Donald Bradman Drive is approximately 130 metres to the north and Marion Road is approximately 450 metres to the east. While Adelaide Airport is located approximately 220 metres to the south-west, the land is not affected by airport building height requirements.

The Development Constraints Map in the Development Plan indicates that the subject land is partially located within a Flood Hazard area and the Australian Noise Exposure Forecast 30 area (ANEF 30).

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

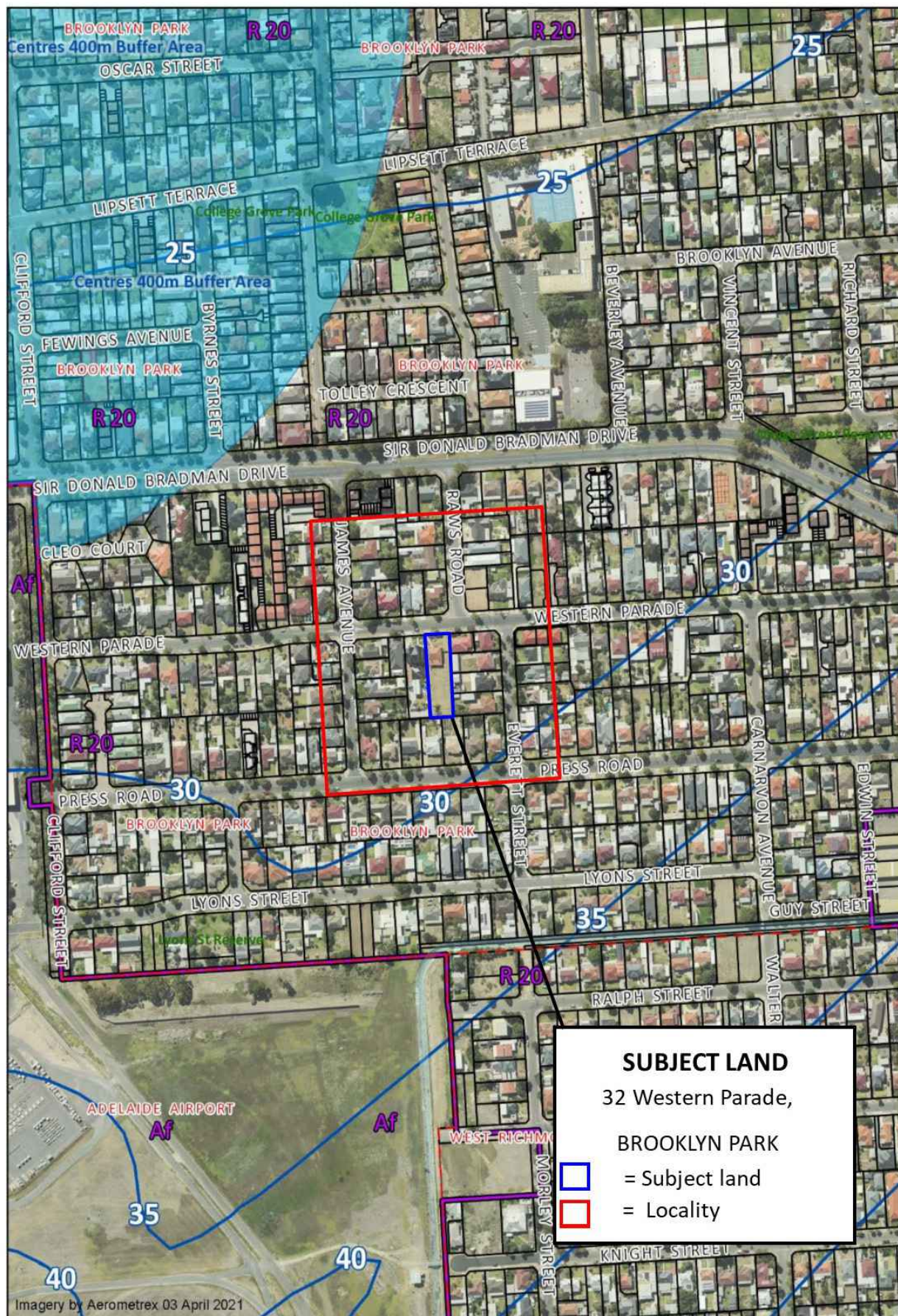




Figure 1 - Subject Site, 32 Western Parade, Brooklyn Park



Figure 2 - 34 Western Parade, adjacent to the west



Figure 3 - 32A Western Parade, adjacent to the east and subject site

PROPOSAL

The proposed development seeks approval for a residential development comprising two components contained in two related development applications.

The first application proposes a Community Title land division to create three additional allotments for residential purposes along with common property in the form of a shared driveway to provide vehicular access to the rear three allotments. The size of the proposed allotments will be as follows:

- Lot 1: 281m² - (345.25m² - including common driveway)
- Lot 2: 235m² - (345.25m² - including common driveway)
- Lot 3: 236m² - (345.25m² - including common driveway)
- Lot 4: 310m² - (345.25m² - including common driveway)

Based on a total site area of 1,381m², it is estimated that the common property parcel will be approximately 319m² in area.

The second application proposes the construction of a two-storey detached dwelling fronting Western Parade (on proposed Lot 1) as well as three, two-storey group dwellings on proposed Lots 2 to 4. Vehicular access to the detached dwelling will be provided directly from Western Parade via an existing crossover while access to the three group dwellings will be provided via the common property.

All four dwellings will be similar in design and layout, that is, they will be of a contemporary style using a range of materials and colours, and in fact each dwelling will feature the same building materials and colours. More specifically, each dwelling will feature three bedrooms and a living area on the upper level as well as a double garage and an open plan living area and kitchen area at ground level.

All dwellings will be provided with a ground level area of private open space which can be accessed from the living area.

The footprints of the Dwellings will be relatively modest and will range from approximately 71m² for dwellings 2 and 3 up to approximately 97m² for Dwelling 1. The total floor area of the dwellings will range from 222.5m² up to 248.84m².

Landscaping is proposed across the site, with a number of tree, shrub and ground cover species proposed.

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

PUBLIC NOTIFICATION

The land division is a Category 1 Development for the purposes of public notification in accordance with Clause 2(f) of Schedule 9 of the *Development Regulations 2008*

In contrast, the dwellings are a Category 2 form of development by virtue of Clause 18(b) of Schedule 9 of the *Development Regulations 2008*.

Properties notified	18 properties were notified during the public notification process.
Representations	Two representations were received.
Persons wishing to be heard	Two (2) representors have indicated they wish to be heard <ul style="list-style-type: none"> • Revathi Arunachalamurthy and Kumar Kandasamy of 47 Press Road, Brooklyn Park • Giuseppina Testa of 19 Press Road, Brooklyn Park
Summary of representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • Impact on privacy from overlooking • Impact on the value of property • Two storey dwellings are uncommon in the locality
Applicant's response to representations	Summary of applicant's response: <ul style="list-style-type: none"> • Overlooking from upper level windows and balcony will be addressed through obscure glazing to a height of 1.7m • The potential impact on the value of properties is not relevant to the planning process.

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

INTERNAL REFERRALS - BUILT FORM ONLY

Department	Comments
City Assets	<p>City Assets have taken into account in their assessment of the application, matters relating to finished floors levels (FFLs), verge interaction, stormwater, traffic and waste management matters.</p> <p>A minimum finished floor level of 100.300 is required.</p> <p>Installation of a 3,000 litre rainwater tank (no detention element) is required for each dwelling.</p> <p>Rainwater tanks are to be plumbed to deliver recycled water to all toilets and the laundry cold water outlet. (Can also be connected to Hot Water Service if desired).</p> <p>A minimum of 90% of the dwellings roof area is to have its stormwater runoff directed to each rainwater tank.</p> <p>In summary, City Assets have no issues with the development subject to their standard conditions.</p>
City Operations	<p>A site investigation together with the information provided has revealed that the location for the proposed crossovers will not directly conflict with the existing Lophostemon confertus (brush box) street tree.</p> <p>There is 11.3m from the eastern property boundary to the existing street tree and 9.2m from the existing street tree to the western property boundary.</p> <p>City Operations will require a 2.0m offset for the existing street tree for any stormwater connections.</p> <p>City Operations will support this proposal in its current form.</p>

EXTERNAL REFERRALS - LAND DIVISION ONLY

Department	Comments
SCAP	<ul style="list-style-type: none"> Requires that conditions of land division approval be included in relation to SA Water, payment to the Planning & Development Fund and the provision of a final plan for Land Division Certificate purposes.
SA Water	<ul style="list-style-type: none"> SA Water's financial requirements shall be met for the provision of water supply

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, the Low Density Policy Area 20 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>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 6, 7, 9, 10, 11, 12, 13 & 14

Low Density Policy Area 20 - Desired Character	
<p><i>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. 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. Battle-axe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>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. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objective	1
Principles of Development Control	1, 2 & 5

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 <i>Low Density Policy Area 20</i> <i>PDC 3</i>	Detached dwelling and Group dwelling 340m ²	inc. Common Property: 345.25m ² (avg.) Satisfies
SITE FRONTAGE <i>Low Density Policy Area 20</i> <i>PDC 3</i>	10 metres	20.65m Satisfies
PRIMARY STREET SETBACK <i>Residential Zone</i> <i>PDC 8</i>	At least the average setback of the adjacent buildings (i.e. 5.95m)	6.06m (to front wall) Satisfies
SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	Ground level 1m (min.) Second level 2m (min)	Dwelling 1: 1m/bndry Dwelling 2: 900mm/bndry Dwelling 3: 900mm/bndry Dwelling 4: 3m/900mm Dwelling 1: 6m Dwelling 2: 900mm Dwelling 3: 900mm Dwelling 4: 3m Does not satisfy
REAR SETBACK <i>Residential Zone</i> <i>PDC 11</i>	3m (single storey component) 8m (two storey component)	Dwelling 1 - 4m Dwellings 2-4 - 5m Satisfies Dwelling 1 - 4m Dwellings 2, 3, 4 - 4m Does not satisfy
BUILDING HEIGHT <i>Residential Zone</i> <i>PDC 6</i>	2 storeys 6m side wall height	2 storeys 5.91m wall height Satisfies

INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9	3+ Bedroom, 100m ² (min.)	All dwellings exceed 100m ² Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	300m ² - 500m ² - 60m ² (min.), of which 10m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. - Minimum dimension 4m. - 16m ² (min.) at the rear or side of the dwelling, directly accessible from a habitable room.	Dwelling 1: 60.8m ² Dwelling 2: 60.2m ² Dwelling 3: 60.2m ² Dwelling 4: 101.8m ² Satisfies
LANDSCAPING <i>Landscaping, Fences and</i> <i>Walls</i> PDC 31	10% (min.)	>10% (340m ²) Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	Detached dwelling – 2 car parking spaces, (1 covered) Group dwellings – 2 car parking spaces (1 covered) + an additional 0.25 spaces per dwelling (i.e. 9 spaces)	12 spaces provided including 8 undercover spaces (2 per dwelling) and 4 visitor spaces Satisfies

ASSESSMENT

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

Land Use

Residential development in the form of detached dwellings and group dwellings are envisaged within the Low Density Policy Area 20 as listed in PDC 1. Further, the Desired Character statements for both the Residential Zone and the Low Density Policy Area envisage group dwellings. Therefore, the proposed land use is considered appropriate.

Desired Character & Pattern of Development

The locality mostly comprises detached dwellings, however some infill development is evident in Western Parade. PDC 3 of the Low Density Policy Area 20 seeks minimum site areas of 340m² for detached, semi-detached and group dwellings as well as a minimum frontage of 10 metres to a public road. Further, PDC 5 of the Policy Area indicates that land division should create allotments greater than 340m² in area unless the land division is combined with an application for dwellings or follows an approval for dwellings on the site.

In responding to PDC 3, it is noted that the proposed residential development will achieve an average site area of 345.25m² (inclusive of the common property) and will maintain a frontage of 20.65 metres to Western Parade. On this basis, the proposed residential development is considered consistent with the intent of PDC 3 of the Policy Area.

The associated land division creates allotments that can appropriately accommodate dwellings that are generally in accordance with the provisions of the Development Plan as it relates to setbacks, on-site parking and provision of private open space. On this basis, the proposed site areas and allotment sizes are considered to be acceptable.

While it is noted that the Desired Character of the Policy Area seeks to maintain “... a *pattern of rectangular allotments developed with buildings that have a direct street frontage*”, it is also noted that the width to depth ratio of the subject land (27 metres wide to 67 metres deep), lends itself to the development of group dwellings that are located ‘behind’ one another rather than fronting the street. In this way, the proposal represents a logical development of a substantial parcel of land (1,381m²), while also reflecting the intent of the Policy Area to achieve site areas greater than 340m².

Built Form

The dwellings are considered to be of a high design standard and are enhanced by the variety of materials, colours and finishes incorporated into the design. On this basis, Objective 1 and PDC 1 of the Design and Appearance module and PDC 4 of the Residential module are satisfied. The variety of materials, colours and finishes of the proposed dwellings gives them a well-articulated appearance that permits the design to differentiate itself in a positive way from older, more conventional housing stock. Overall, it is considered that the proposed dwellings present well to the street and will make a positive contribution to the overall streetscape amenity.

In terms of the built form, it is noted that the dwellings satisfy the building height requirements with overall heights of 7.8m proposed and two storeys, therefore there are no bulk and scale issues in this regard.

The design of the proposed dwellings incorporates mostly pitched roofs at varying heights, which assists in reducing the visual bulk of the proposed dwellings while limiting overshadowing to adjoining properties to the west and east.

The provisions relating to built form are therefore considered to be satisfactorily addressed.

Amenity

With respect to amenity, it is noted that the site is located near an arterial road and in close proximity to Adelaide Airport and falls within ANEF 30. On this basis, noise attenuation techniques such as double glazed windows and acoustic insulation should be adopted into the building design to protect the amenity of future occupants. As such the applicant will be required to provide an acoustic report to demonstrate and this has been included as a Reserved Matter as per the recommendation.

Setbacks

The side setbacks at ground floor level are mostly compliant with PDC 11 of the Residential Zone with the exception of 100mm shortfalls which are internal to the development and are considered to be acceptable. These shortfalls occur for Dwellings 2 and 3 only. At upper level, Dwellings 2 and 3 do not meet the 2m setback requirement with a shortfall of 1.1m for each side setback. Given that these are also internal to the development and would not provide any substantial lesser impact if 2m setbacks were achieved, nor affects any adjoining property not within this development, the shortfall is considered acceptable. Dwelling 4 has compliant upper level side setbacks.

The rear setbacks at ground floor level for each dwelling satisfy the 3m setback requirement, however they do not strictly satisfy PDC 11 of the Residential Zone at upper level for all dwellings, that is, they do not achieve 8m. There is a shortfall of 5m at upper level. While the shortfall is considerable, it is not necessarily fatal to the application.

Dwelling 1 and Dwelling 2 are separated by the garage for Dwelling 2 which provides a setback between the two dwellings similar to the 8m provision.

Dwellings 2-4 provide 5m setbacks at upper level, resulting in 3m shortfalls. Having said that, the upper level setback for one, two storey detached dwelling on the site could achieve a 2m upper level setback to the western boundary which would be a far greater impact to this adjoining property than the proposed development.

Dwelling 4 does not impact on the adjoining dwellings to the south at 47 and 49 Press Road given the separation distance of 20m between the dwellings and does not cast shadows towards these properties that will reach their northern windows.

The use of a lightweight finish (render) assists in reducing the appearance of visual bulk as the built form projects to each adjoining dwelling. A landscape plan that shows Pencil Pines positioned in the rear yard of Dwelling 4 will also assist in breaking up the visual appearance of the dwellings. This has been requested as a Reserved Matter. Pencil Pines have been nominated because they are fast growing and are an effective solution to assist in breaking up built form when viewed from adjoining properties.

The additional built form does not cast a significant additional amount of shadow, however it provides a more liveable dwelling for future occupants.

On this basis, it is considered that Residential Development module, PDCs 4, 10, 11 and 12 are satisfied.

On balance, it is considered that the upper level reduced setbacks from the rear boundary will not result in any inappropriate built form impacts. The built form and setback impacts are therefore considered to be satisfactorily addressed.

Overlooking

All the proposed upper level windows have been appropriately screened or have a raised sill to a height of 1.7m above the finished floor level on all elevations. This is considered to satisfy PDC 27 of the Residential Development module.

While overlooking has been raised as an issue by representors, overall, there is unlikely to be any unreasonable impacts resulting from direct overlooking as the necessary treatments have been applied to all the respective windows of concern.

On this basis, overlooking matters are considered to be satisfactorily addressed.

Overshadowing

With respect to overshadowing, the development will have a north-south orientation therefore the northern windows of adjoining dwellings and private open space are not affected as shadows from the proposed development cannot reach the adjoining dwellings on their respective northern elevations (east and west adjoining dwellings). The dwellings to the south of the subject site each have verandahs covering their northern elevations, therefore the proposed shadows will have no impacts on these existing adjoining windows.

Overshadowing will occur to each adjoining property during certain parts of the day only. For example, the dwelling directly adjoining to the west will only be affected during the morning hours, whereas the dwellings adjoining to the east will only be affected by shadows cast during the afternoon hours. On this basis, thus PDCs 11, 12 and 13 of the Residential Development module are satisfied. Adequate access to sunlight is still achieved.

On this basis, overshadowing matters are considered to be satisfactorily addressed.

Landscaping

The proposed development includes an acceptable amount of landscaping which will soften the appearance of the buildings and the common driveway when viewed from Western Parade. In addition, each dwelling will feature a lawned area of private open space which will reduce the extent of hard paved surfaces.

A retaining wall with a maximum height of 0.46 metres will be located around the perimeter of the subject site and a 'good neighbour' Colorbond® fence ('surfmist') will be erected between the proposed dwellings. The proposed retaining wall and fences are considered appropriate in the context of the locality and will not exceed 2.1m in height as noted on the landscape plan.

A number of plant and trees species, shrubs, and ground covers are proposed for the development including Eucalyptus Torquata, Amelia grandiflora, Viburnum and Myoporum to name a few. These species are commonly planted, if not mostly native to Australia and are considered to be well suited for this development.

In order to satisfy the Landscaping Fences and Walls module, PDC 4, 10% or 138m² allotment is required to be landscaped and this is easily achieved. An area of 340m² has been set aside for landscaping.

No front fencing is proposed.

Parking and Access

The proposed development will provide a suitable number of on-site car parks to service the dwellings. This includes two undercover car parks for each dwelling as well as sufficient space in front of the garages to accommodate additional parking for visitors, thus according with PDC's 34 and 35 of the Transportation and Access module.

Traffic manoeuvrability has been assessed by City Assets as being acceptable in accordance with the site layout shown on 'Civil Plan' (NED, Ref: 280220211-10, dated 02/2021). Furthermore, the garage dimensions as indicated on the submitted plans have been assessed as satisfying minimum requirements therefore there are no issues with entering and exiting the sites. Access and egress can be safely achieved thus satisfying PDC's 23 and 24 of the Transportation and Access module.

On this basis, parking and access issues have been satisfactorily met.

Stormwater Management

The City Assets team consider the proposed development to be acceptable from a stormwater management perspective. The required finished floor levels for the dwellings will be enforced by way of condition.

Additional requirements such as stormwater management measures being in place prior to occupancy, and provision of 3000 litre rainwater tanks for each dwelling have also been reinforced by way of condition. This satisfies Objectives 1, 2, 3 and 4 and PDCs 1, 5 and 6 of the Orderly Development Module and the PDC's 5, 7 and 10 of the Natural Resources module.

On this basis, it is considered that stormwater matters have been satisfactorily addressed.

Waste Management

A Waste Management Plan is required to demonstrate that there is enough space for bin presentation for rubbish collection. A modified approach is likely required as 8 bins presented to the street, coupled with a street tree may require a shared bin arrangement to the satisfaction of Council's Waste Management Officer. Having said that, the site front frontage width is considerable and likely able to accommodate 8 bins. If this is not possible and a private contractor was engaged as a result of the frontage width not being able to accommodate 8 bins, 4- 6 bins associated with the rear dwellings could be located for collection adjacent to the driveway entry. It is considered that a rubbish collection vehicle could reverse into the driveway, collect the bins and exit in a forward direction without difficulty.

A Reserved Matter has been placed in the Recommendation to resolve this to the satisfaction of Administration prior to Development Approval being granted. It is anticipated that waste management can be easily resolved without the need to alter the siting of the dwellings to accommodate waste arrangements.

SUMMARY

The proposed development seeks the creation of three additional allotments and the four two-storey dwellings on a relatively large parcel of land at 32 Western Parade, Brooklyn Park. The proposed average site area of 345.25m² is considered to be consistent with the intent of the Low Density Policy Area 20 and the proposed built form will complement the emerging character of the locality.

While the proposed development does not fully satisfy the rear setback guidelines (particularly for the upper levels), the visual impact has been appropriately reduced and the potential for overlooking has been suitably minimised through design. In addition, it is anticipated that any overshadowing is unlikely to negatively impact the private open space or habitable rooms of adjoining properties to the south.

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, Land Division Consent and Development Approval.

RECOMMENDATION 1

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, Land Division Consent and Development Approval for Application No. 211/333/2021 (211/C060/21) by John McMurray c/- Cavallo Forest & Associates to undertake the Community Title land division at 32 Western Parade, Brooklyn Park (CT 5138/396) subject to the following conditions of consent:

Development Plan Consent Conditions

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

Cavallo Forest Plan - Ref No. 21-025 Rev 01

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

State Commission Assessment Panel Requirements

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

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

3. 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 or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.

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

RECOMMENDATION 2

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. 211/228/21 by John McMurray to undertake the development comprising the construction of one (1), two-storey detached dwelling and three (3), two-storey group dwellings at 32 Western Parade, Brooklyn Park (CT 5138/396) subject to the following reserved matters and conditions of consent:

Reserved Matters

1. A Waste Management Plan (WMP) is to be provided to demonstrate the number of bins required, the final location of bins presented for collection, where they are to be stored and the type of vehicle used for collection (if Council collection is not possible).
2. An acoustic report detailing acoustic treatments for the development in accordance with the *Ministerial Building Standard (MBS) 010 - Construction requirements for the control of external sound March 2021* are to be provided to and endorsed by Council administration prior to Development Approval being granted. Such treatments must demonstrate that the occupants of the dwellings will have an acceptable level of amenity to also include all acoustic measures to comply with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.
3. An amended landscape plan that shows a row of Pencil Pine trees planted along the southern boundary fenceline to soften the impacts of Dwelling 4 from the adjoining properties. The plan must show no fewer than six (6) Pencil Pine trees planted along this boundary adjacent to the southern elevation of Dwelling 4.

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by North Eastern Designers Pty Ltd to Development Application No. 211/228/2021 as follows:

North Eastern Designers Drawings - Streetscape Elevation Rev A, Plans Unit 1, Elevations Unit 1 - Rev A, Plans Unit 2 - Rev A, Elevations Unit 2 - Rev A, Plans Unit 3 - Rev A, Elevations Unit 3 - Rev A, Plans Unit 4 Rev A, Elevations Unit 4 - Rev A, Site Plan - Rev A, Civil Plan - Rev A, Landscape Plan - Rev A

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

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

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

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

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

Reason: To ensure that the common driveway is kept clear of obstructions.

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

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

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

- 3000L rainwater tanks are to be installed and plumbed to each dwelling to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.

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

6. The stormwater connection through the road verge area is to be constructed of a shape and material to satisfy Council's standard requirements:

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

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

7. All driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times.

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

8. The finished floor levels for each dwelling will be 100.30.

Reason: To protect the approved dwellings from flood events and inundation of stormwater.

9. A 2.0metre offset is required for the existing street tree for any stormwater connections.

Reason: To protect the health and longevity of the nominated street tree.

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

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

11. The upper level side and rear windows of all dwellings, except where facing a street (Unit 1 only), shall be provided fixed and obscured glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the dwellings. The glazing in these windows shall be maintained in reasonable condition at all times.

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

Attachments

1. Relevant Development Plan Provisions
2. Application Documents
3. Representations and Response to Representations
4. Referral Responses

General Section		
Building near Airfields	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 3, 6 & 7
Design and Appearance	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 9, 10, 11, 13, 14, 15, 20, 21 & 22
Energy Efficiency	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3 & 4
Land Division	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 7 & 8
Landscaping, Fences and Walls	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, & 6
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 5 & 7
Residential Development	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 27, 28, 29, 30 & 31
Transportation and Access	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	8, 11, 14, 23, 24, 34, 35, 36, 37, 40, 41, 43, 44 & 45

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

32	2	33702	5138	396
House number	OR	Lot number	DP	CT volume
			Folio	

WESTERN PARADE	BROOKLYN PARK
Street name	Suburb

SA	5032
State	Post code

Section 3 - applicant details

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

John	McMurray	
Given name	Surname	Company Name

Email	andrew@nedesigners.net	0412583652
		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.

P.O. Box 8158	Grange
Postal address	Suburb

SA	5022
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.

Given name	Surname	Phone

Postal address	Suburb

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.

Andrew	Barona	
Given name	Surname	Company Name
andrew@nedesigners.net		0412583652
Email		Phone

Section 6 - builder's details

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

☐ Owner builder OR ☐ Builder

Name of builder (Company)		Licence number
Postal address		Phone
State	Post code	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.).

Construction of four two story residences & associated works

Existing site use: Residence

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 justification to verify (this section must be completed).

Are you applying for the HomeBuilder grant?

\$ 880,000	940 m ²
Estimated total cost of works (excludes fitout)	Estimated floor area of work

☐ Yes ☒ No

Section 9 - building classification

If unsure, contact Council on 8416 6333 or email: development@wtcc.sa.gov.au

1 & 10	1 & 10
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

A. Barona

Date: 1-3-2021

☐ 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



Date of Application: 1-3-2021			
Applicant:	Given Name: John McMurray		Family Name: McMurray
Address:	Lot No: 2	House No: 32	Street: WESTERN PARADE
	Suburb: Brooklyn Park		P/Code: 5032
Volume: 5138	Folio:	396	
Nature of proposed development:			
Construction of four two story residences & associated works			
<p>I, Andrew Barona 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> <p>Date: 1-3-2021</p> <p>Signature: <i>A. Barona</i></p>			

Last updated July 2020



Product Register Search (CT 5138/396)
Date/Time 25/01/2021 08:48AM
Customer Reference
Order ID 20210125000375



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 5138 Folio 396

Parent Title(s) CT 5100/573
Creating Dealing(s) RT 7533596
Title Issued 18/08/1993 Edition 5 Edition Issued 05/08/2020

Estate Type

FEE SIMPLE

Registered Proprietor

RACHEL PORTOLESI
OF 8 STRATHMORE AVENUE LOCKLEYS SA 5032
AS THE EXECUTOR(S) OF
ROCCO SALVATORE PORTOLESI WHO DIED 17/01/2020

Description of Land

ALLOTMENT 2 FILED PLAN 33702
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

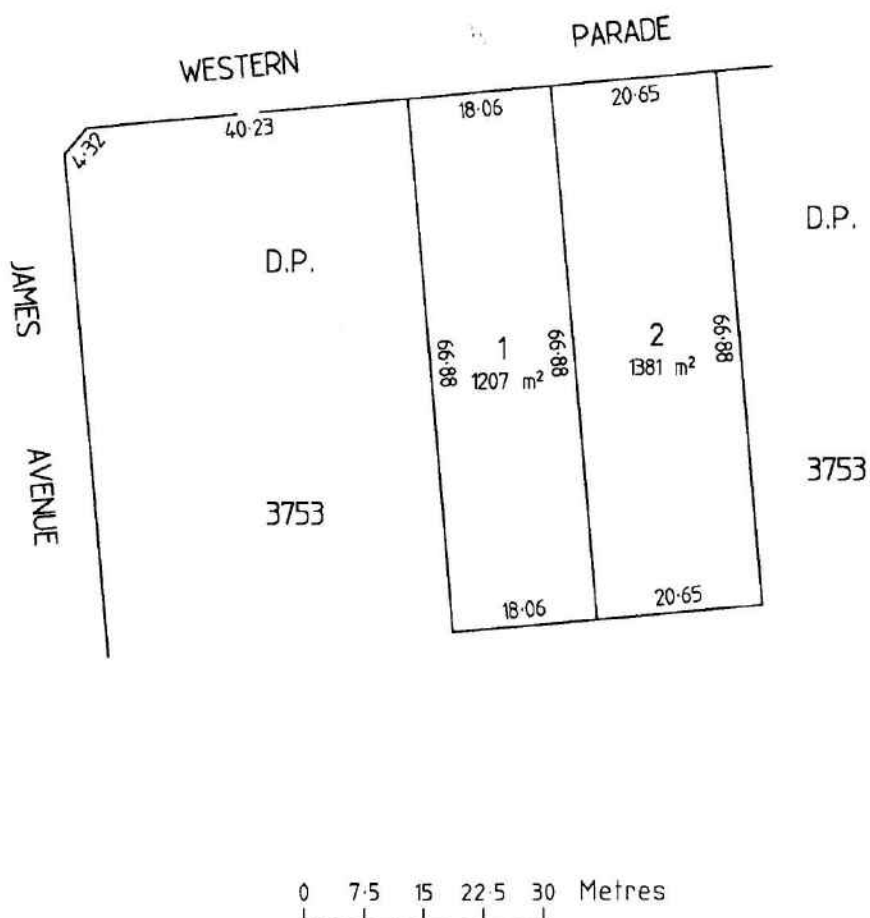
Notations

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 5138/396)
25/01/2021 08:48AM
20210125000375



PROPOSED RESIDENTIAL DEVELOPMENT AT 32 WESTERN PARADE BROOKLYN PARK

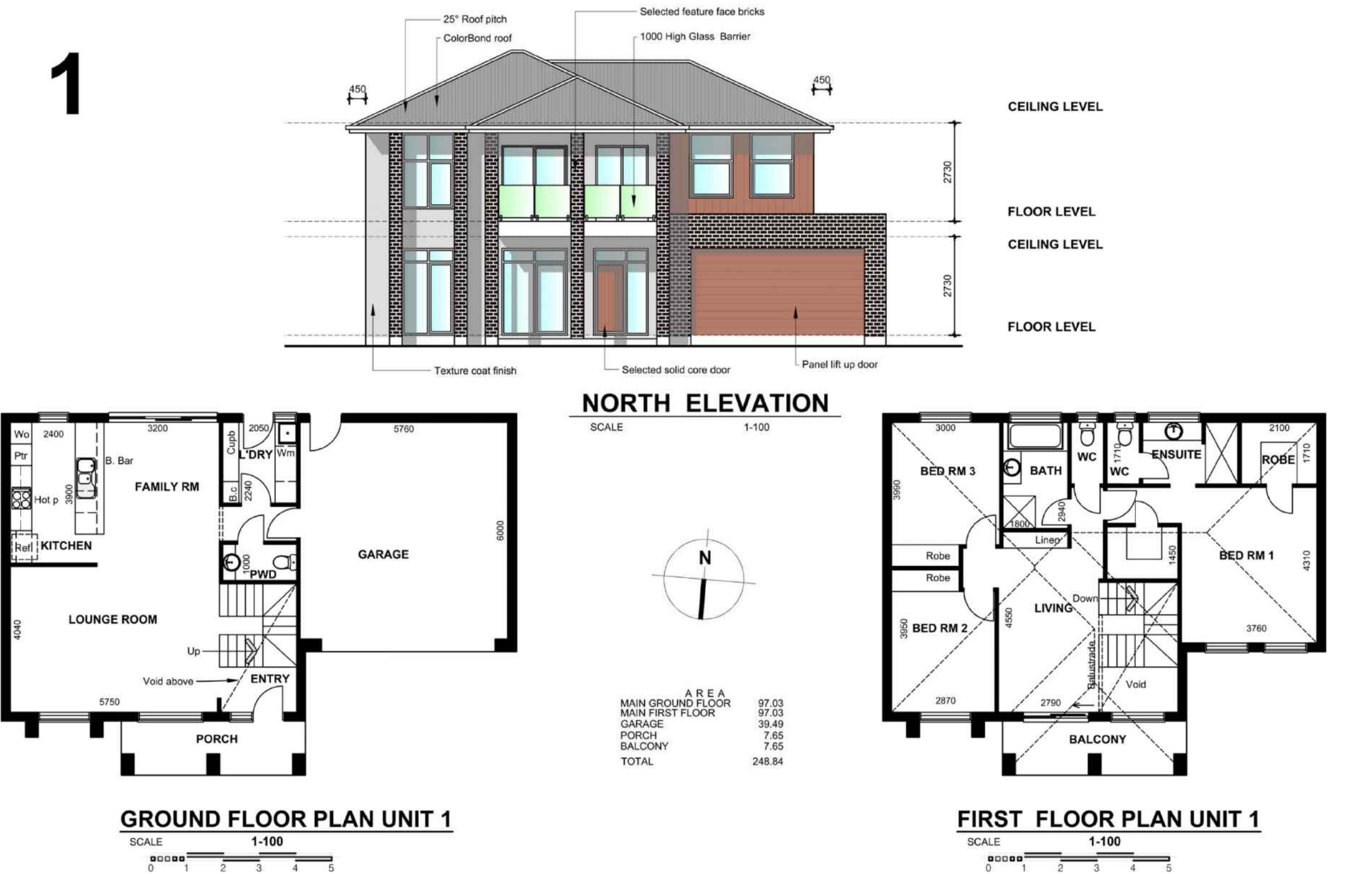
CONTENTS	
	Sheet
Plans Unit 1	1
Elevations unit 1	2
Plans Unit 2	3
Elevations unit2	4
Plans Unit3	5
Elevations unit3	6
Plans Unit 4	7
Elevations unit 4	8
Site Plans	9
Civil plan	10
Landscape plan	11



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100





NORTH ELEVATION

SCALE 1-100

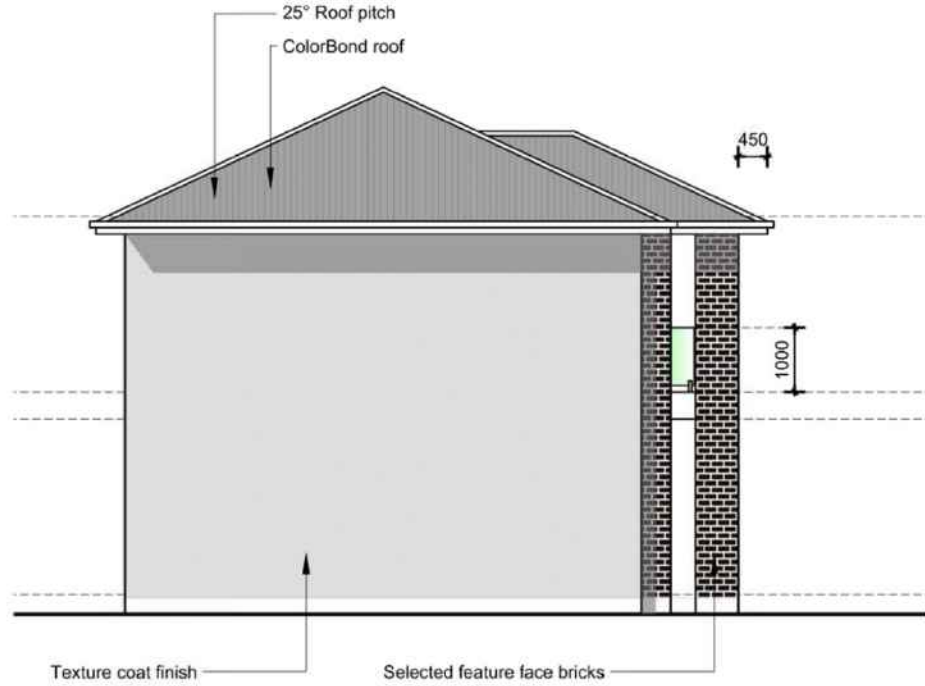
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CEILING LEVEL

FLOOR LEVEL

CEILING LEVEL

FLOOR LEVEL



EAST ELEVATION

SCALE 1-100



SOUTH ELEVATION

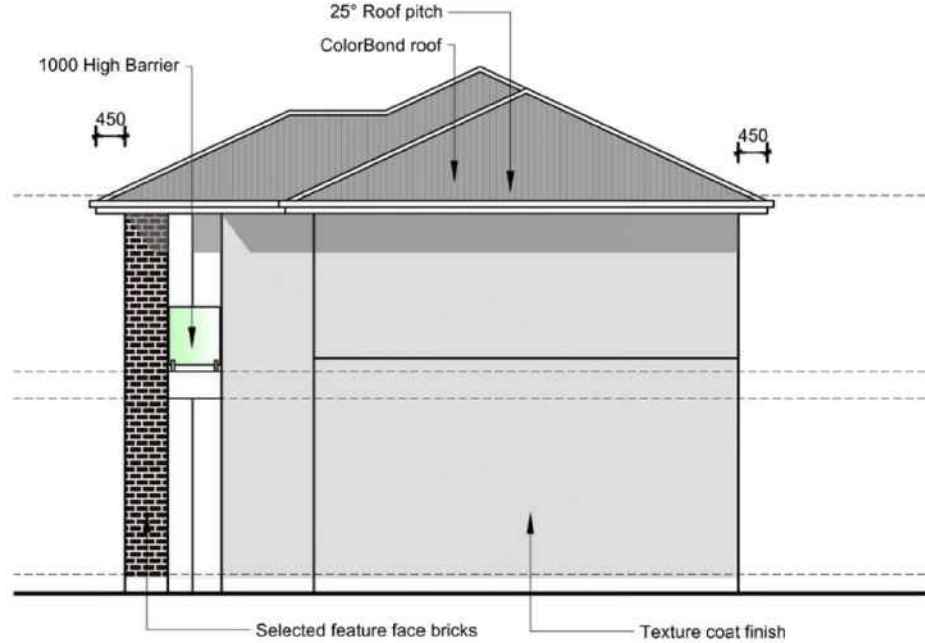
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CEILING LEVEL

FLOOR LEVEL

CEILING LEVEL

FLOOR LEVEL



WEST ELEVATION

SCALE 1-100

NOTE:
Second storey bedrooms windows that are less than 1.7m above FFL are shall have restricted openings of 125mm.

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REVISION
A: 12-04-21

DATE
FEB. 2021

ISSUE
APPROVALS

CLIENT
J. McMURRAY

PROJECT
PROPOSED DWELLINGS

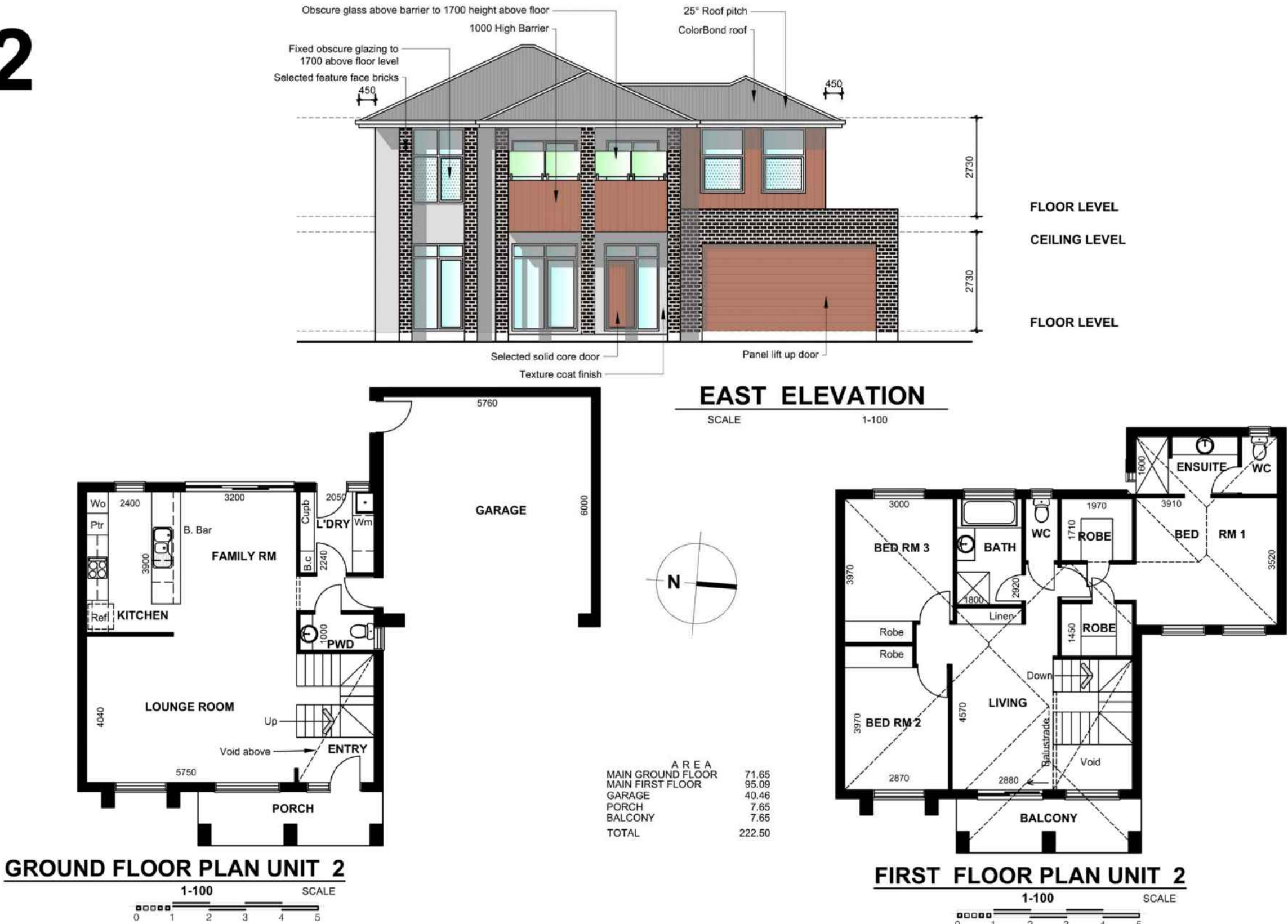
PROJECT No.
280220211

SHEET
2

SITE ADDRESS
32 WESTERN PARADE
BROOKLYN PARK

DRAWING TITLE
ELEVATIONS

2



North Eastern Designers Pty. Ltd.
5A MEREDITH ST BROADVIEW
82693652 0412583652 FX 82693652

REVISION
A: 12-04-21

DATE
FEB. 2021

ISSUE
APPROVALS

CLIENT
J. McMURRAY

PROJECT
PROPOSED DWELLINGS

PROJECT No.
280220211

SHEET
3

SITE ADDRESS
32 WESTERN PARADE
BROOKLYN PARK

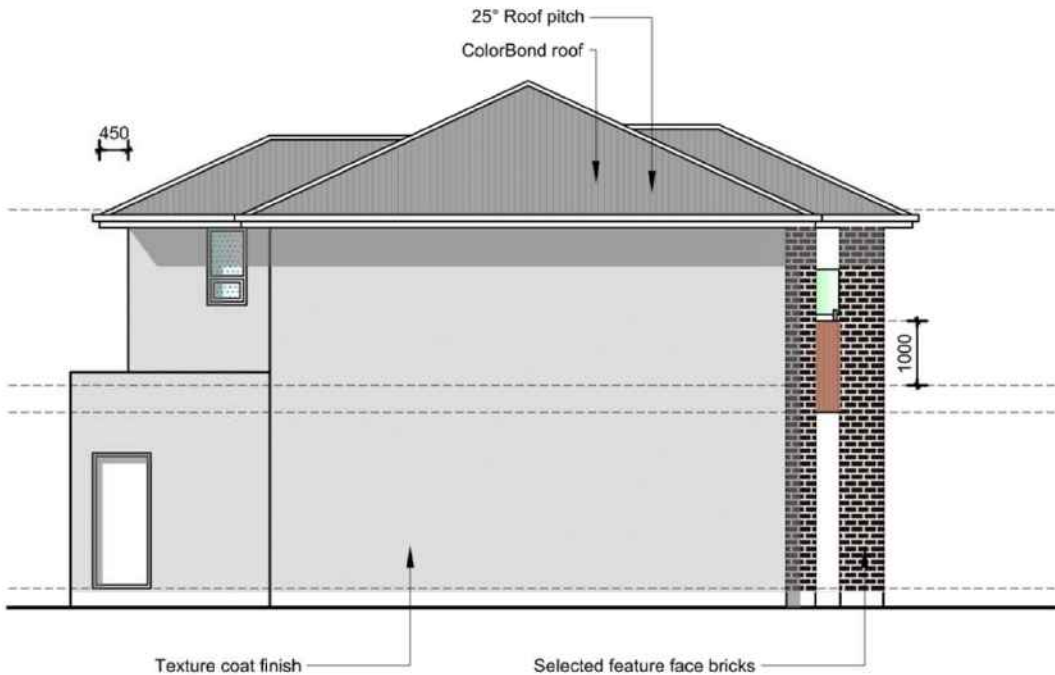
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EAST ELEVATION

SCALE 1-100

2
CEILING LEVEL
FLOOR LEVEL
CEILING LEVEL
FLOOR LEVEL



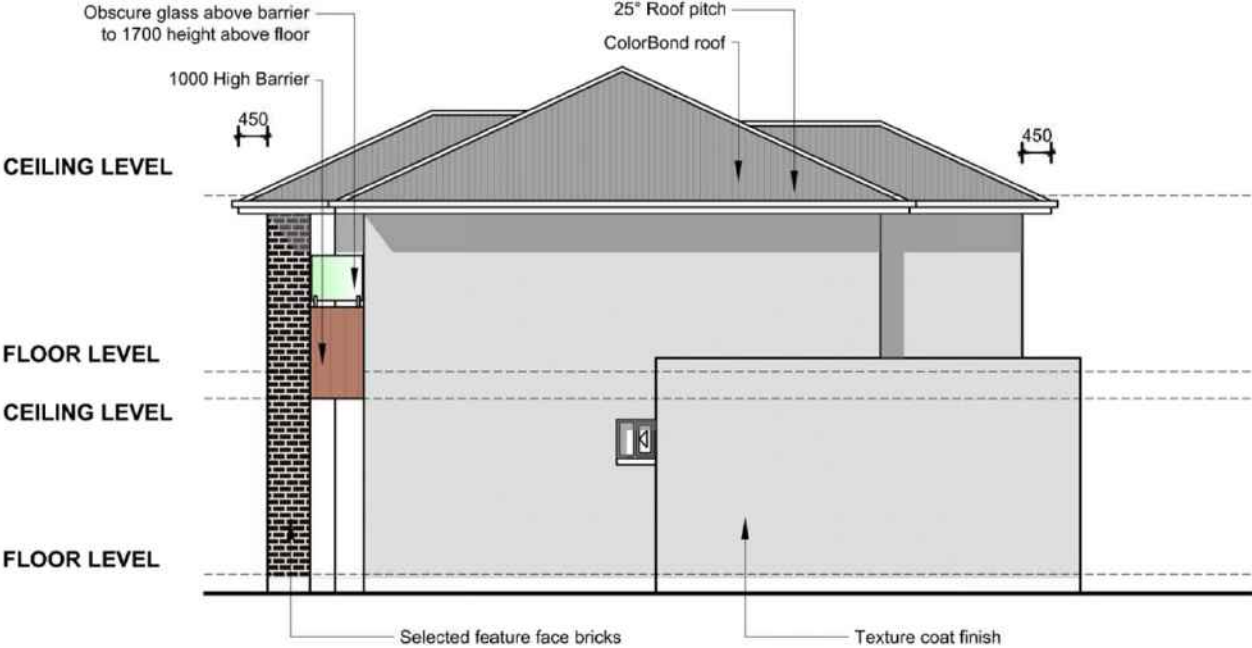
SOUTH ELEVATION

SCALE 1-100



WEST ELEVATION

SCALE 1-100



NORTH ELEVATION

SCALE 1-100

NOTE:
Second storey bedrooms windows that are less than 1.7m above FFL are shall have restricted openings of 125mm.

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APPROVALS

CLIENT
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PROJECT
PROPOSED DWELLINGS

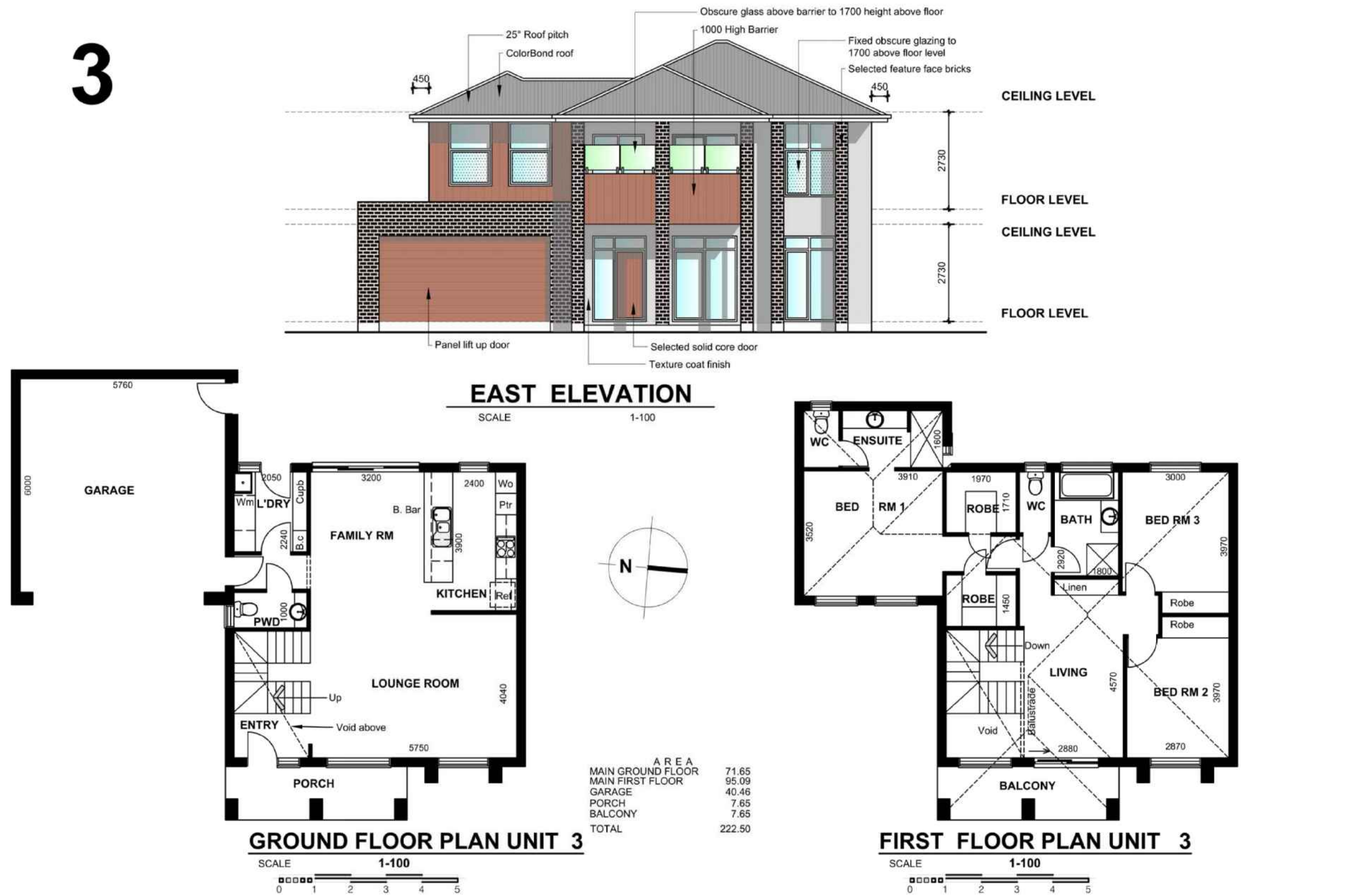
PROJECT No.
280220211

SHEET
4

SITE ADDRESS
32 WESTERN PARADE
BROOKLYN PARK

DRAWING TITLE
ELEVATIONS

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EAST ELEVATION

SCALE 1-100



WEST ELEVATION

SCALE 1-100

NOTE:
Second storey bedrooms windows that are less than 1.7m above FFL are shall have restricted openings of 125mm.

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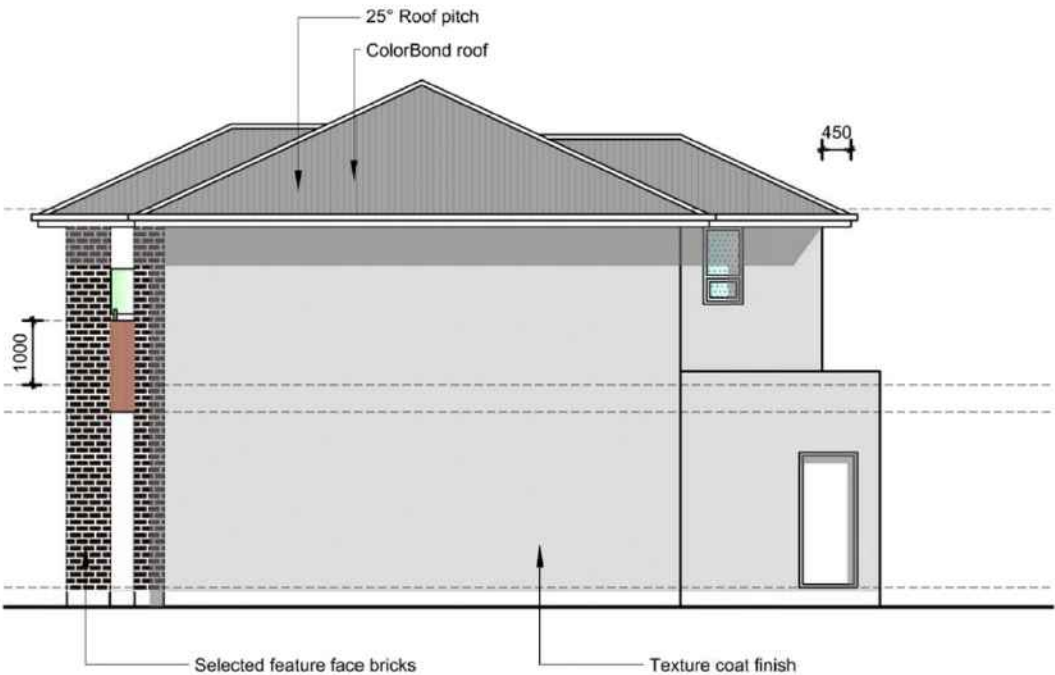
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CEILING LEVEL

FLOOR LEVEL

CEILING LEVEL

FLOOR LEVEL



NORTH ELEVATION

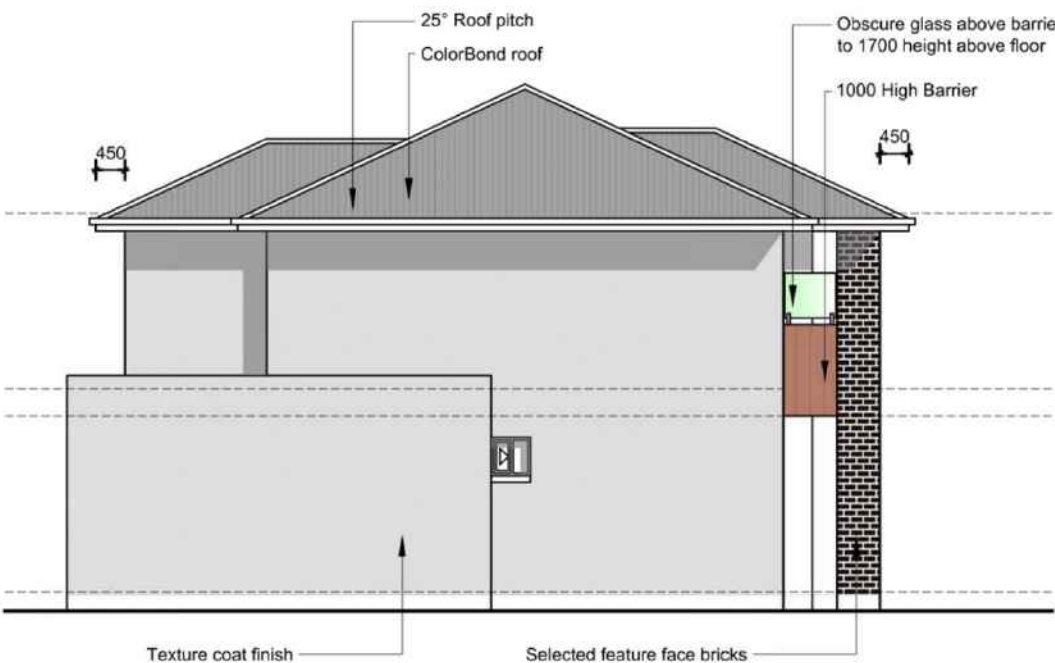
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CEILING LEVEL

FLOOR LEVEL

CEILING LEVEL

FLOOR LEVEL



SOUTH ELEVATION

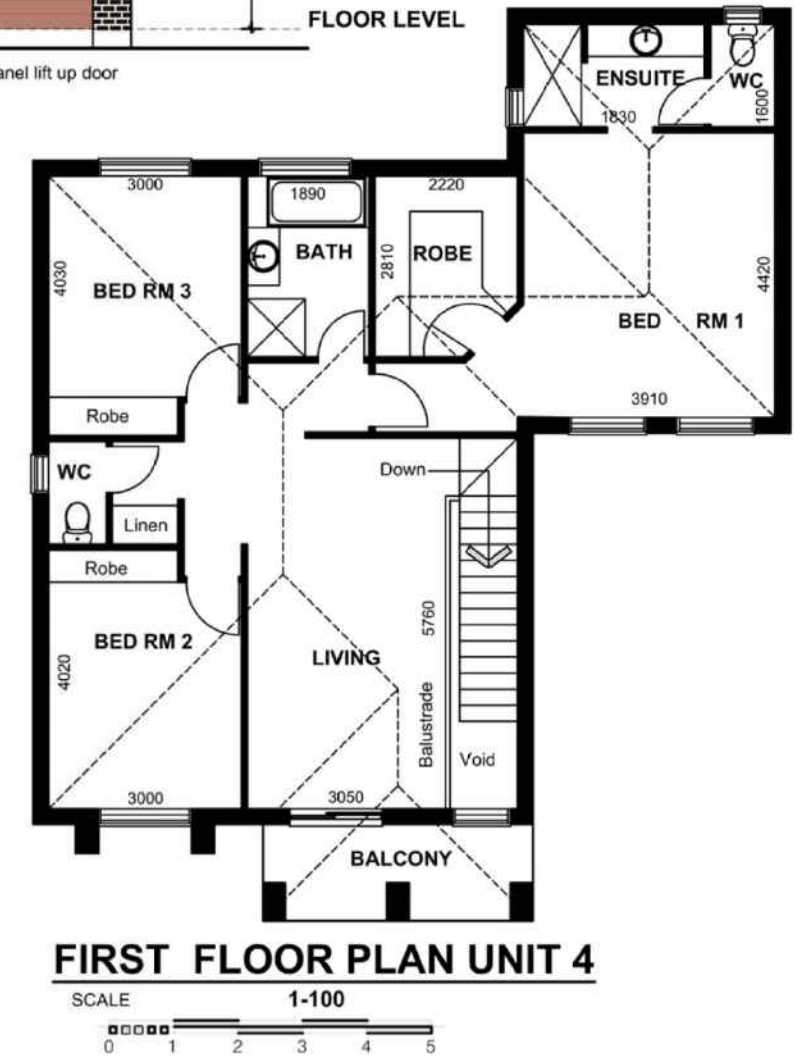
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REVISION A: 12-04-21	DATE FEB. 2021	ISSUE APPROVALS	CLIENT J. McMURRAY	PROJECT PROPOSED DWELLINGS
	PROJECT No. 280220211	SHEET 6	SITE ADDRESS 32 WESTERN PARADE BROOKLYN PARK	DRAWING TITLE ELEVATIONS

4



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APPROVALS

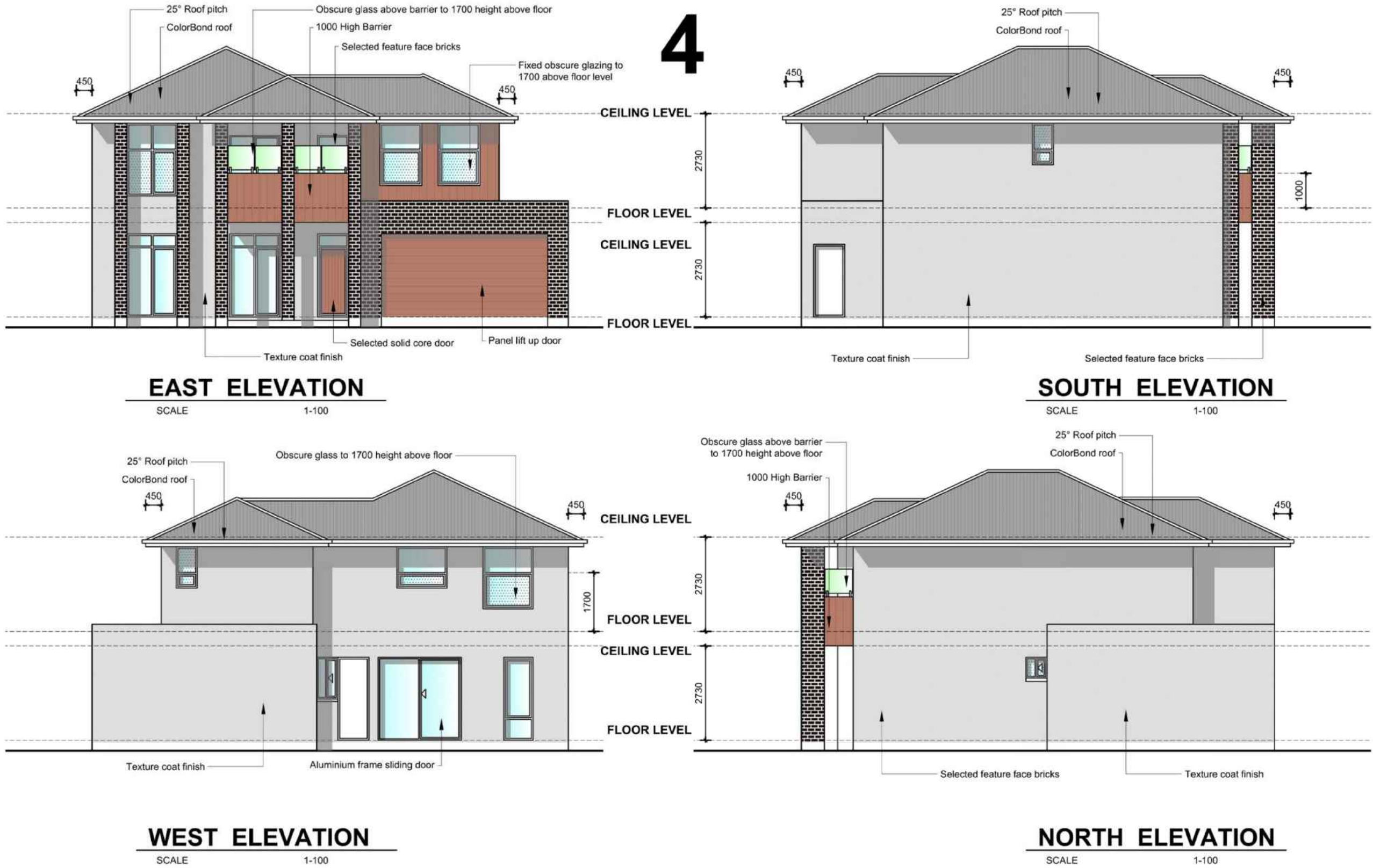
SHEET
7

CLIENT
J. McMURRAY

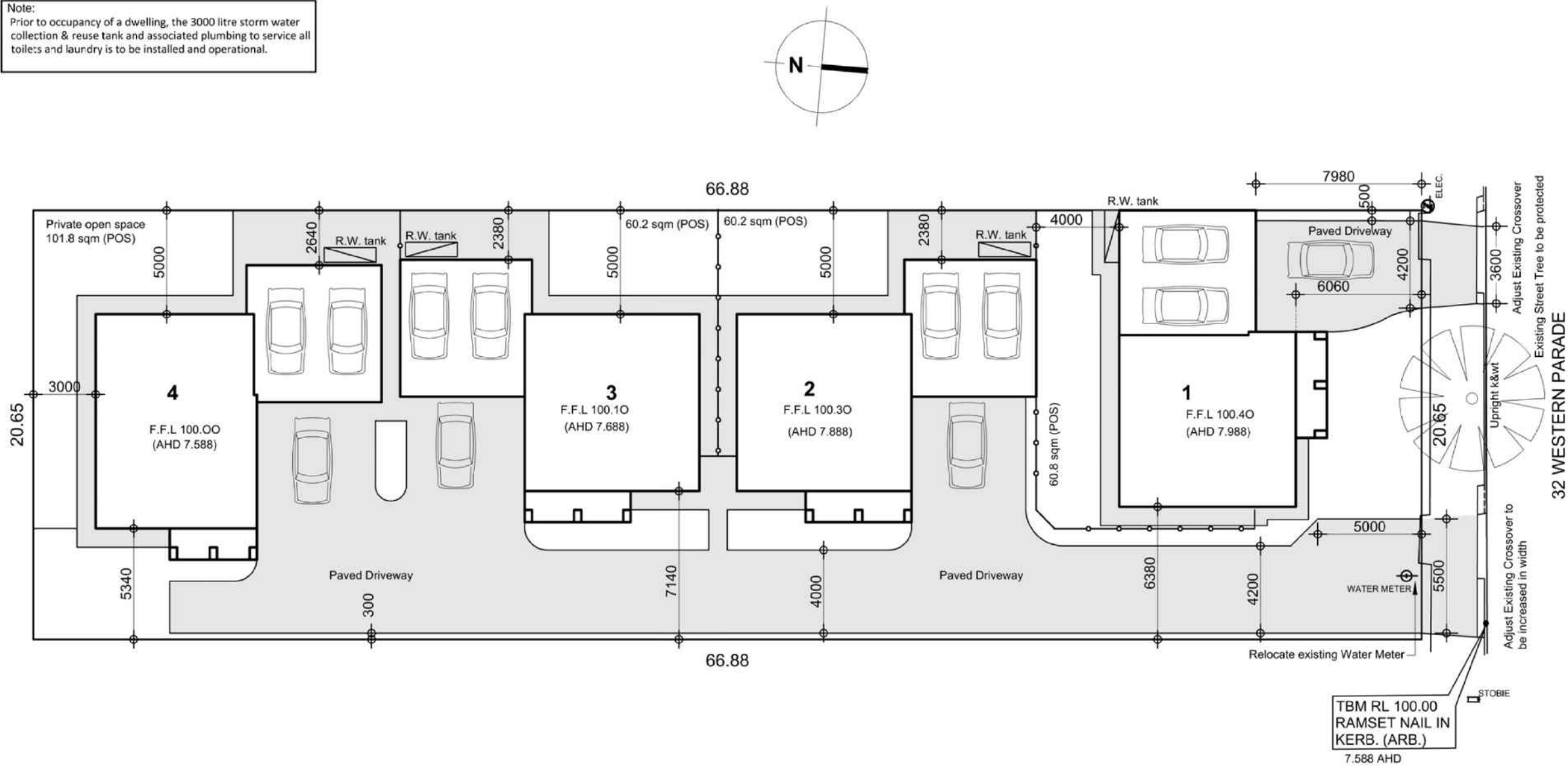
SITE ADDRESS
32 WESTERN PARADE
BROOKLYN PARK

PROJECT
PROPOSED DWELLINGS

DRAWING TITLE
PLANS



Note:
Prior to occupancy of a dwelling, the 3000 litre storm water collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

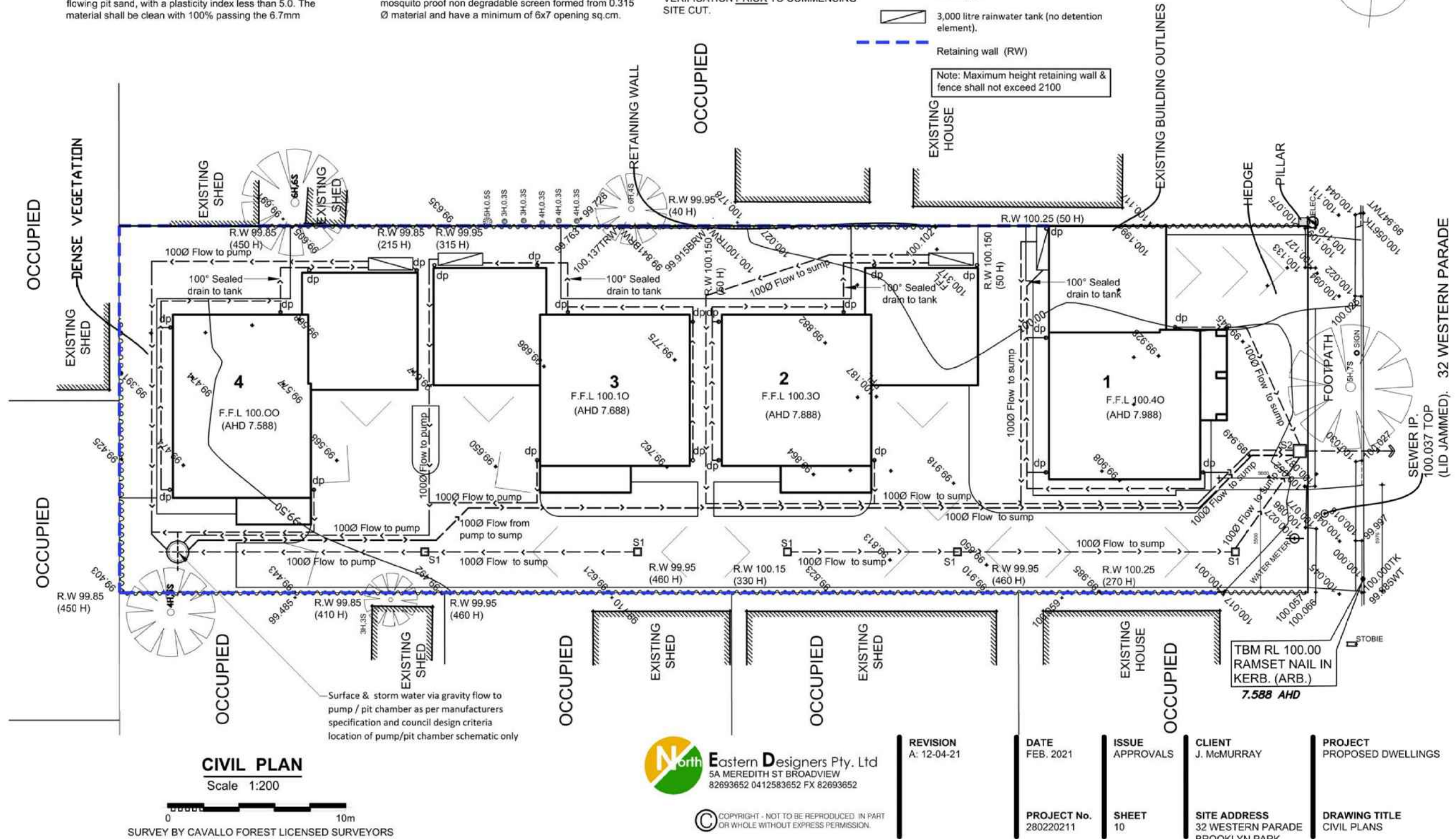


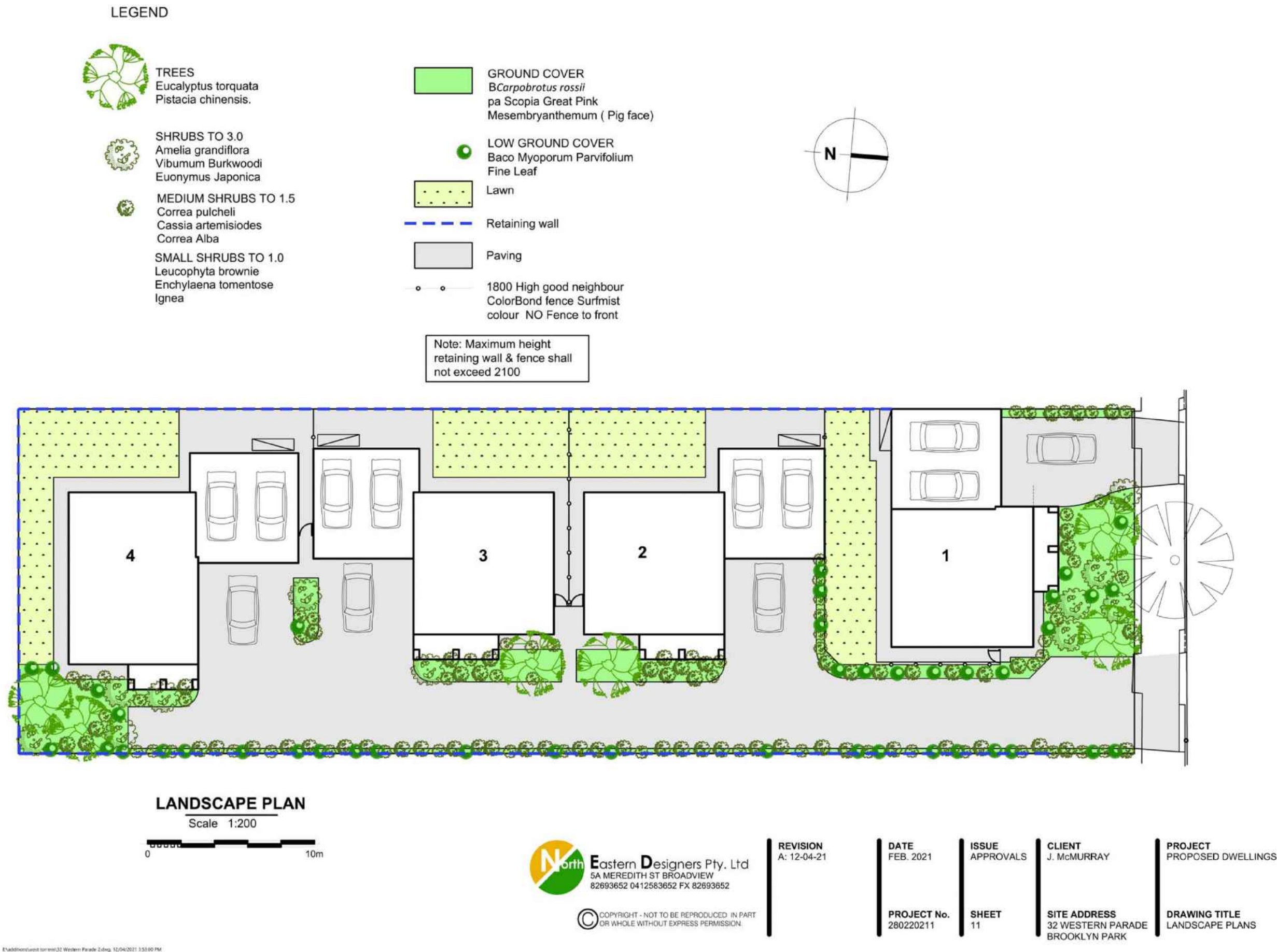
SITE PLAN
Scale 1:200

Eastern Designers Pty. Ltd
5A MEREDITH ST BROADVIEW
82693652 0412583652 FX 82693652

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OR WHOLE WITHOUT EXPRESS PERMISSION.

REVISION A: 12-04-21	DATE FEB. 2021	ISSUE APPROVALS	CLIENT J. McMURRAY	PROJECT PROPOSED DWELLINGS
PROJECT No. 280220211	SHEET 1	SITE ADDRESS 32 WESTERN PARADE BROOKLYN PARK	DRAWING TITLE SITE PLANS	





SCAP DEVELOPMENT NUMBER
/C 121

SUBJECT LAND DETAIL
ALLOTMENT 2 IN FP 33702
HUNDRED OF ADELAIDE

**IN THE AREA NAMED
BROOKLYN PARK**

32 WESTERN PARADE
BROOKLYN PARK SA 5032

TITLE REFERENCES
C.T. VOL. 5138 FOL. 396
MAP REFERENCE: 6628/41/K

COMMUNITY DIVISION

TOTAL SITE AREA: 1381m²

NO. OF EXISTING ALLOTMENTS: 1

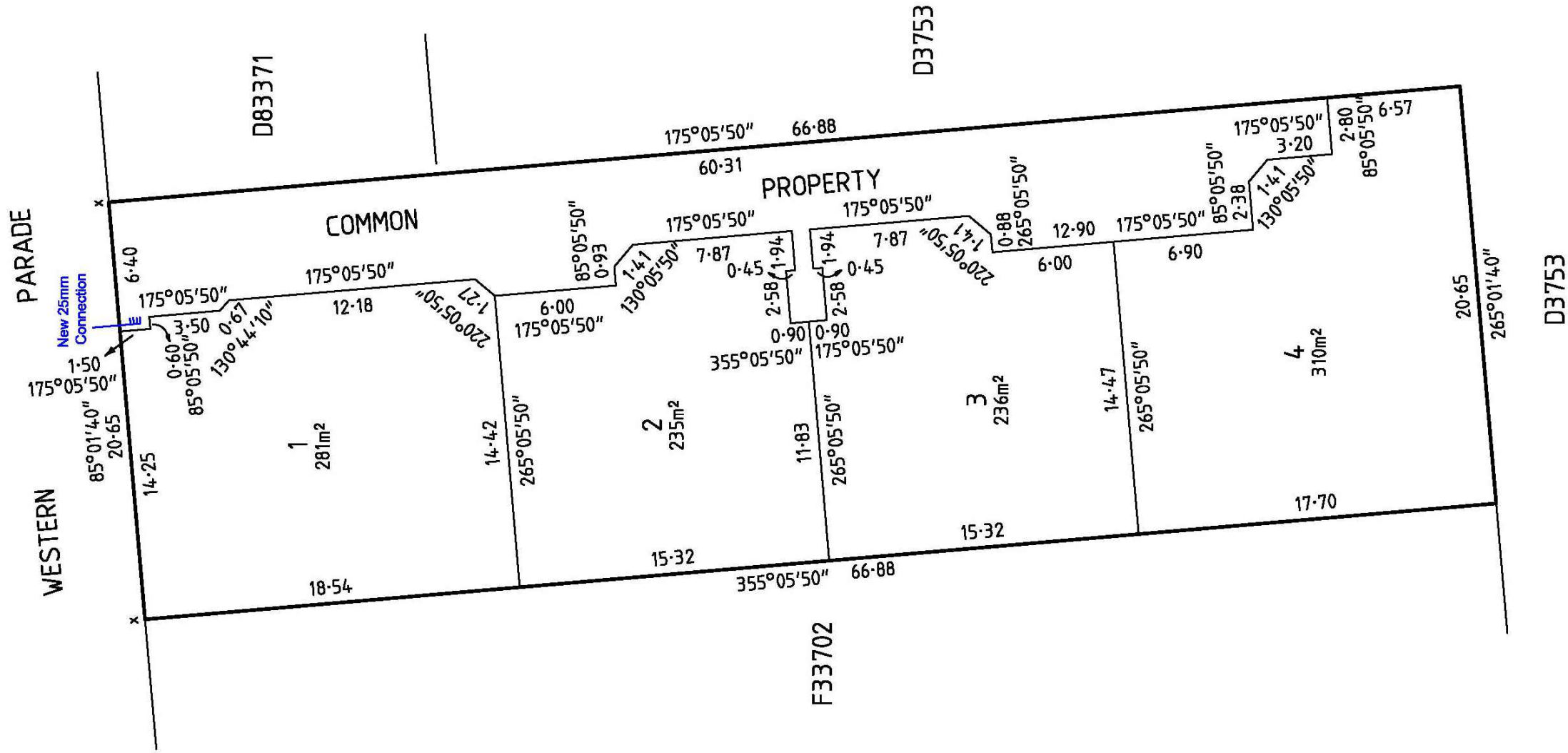
NO. OF PROPOSED LOTS: 4

NO. OF ADDITIONAL LOTS: 3

COUNCIL: WEST TORRENS

ANNOTATIONS / EASEMENTS
PLEASE REFER TO LAND USE APPLICATION
PREPARED BY NORTH EASTERN DESIGNERS PTY LTD.
EXISTING DWELLING & STRUCTURES
TO BE DEMOLISHED AND SITE CLEARED.

SA WATER NOTE:
NEW 25MM CONNECTION TO BE CONSTRUCTED
0.30M FROM THE WESTERN BOUNDARY OF
THE COMMON PROPERTY. A MANIFOLD WITH
4 WATER METERS TO BE FITTED.
OPTION 3 "STRAIGHT RIGHT"
EXISTING WATER METER IS TO BE
DISCONNECTED.



ALL DATA IS APPROX ONLY
SUBJECT TO SURVEY AND FINAL PLAN
ALL DIMENSIONS IN METRES. DO NOT SCALE DRAWING.



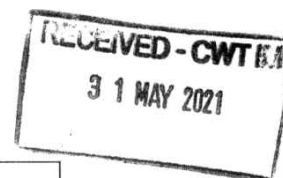
9 George Street
Hindmarsh SA 5007
(08) 8346 0440

surveying@cavalloforest.com.au

DATE	16/03/2021	FIELD	-	DRAWN	JC
REF No	21-025	CHK	RC	REV	01
SURVEYORS * DEVELOPMENT CONSULTANTS *					

PLANNER NOTE:
PLEASE INSTRUCT YOUR RATES DEPARTMENT TO PROVIDE
STREET NUMBERING WITH THE DECISION NOTIFICATION FORM
AS PER SAPN AND NBN UTILITIES REQUIREMENTS.

LICENSED SURVEYORS • ENGINEERING SURVEYORS • DEVELOPMENT CONSULTANTS • LICENSED SURVEYORS • ENGINEERING SURVEYORS • DEVELOPMENT CONSULTANTS



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



DEVELOPMENT No. 211/228/2021
PROPERTY ADDRESS: 32 Western Parade, BROOKLYN PARK SA 5032

YOUR FULL NAME	REVATHI ARUNACHALAMURTHY & KUMAR KANDASAMY
YOUR ADDRESS	47 PRESS ROAD BROOKLYN PARK
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Owner of land in the vicinity <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION	
<p>I Strongly disagree the proposal to construct 4 two-storey group dwellings,</p> <ol style="list-style-type: none"> 1) Serious impact on our privacy so outside family time will be highly reduced 2) Significantly devalue our property and vicinity 3) Two storey dwellings/community development is uncommon in this aircraft noise area ANEF 30 	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	
<ol style="list-style-type: none"> 1) Encourage Council to consider single storey dwellings as an alternative 2) Please consider the privacy of the vicinity 	

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 27/05/21

Responsible Officer: Phil Smith
Ends: Friday 28 May 2021

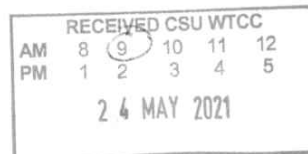
RECEIVED - CWT IM

24 MAY 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



DEVELOPMENT No. 211/228/2021
PROPERTY ADDRESS: 32 Western Parade, BROOKLYN PARK SA 5032

YOUR FULL NAME	Giuseppina Testa
YOUR ADDRESS	49 Press Road, Brooklyn Park Park, 5032
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	adjoining resident. (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	<p>- do not want two-storey dwelling looking over my property (privacy reasons).</p> <p>- if however two-storey dwellings have been approved, I <u>DO NOT</u> want windows looking over my backyard.</p>
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

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 21/5/21

Giuseppina Testa

Responsible Officer: Phil Smith
Ends: Friday 28 May 2021

RE:

DEVELOPMENT APPLICATION: 211/228/2021

APPLICANT: J McMurray

SUBJECT LAND: 32 Western Parade, BROOKLYN PARK SA 5032

PROPOSAL: Construction of (4) four two-storey group dwellings

Regarding your correspondence dated 2 June 2021 we wish to submit the following response to objections to our application

RE:

R Arunachalamurthy and K Kandasamy

As owner's property is our common south boundary the only two areas where overlooking can occur are

1. Side of balcony which will have a 1000 high solid balustrade & 700 of fixed obscure glass which will all be behind two piers total length 1050 which will leave an exposure of 450
2. WC window 900 high x 600 wide with obscure glazing & restrained opening which the head is located at soffit level & the sill is nominally 1550 above the floor level

RE:

G Testa

As owner's property is our common south boundary the only two areas where overlooking and impact on privacy can occur are:

1. Side of balcony which will have a 1000 high solid balustrade & 700 of fixed obscure glass which will all be behind two piers total length 1050 which will leave an exposure of 450
2. WC window 900 high x 600 wide with obscure glazing & restrained opening which the head is located at soffit level & the sill is nominally 1550 above the floor level
3. All ground floor windows will be shielded from the adjoining properties via a 1800 high fence

Valuation is only an assumption and is not relevant to the planning process. We could also assert that the value of adjoining properties will increase as a result of the application.

We fail to see how the construction of anything will have any bearing on the volume of aircraft noise. This objection should not be considered in the planning process.

If required we would like to be represented before the Council Assessment Panel

A. Barona

North Eastern Designers Pty. Ltd.

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/228/2021

Assessing Officer: Phil Smith
Site Address: 32 Western Parade, BROOKLYN PARK SA 5032
Certificate of Title: CT-5138/396
Description of Development Construction of (4) four two-storey group 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 - Phil Smith

DATE 16 March, 2021



Memo

To Phil Smith
From Richard Tan
Date 16-Mar-2021
Subject 211/228/2021, 32 Western Parade, BROOKLYN PARK SA 5032

Phil Smith,

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.

Based on the survey information provided on 'Civil Plan' (NED, Ref: 280220211-10, dated 02/2021) a minimum FFL of 100.300 would be required.

It is recommended that revised plans indicating the required minimum FFL be provided to Council.

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 0.5 metre offset from property boundary and 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 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 Crossover for Dwelling 1 should be 0.5m offset from property boundary.

It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.

2.2 It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

2.3 It is noted that the existing crossover will be made redundant. This 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.

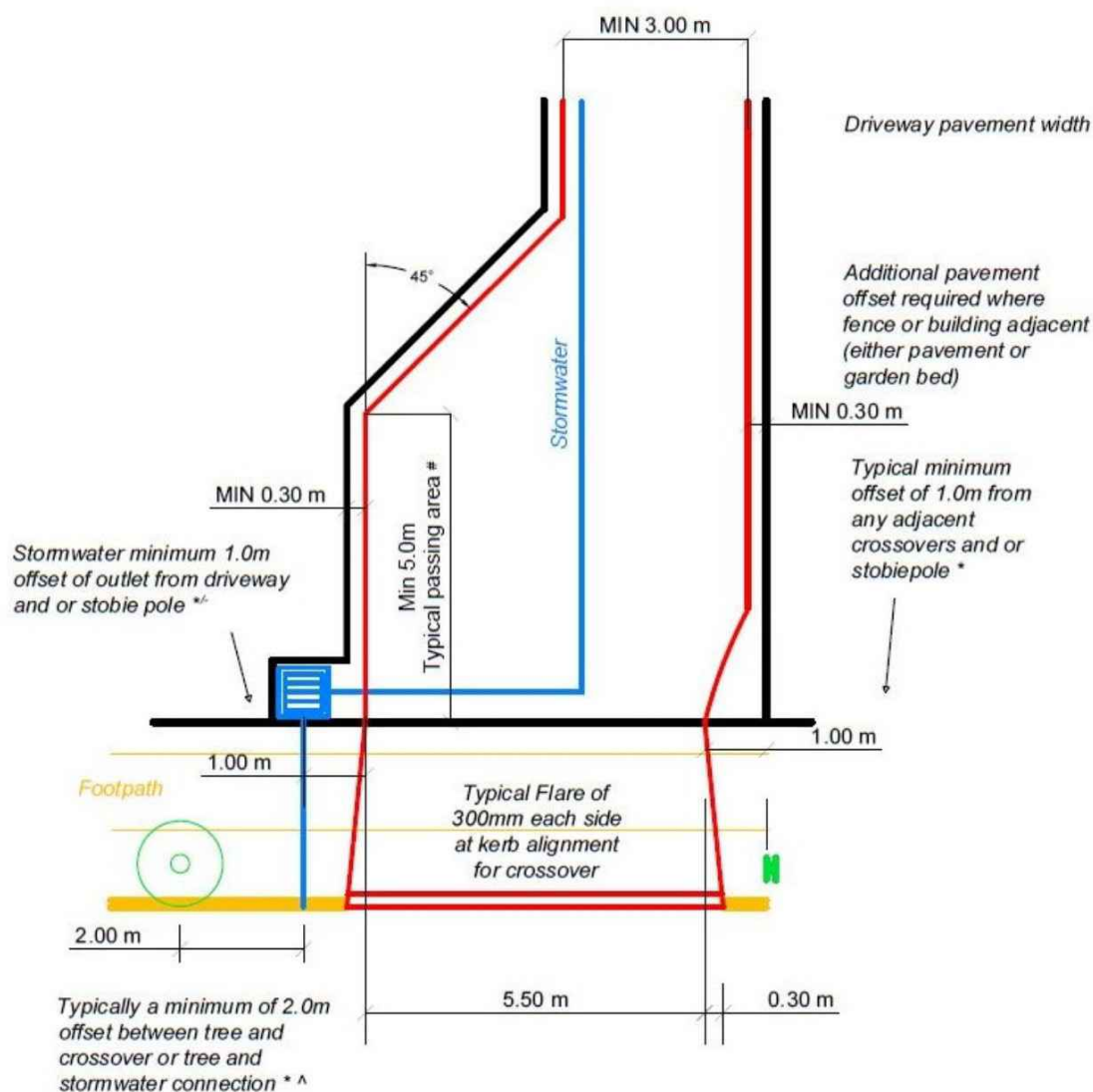
It is recommended that revised plans showing the reinstatement of redundant crossovers be provided to Council.

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 shortfall of this requirements. Please refer to the attached sketch for a typical layout.



ACCESS ARRANGEMENT SERVICING REAR CAR PARK OFF LOW VOLUME ROAD



NOTES:

* Distance as measured along alignment of front property boundary

^a Must be deemed to comply by Council's Technical Officer (Amenity)

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

- Stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements.

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.



Please note that the 300mm offset on either side of the 5.5m wide driveway access can be pavement or landscape. To satisfy landscape requirements this offset in some cases may be larger than 300mm.

It is recommended that the driveway servicing the rear of the subject site be revised to the required dimensions indicated above. Revised plans showing a driveway that satisfies the above provisions should be provided to Council.

- 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.

It is recommended that plan should be updated to include the location of the above mentioned services.

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 Current proposed crossover for Dwelling 1 is wider than the maximum 3.6m single crossover (measured at kerblines) which would typically be supported by City Asset. To maintain on-street car parking space and at the same time allow a smoother access to the double garage, an invert flaring crossover (3.6m wide at kerblines with 0.3m flaring towards the boundary on each side - 4.2m wide at the boundary) will be supportable.

It is recommended that revised plans showing an invert flaring crossover (3.6m wide at kerblines with 0.3m flaring towards the boundary on each side - 4.2m wide at the boundary) be provided to Council.

- 3.4 Traffic manoeuvrability has been assessed as acceptable in accordance with the site layout shown on 'Civil Plan' (NED, Ref: 280220211-10, dated 02/2021)
- 3.5 The garage dimension as indicated on the following plans have been assessed as satisfying minimum requirements.

- Ground Floor Plan Unit 1 (NED, Ref: 280220211-1, dated 02/2021)



- Ground Floor Plan Unit 2 (NED, Ref: 280220211-3, dated 02/2021)
- Ground Floor Plan Unit 3 (NED, Ref: 280220211-5, dated 02/2021)
- Ground Floor Plan Unit 4 (NED, Ref: 280220211-7, dated 02/2021)

4.0 Waste Management

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

5.0 Stormwater Management

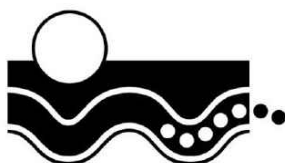
- 5.1** For this scale and nature of proposed development, Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation.

This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the same time, collect and use the majority of the roof stormwater generated by the properties.

In this alternate stormwater management proposal, the following arrangements should be notated for each dwelling within the development.

- Installation of a 3,000 litre rainwater tank (no detention element).
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation.
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;



City of **West Torrens**

Between the City and the Sea

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be requested to demonstrate through satisfactory calculations and design for conventional stormwater detention. These works 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.

It is recommended that revised plans and supporting calculations (if necessary) clearly and accurately indicating satisfaction of the above criteria be provided to Council.

Regards
Richard Tan
Civil Engineer

Arboricultural Assessment of Street Trees

Development Application No: **211/228/2021**

REFERRAL DUE DATE: 19 March 2021

Assessing Officer: **Default System User**
Site Address: **32 Western Parade, BROOKLYN PARK SA 5032**
Certificate of Title: **CT-5138/396**
Description of Development **Construction of (4) four two-storey group 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 - Default System User

DATE 5 March 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 crossovers will not directly conflict with the existing Lophostemon confertus (brush box) street tree.

There is 11.3m from the eastern property boundary to the existing street tree and 9.2m from the existing street tree to the western property boundary.

City Operations will require a 2.0m offset for the existing street tree for any stormwater connections.

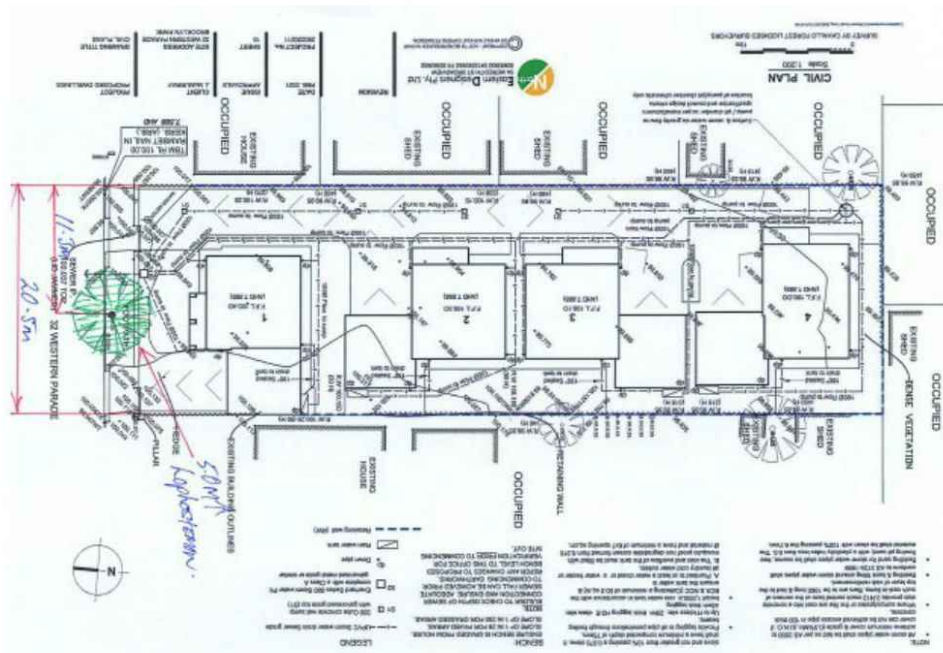
City Operations will support this proposal in its current form.

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: 12/03/2021







6.1.4 24-26 Lindsay Street, CAMDEN PARK

Application No 211/1004/2020

Appearing before the Panel will be:

Representor/s: **Ivan and Angela Hudoba** of 28 Lindsay Street wish to appear in support of the representation.

Stuart McDonald of 25 Lindsay Street wishes to appear in support of the representation.

Applicant/s: **Anthony Donato** of Anthony Donato Architects wishes to appear in response to the representation/s.

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Construction of two (2) x residential flat buildings containing nine (9) two storey dwellings
APPLICANT	Anthony Donato Architects
LODGEMENT DATE	22 October 2020
ZONE	Residential
POLICY AREA	Policy Area 18 - Medium Density
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • City Operations External <ul style="list-style-type: none"> • Nil
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020
DELEGATION	<ul style="list-style-type: none"> • 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.
RECOMMENDATION	Support with conditions
AUTHOR	Phil Smith

BACKGROUND

The application was lodged prior to 19 March 2019 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 Allotments 48 and 130, Filed Plan 7390 and 7597 in the area named Camden Park Hundred of Adelaide, Volume 6037 Folio 271, more commonly known as 24-26 Lindsay Street, Camden Park. The subject site comprises two allotments and is irregular in shape with a 49.4 metre (m) wide frontage to Lindsay Street. The land backs onto to Glenelg tram line for a length of 17.2m and has a total combined site area of 1787 square metres (m²).

There is a 1.52m wide easement than runs for a length of 59.66m in a north-south direction down the middle of the development site for the length of the block. This easement is noted as being assigned to the Minister for Infrastructure.

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

The site currently contains 2 dwellings, one on each of the respective allotments. 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.

The locality consists of a variety of dwelling types to the west, north and east. The site bounds the Glenelg tram line to the south which is also the Council boundary, shared with the City of Marion. Many examples of infill development are evident in the immediate locality.

Anzac Highway, a major arterial road, is located within short walking distance to the subject site, as is Cross Road, with Marion Road a little further to the east. The site is close to public transportation and is located approximately 250m from a Centre Zone.

The amenity of the locality is mixed. Some allotments are developed with detached dwellings, however medium density development is becoming a popular choice for re-development as older housing stock is being replaced.

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





Figure 1 - Subject site, 24-26 Lindsay Street



Figure 2 - Subject site, 24-26 Lindsay Street



Figure 3 - Subject site, 24-26 Lindsay Street



Figure 4 - Subject site, 24-26 Lindsay Street



Figure 5 - Subject site, 24-26 Lindsay Street



Figure 6 - Recent development in Lindsay Street in close proximity to site



Figure 7 - Second example of recent development in Lindsay Street in close proximity to site

PROPOSAL

The proposal comprises the construction of two (2) x two storey residential flat buildings, one containing six (6) dwellings and the other containing three (3).

The development is further detailed as follows:

- The dwellings are contemporary in design and are provided with living, kitchen and dining areas located at ground floor, in addition to laundry, toilet and a single car garage;
- 3 bedrooms, and a bathroom are located at the upper level;
- Larger dwellings are also provided with study and retreat areas;
- Private open space comprises one area at ground floor level accessible from living areas;
- Colours, finishes and materials are noted as follows:

Roofing

- Sheeting: NEXTEEL 'KALKAJAKA' Dark Grey

Walls

- Face brickwork: PGH 'NOUGAT'
- Rendered brickwork: SOLVER 'HELLFIRE' Off White
- Roller doors: TO MATCH NEXTEEL 'KALKAJAKA' Dark Grey
- Front door: SOLVER

Aluminium Window Frames

- Frame: POWDERCOAT Black
- Maxline: SOLVER Volcanic Ash – Dark Grey
- The development is provided with approximately 200sqm of landscaping throughout the site including a number of tree and shrubs;
- One small street tree is proposed to be removed to facilitate a proposed driveway.

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 of the *Development Regulations 2008*.

Properties notified	10 properties were notified during the public notification process.
Representations	2 representations were received.
Persons wishing to be heard	2 representors have indicated they wish to be heard. <ul style="list-style-type: none"> • Stuart McDonald of 25 Lindsay Street, Camden Park. • Ivan and Angela Hudoba of 28 Lindsay Street Camden Park
Summary of representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • Lack of on-site car parking to appropriately service the development • Increased traffic in the street • Overshadowing of adjoining properties • Privacy as a result of upper level windows • Safety and health of adjoining residents • Water and internet which have dropped dramatically
Applicant's response to representations	Summary of applicant's response: <ul style="list-style-type: none"> • Traffic can be appropriately managed from the development into Lindsay Street which is a wide open street • The development supplies the required number of car parking spaces • The dwellings are setback 4 metres from the side boundary therefore the impacts to adjoining properties are negligible • Windows facing adjoining properties are to be screened to 1600mm above finished floor level • The construction of dwellings will be designed to meet Australian Building Code requirements for noise attenuation. The owner intends to incorporate double glazed windows and sliding doors to minimise noise • The site is not located on a corner • Internet and water are not relevant planning considerations

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

INTERNAL REFERRALS

Department	Comments
City Assets	<p>City Assets generally has no issues with the proposal subject to their standard requirements.</p> <p>City Assets have taken into account finished floor levels, verge interaction, street trees, stormwater management and waste management in their assessment of the development, all of which have been suitably resolved or otherwise imposed as conditions.</p> <p>Finished floor levels are satisfactory. The rainwater must be pumped to all toilets and the laundry cold water outlet (can connect to hot water outlet if desired).</p> <p>Vehicle manoeuvrability has been questioned.</p>
City Operations	<p>A site investigation together with the information provided has revealed that the location for the proposed crossover to access the multiple dwellings will be in direct conflict with an existing Jacaranda mimosifolia street tree.</p> <p>In this instance City Operations will support the removal of the existing street tree in direct conflict with the proposed crossover.</p> <p>There is another existing Jacaranda mimosifolia street tree on the eastern side of the proposed crossover location with a nominated 1.9m offset.</p> <p>City Operations will support the reduced offset of 1.9m however the removal of this street tree will not be supported.</p>
Waste Management Officer	<p>The Waste Management Officer generally supports the proposal subject to conditions and it being demonstrated that a contracted rubbish collection vehicle can exit the site in a forward direction.</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.

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>

*Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a **Historic Conservation Area**.*

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.

Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 6, 7, 9, 10, 11, 12, 13 & 14

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, 4, 5, & 6

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 <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	Residential Flat Building 150m ² (avg.)	198m ² (avg.) Satisfies by 32%
SITE FRONTAGE <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	Residential Flat Building 15m (complete building)	49.4m Satisfies
SITE COVERAGE <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	70% (max.)	48% Satisfies
PRIMARY STREET SETBACK <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	3m (min.)	3m Satisfies
SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	Wall height <3m: 0/1m (min) Wall Height 3 - 6m: 2m (min) Wall height >6m: 2m + additional setback equal to the increase in wall height above 6m.	Dwellings 1-7 - 0m Dwelling 9 - 6m (minimum) Satisfies
REAR SETBACKS <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	4m (min.)	1.5 western boundary, 2m eastern boundary Does not satisfy
BUILDING HEIGHT <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	3 storeys or 12.5m	2 storeys and 7.9m Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i>	3+ Bedroom: 100m ² (min.)	143.4m ² - Unit 1 131.9m ² - Unit 2 166.9m ² - Unit 3 117m ² - Unit 4 116.9m ² - Units 5, 6, 7 123.9m ² - Unit 8 125.6m ² - Unit 9 Satisfies

OVERLOOKING <i>Residential Zone</i> PDC 27	All upper level balconies, terraces, decks and windows of habitable rooms, which overlook adjacent dwellings habitable room windows or Private Open Space should have either a sill height no less than 1.7m or permanent screens to a height of 1.7m above the finished floor level.	1.7m sill height or screen above the upper level finished floor level (to be conditioned) Satisfies
OVERSHADOWING <i>Residential Development</i> PDC 10 & 11	Ensure that a minimum of 3 hours of direct sunlight to north-facing windows to habitable rooms on subject and adjacent sites, between 9am and 3pm on 21 June Ensure that a minimum of 2 hours of direct sunlight to ground-level open space between 9am and 3pm on 21 June	Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	<300m² - 24m ² (min.), of which 8m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. - Minimum dimension 3m (excl. balconies). - 16m ² (min.) at the rear of side of dwelling, directly accessible from a habitable room.	All dwellings meet required standards for total POS, minimum dimensions, and accessibility from habitable room Satisfies
STORAGE <i>Residential Development</i> PDC 31	8m ³ (min.)	>8m ³ provided in the garages, laundries and closets Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	Group dwellings and Residential Flat Buildings 2 car parking spaces required, 1 of which is covered plus an additional 0.25 spaces per dwelling	18 spaces provided plus 3 spaces 18 spaces required plus 2.25 spaces Satisfies
LANDSCAPING <i>Landscaping, Fences and Walls</i> PDC 10	10% of the site should be landscaping (min)	200m ² Satisfies

ASSESSMENT

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

Land Use & Desired Character

The site comprises two contiguous allotments and is intended to be used for the purpose of an integrated residential development containing two, two storey, residential flat buildings. This is a desirable and orderly form of development and consistent with Desired Character Statement. There is an expectation of new development being constructed at increased densities in Policy Area 18, which is reinforced by PDCs 1 and 4. In fact, the proposal satisfies all relevant residential development provisions thus meeting the expectations of the policy area.

Allotment amalgamation is encouraged to create larger development sites to maximise the density of development in proximity to Centre Zones which the proposal also achieves.

Landscaping is to be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians and provide an appropriate transition between the public and private realm which is adequately addressed in the proposal.

The proposed pattern of development is consistent with the existing pattern of development, which is variable having regard to the amount of redevelopment occurring across the locality, in particular this section of Lindsay Street.

On balance, it is considered that the proposed development is consistent with the land use provisions and the Desired Character sought within the Residential Zone and Policy Area 18 - Medium Density.

On this basis, it is considered that land use and desired character matters are satisfactorily met.

Built Form

The dwellings are considered to be of a reasonable design standard and are enhanced by the variety of materials, colours and finishes incorporated into the design. On this basis, Objective 1 and PDC 1 of the Design and Appearance module and PDC 4 of the Residential module are satisfied. The variety of materials, colours and finishes of the proposed dwellings gives them a well-articulated appearance that permits the design to differentiate itself in a positive way from older, more conventional housing stock.

In terms of the built form, it is noted that the dwellings satisfy the building height requirements with overall heights of 7.9m proposed, thus satisfying PDC 5 of Policy Area 18.

Entries to the dwellings will be clearly visible to easily identify individual dwellings, thus according with PDC 8 of the Residential Development module.

Overall, it is considered that the proposed dwellings present well to both streetscapes (i.e. Lindsay Street and the internal common driveway) which should help improve its aesthetic character.

Setbacks

With respect to setbacks, PDC 11 of the Residential Zone and PDC 5 of Policy 18 are applicable to the development. It is noted that the rear setbacks at ground floor level do not satisfy the standard requirement of 4m. The prominent shortfalls are generally avoided centrally to the site and are located to the front and rear where they have less impact on adjoining properties. These shortfalls are considered to be acceptable as they tend to mimic the side setbacks of detached dwellings facing the street, thus the impacts are not considered to be unreasonable. At the upper level, the rear setback for Unit 9 falls short by 1m and the eastern dwellings rear setbacks fall short by 200mm which is not considered to be unreasonable given that detached dwellings facing the street can achieve a compliant setback of 2m from a side boundary.

Amenity

With respect to amenity, it was raised as an issue by the representors that nine (9) dwellings would generate considerable noise of which impacts on adjoining properties.

With respect to the issue that has been raised, it is noted that Policy Area 18 envisages medium density dwelling development and the site has been developed with that intent. A resultant circumstance of a more densely developed site is an increase in noise, which is largely unavoidable.

PDCs 28 and 29 of the Residential Development module deals mostly with external noise sources, such as pool pumps and air conditioners, which was not necessarily raised by the representors. Nonetheless, in addressing this concern the applicant is proposing to install double glazed windows and sliding doors to assist in reducing noise emanating from the dwellings.

Importantly, it should be noted that noise generated by people occupying dwellings falls outside the scope of the planning assessment of the application. Positioning of private open space is somewhat controllable however in this instance, the location proposed is optimal given that they have a northerly aspect and are accessible from habitable living areas.

Overlooking

One representor raised concern regarding overlooking and privacy. With respect to overlooking, all upper level windows will be fixed and obscured to a height of at least 1.7m above finished floor level thus satisfying PDC 27 of the Residential Development module. Overall, there is unlikely to be any unreasonable impacts resulting from direct overlooking. Overlooking within the development is also minimised as a result of the proposed screening on windows positioned at the upper level. A condition to this effect has been included in the recommendation.

On this basis, overlooking matters are considered to be satisfactorily addressed.

Overshadowing

Overshadowing diagrams provided indicate that the proposed development will overshadow adjoining properties to the east and west during the times of 9am to 3pm. That being said the overshadowing impacts are considered to be reasonable. The property adjoining to the south is the Glenelg tram line and is therefore not impacted by shadows that require consideration.

The proposed development would project shadows into the private open space of 22 Lindsay Street during morning hours but would cast away from this property during the afternoon hours. This property would continue to receive at least two (2) hours of solar access and their northern windows would not be unduly impacted thus according with General Section, Residential Development PDC's 11 and 12. Of particular note, are the large trees located in their private open space that would effectively overshadow their own private open space.

Number 28 Lindsay Street would receive similar overshadowing impacts to 22 Lindsay Street but would not receive any overshadowing impacts until the early afternoon hours. North facing windows would not be affected by the development as a result of the orientation of the proposed dwellings. On this basis, overshadowing is not considered to be of concern as a result of this development. This property will still receive a minimum three (3) hours solar access for north facing windows and 2 hours sunlight for more than half of their existing ground level open space in accordance with General Section, Residential Development PDC's 11 and 12.

On this basis, overshadowing matters are considered to be satisfactorily addressed.

Landscaping

A number of plant and trees species, pavers and mulch are proposed throughout the site adjacent the internal driveway, the street and backyards of each dwelling. Plantings include Agapanthus, Dianella, Cordylines and 'Capital' Ornamental Pear trees. These species are commonly planted and are considered to be well suited for this development.

The common driveway and rear yards are considered to be lacking in meaningful landscaping, therefore a Reserved Matter has been included in the recommendation requesting the applicant to provide an amended landscape plan that includes additional landscaping to assist in reducing heat loading across the site and to present better to the public realm. It is considered that a better choice of species for example, that is, more trees, less shrubs, and reconsideration of the amount of hard surfaces, can provide the desired result without increasing the landscape footprint.

In order to satisfy the Landscaping, Fences and Walls module, PDC 4, 10% or 178sqm of the site is required to be landscaped and this is achieved.

Parking and Access

In terms of access into each proposed allotment, there is no issues with entering and exiting the site. Access and egress can be safely achieved thus satisfying PDC's 23 and 24 of the Transportation and Access module.

With respect to the required number of car parking spaces, it is noted that the development provides 21 spaces and is required to have 21 spaces (including the correct number of undercover spaces), thus accords with PDC 34 of the Transportation and Access module.

City Assets does not support the Visitor Space 1 adjacent to the front of the site as it may result in traffic congestion however, as the site is not adjacent an arterial road, the location of this parking space is considered acceptable and will not be impacted by visual obstructions or unreasonable reversing manoeuvres.

Whilst it is acknowledged that the parking space for Dwelling 9 may result in extra manoeuvring to reverse out of the garage and exit in a forward direction, this is not considered to be overly onerous and is generally acceptable as the aisle width is approximately 6m wide. A 6m wide aisle width is a standard dimension for manoeuvring within medium density developments. Low level landscaping assists in maintaining driver visibility and it is noted that Unit 9 is indented to allow for some extra manoeuvring area (landscaped area can be removed) if required.

City Assets are also not supportive of the two rear visitor spaces and believe that it should be reduced to one visitor space due to manoeuvrability concerns. Should the Panel be minded to remove one parking space, it would result in a shortfall of one parking space across the site, which is not considered to be a significant issue.

On this basis, parking and access issues have been satisfactorily met.

Waste Management

The applicant has liaised with Council's Waste Management Officer to discuss an appropriate waste management outcome. The development is a large site and would result in 18 bins on the footpath of which under a conventional Council collection arrangement is not supported.

On this basis, the Waste Management Officer would typically recommend using an 1100L bin for general waste and recycling to be collected weekly and start with a single 240L bin for organics (mainly food waste) and increase the number of bins as required. However, the use of 1100L bins would result in the bins being more difficult to move and require a larger waste vehicle to empty them, typically a front lift waste truck. As such, the Waste Management Officer is satisfied that 660L bins are easier to move around, however more bins would be required or more frequent collections i.e. twice weekly.

The applicant will liaise with a private waste contractor and will use 2 x 660L bins that will be collected twice weekly.

In terms of the location for bin presentation for collection, the most logical position is adjacent to the front of Unit 1 where there is ample space for presentation. Given the large width of driveway entry and that Lindsay Street is not an arterial road, it is not considered unreasonable for a rubbish collection vehicle to reverse into the site, collect the rubbish and drive out in a forward direction.

A Reserved Matter has been included in the recommendation requiring the applicant to demonstrate that a waste vehicle is able to exit the site in a forward direction to minimise risk to other vehicles. It is considered that this particular matter can be addressed to Council's satisfaction as an acceptable solution would be for the waste vehicle to either reverse into site or be able to turn around within the property which the Waste Management Officer supports. As the crossover is proposed to be 6m in width, and that waste vehicles are now manufactured in a range of load capacities (i.e. sizes), there should be no issue with a waste vehicle being able to reverse into the site.

When the bins are not presented for collection, they would be located at the rear of the property adjacent to the visitor car parking area, which the Waste Management Officer supports.

The Reserved Matter will also lock in the number of bins required, the final location of bins presented for collection, where they are to be stored and the type of vehicle used for collection. In addressing the Reserved Matter, Council's Waste Management Officer is satisfied that a waste company can review the development and recommend the number of bins and collection frequencies required to service this property and their submission can be used as the waste management plan for the application.

On this basis, it is considered that the matters related to waste management can be addressed to the satisfaction of Council Administration, with appropriate conditions imposed thereafter to reinforce the approved arrangement.

Stormwater Management

The City Assets team consider the proposed development to be acceptable from a stormwater management perspective. The required finished floor levels for the dwellings have been achieved.

Additional requirements such as stormwater management measures being in place prior to occupancy, and provision of 3000 litre rainwater tanks for each dwelling have also been reinforced by way of condition. This satisfies Objectives 1, 2, 3 and 4 and PDCs 1, 5 and 6 of the Orderly Development Module.

On this basis, it is considered that stormwater matters have been satisfactorily addressed.

SUMMARY

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

The proposal satisfies generally all the relevant quantitative and qualitative standards related to residential development. The identified shortfalls such as the side and rear setbacks are not considered to be fatal to the application when assessed holistically. It was clearly demonstrated that the proposed setbacks would have a lesser impact on adjoining properties than potential development scenarios that would have greater impact implications.

The built form does not result in any unreasonable impacts to adjoining properties, whilst providing greater housing diversity to the locality. The dwellings are well articulated and will present well to Lindsay Street.

It is considered that the matters raised by representors have been satisfactorily addressed.

On balance the proposal 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. 211/1004/2020 by Anthony Donato Architects to undertake the construction of two (2) x residential flat buildings containing nine (9) two storey dwellings at 24-26 Lindsay Street, Camden Park (CT 6037/271) subject to the following reserved matters and conditions of consent:

Reserved Matters

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

1. A comprehensive Landscape Plan shall be provided addressing landscaping within the nominated landscaped areas to the front and rear of the proposed new dwellings and within the common driveway area. Such planting shall include a mix of trees, shrubs and groundcovers that are complimentary to the desired character sought for this Policy Area and to assist in the softening of the built form and hard paved surfaces and reduce heat loading.
2. A Waste Management Plan (WMP) is to be provided to demonstrate that a waste vehicle is able to exit the site in a forward direction to minimise risk to other vehicles. The number of bins required, the final location of bins presented for collection, where they are to be stored and the type of vehicle used for collection shall also be detailed in the WMP.

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 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:

Anthony Donato Architects Drawings - DD00 Rev 2, DD01 Rev 2, DD01A, DD02, DD03, DD04, DD05, DD06, DD07, DD08, DD09, DD10, and DD11.

Gama Consulting Engineers - Drawing No 200990-C01 Rev A.

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

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

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

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

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

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

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

- 3000L rainwater tanks are to be provided for each dwelling and plumbed to deliver recycled water to all toilets and to the laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.

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

5. The stormwater connection through the road verge area is to be constructed of a shape and material to satisfy Council's standard requirements:

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

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

6. All driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times.

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

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

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

8. The upper level side and rear windows of all dwellings, except where facing a street, shall be provided fixed and obscured glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for direct overlooking of adjoining properties, prior to occupation of the dwellings. The glazing in these windows shall be maintained in reasonable condition at all times.

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

Attachments

- 1. Relevant Provisions**
- 2. Application Documents**
- 3. Representations and Response to Representations**
- 4. Referral Responses**

General Section		
Design and Appearance	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21 & 22
Energy Efficiency	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2 & 3
Landscaping, Fences and Walls	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4 & 6
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 5, 6 & 7
Residential Development	<i>Objectives</i>	1, 2, 3, & 4
	<i>Principles of Development Control</i>	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 19, 20, 21, 27, 28, 30 & 31
Transportation and Access	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	8, 11, 14, 23, 24, 34, 35, 36, 40, 41, 43, 44, & 45
Waste	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5 & 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

24				
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House number OR Lot number DP CT volume Folio

Lindsay Street	Camden Park
----------------	-------------

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).

Anthony	Donato	Anthony Donato Architects
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Given name Surname Company Name

Email	anthony@adarchitects.com.au	83646888
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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.

Phone

5/59 Fullarton Road	Kent Town
---------------------	-----------

Postal address Suburb

SA	5067
----	------

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.

Hanson	Lin	0430433502
--------	-----	------------

Given name Surname Phone

L2 130 Morphet Street	ADELAIDE
-----------------------	----------

Postal address Suburb

SA	5000
----	------

State Post code

hansonl@capdg

Email

Section 5 - contact for further information

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

Anthony	Donato	Anthony Donato Architects
Given name	Surname	Company Name
anthony@adarchitects.com.au		83646888
Email		Phone

Section 6 - builder's details

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

☐ Owner builder OR ☐ Builder

Name of builder (Company)		Licence number
Postal address		Phone
State	Post code	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.).

Grouped Housing Development - 9 x 2-storey dwellings

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 justification to verify (this section must be completed).

Are you applying for the HomeBuilder grant?

\$ 1500000	1400 m ²	<input type="checkbox"/> Yes <input type="checkbox"/> No
Estimated total cost of works (excludes fitout)	Estimated floor area of work	

Section 9 - building classificationIf unsure, contact Council on 8416 6333 or email: development@wtcc.sa.gov.au

1	1
Current classification	Classification sought

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

Section 10 - declarationCouncil 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: 21-10-20

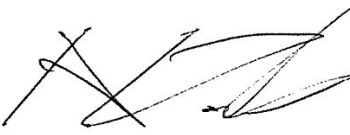
☒ Applicant ☐ Owner ☐ Authorised agent

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

Date of Application: 21-10-20			
Applicant:	Given Name: Anthony		Family Name: Donato
Address:	Lot No:	House No: 24	Street: Lindsay Street
	Suburb: Camden Park SA		P/Code: 5038
Volume:	Folio:		
Nature of proposed development:			
9 x 2-Storey Dwellings			
<p>I <u>Anthony Donato</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> <p>Date: 21-10-20</p> <p>Signature: </p>			

Last updated July 2020

DEVELOPMENT NUMBER:
FEB20

DIVISION TYPE: TORRENS TITLE

VERSION: 25/02/20

SHEET 1 OF 1 SHEETS

DATA

ALLOTMENT 48 IN F7390

ALLOTMENT 130 IN F7597

TITLE REFERENCE(S):
CT 6037/271

HUNDRED: ADELAIDE

AREA: CAMDEN PARK

COUNCIL:

COUNCIL ZONE: RESIDENTIAL

COUNCIL POLICY AREA:

TOTAL SITE AREA: 1570m²

NO. EXISTING ALLOTMENT(S): 2

NO. PROPOSED ALLOTMENT(S):

NO. ADDITIONAL ALLOTMENT(S):

MAP REF: 6628-50-G

SITE ADDRESS: 24 LINDSAY STREET
CAMDEN PARK

STATE SURVEYS
465B SOUTH ROAD, KESWICK SA 5035
TELEPHONE: 8293 2939
FACSIMILE: 8293 2949
EMAIL: planning@statesurveys.com.au
REFERENCE: FEB20 DRAWN BY: AP

SCALE
0 2.5 5 7.5 10 12.5 METRES

48
815m²

130
955m²

F7390

F7597

LINDSAY STREET

33.22

13.01

3.18

60.55

13.66

3.60

1.52 WIDE

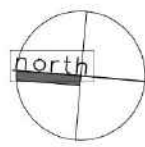
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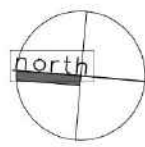
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19.07

SUBJECT TO SURVEY

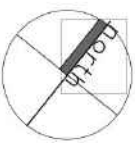


JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE SITE PLAN	AMENDMENTS 	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately © COPYRIGHT	JOB NO. 4815-20	SCALE 1:200	DRAWN JB	CHECKED	DATE DEC. '20	PAGE A3	SHEET NO. DD00	REVISION 2
				<div>  <div> ANTHONY DONATO ARCHITECTS Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au </div> </div>							



JOB TITLE PROPOSED RESIDENCE FOR:		DRAWING TITLE OVERALL UPPER PLAN		AMENDMENTS		Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately		<div> ANTHONY DONATO ARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>			
CLIENT HANSON		ADDRESS 24 LINDSAY STREET CAMDEN PARK		JOB NO. 4815-20	SCALE 1:200	DRAWN PC	CHECKED	DATE DEC. '20	PAGE A3	SHEET NO. DD01	REVISION 2



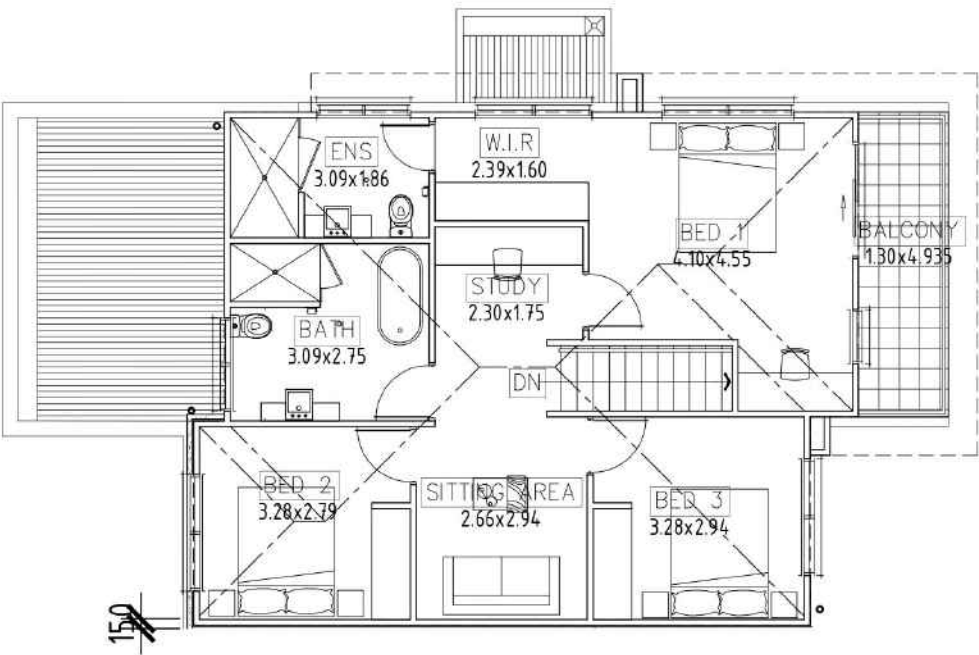


UNIT 1

GROUND FLOOR PLAN

Scale 1:100 @ A3


UNIT 1	
AREA	m ²
GROUND FLR.	64.7
PORCH	3.6
ALFRESCO	9.7
GARAGE	20.0
FIRST FLR.	78.7
BALCONY	6.4
TOTAL	183.1

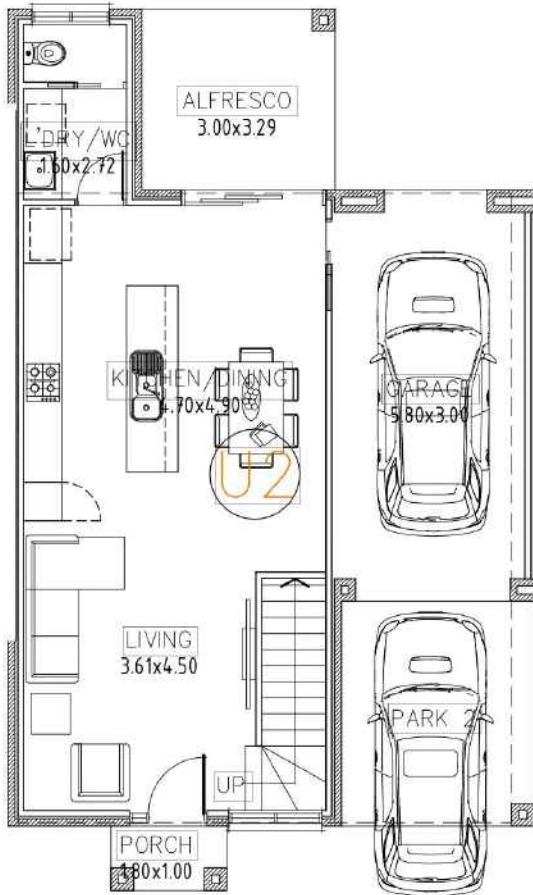
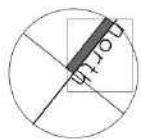


UNIT 1

FIRST FLOOR PLAN

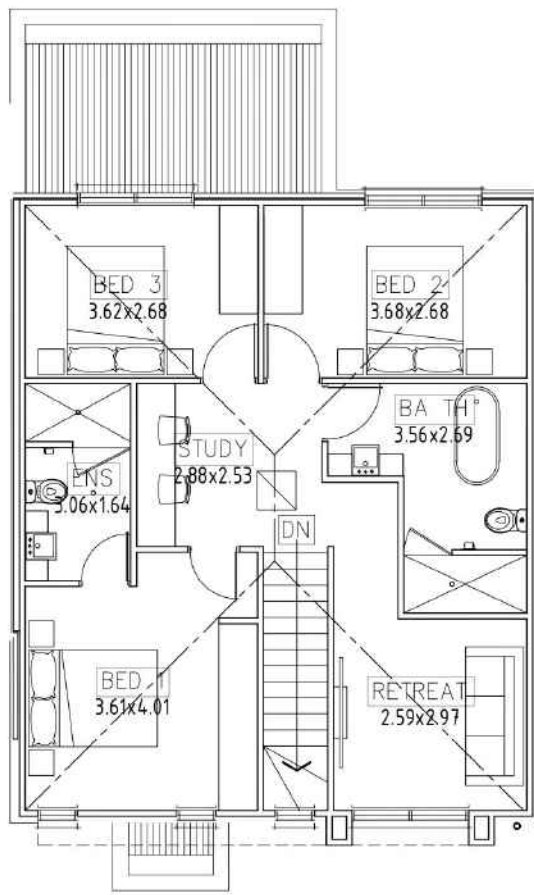
Scale 1:100 @ A3

JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 1 GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT	<div>ANTHONYDONATOARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>				
				JOB NO. 4815-20	SCALE 1:200	DRAWN LC	CHECKED	DATE DEC. '20




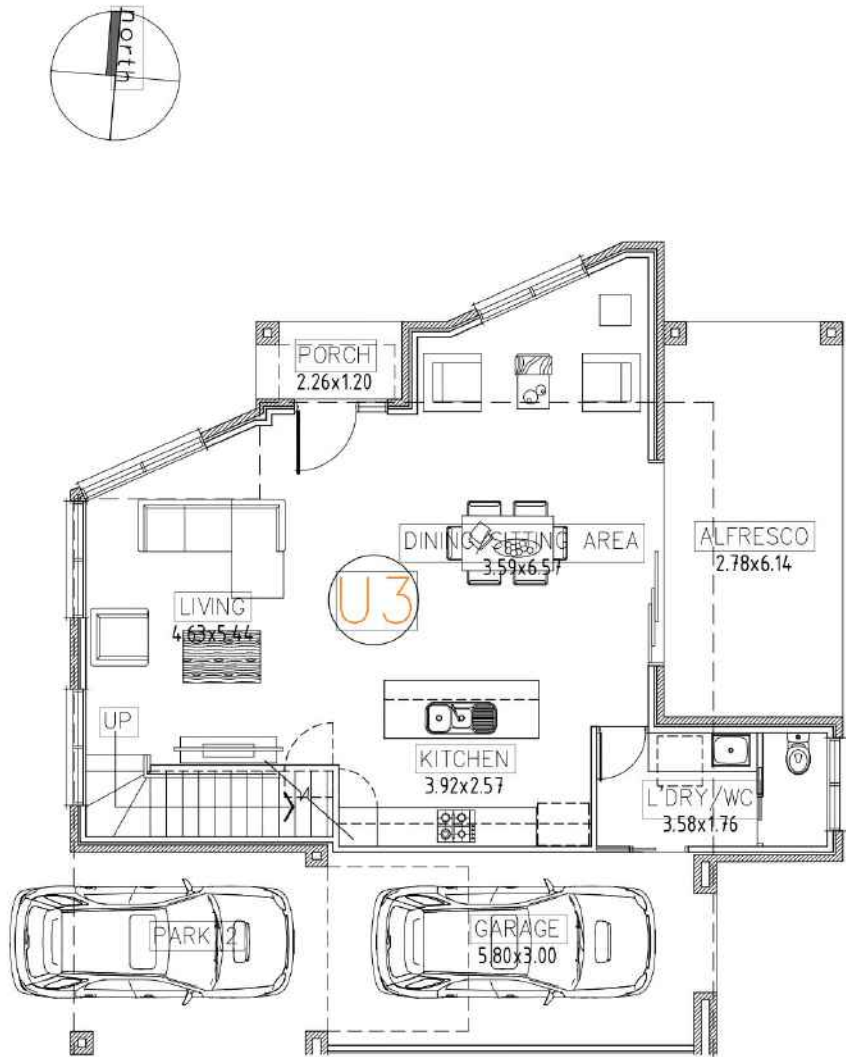
UNIT 2
GROUND FLOOR PLAN
Scale 1:100 @ A3

UNIT 2	
AREA	m ²
GROUND FLR.	56.0
PORCH	1.8
ALFRESCO	8.4
GARAGE	20.7
FIRST FLR.	75.9
TOTAL	162.8



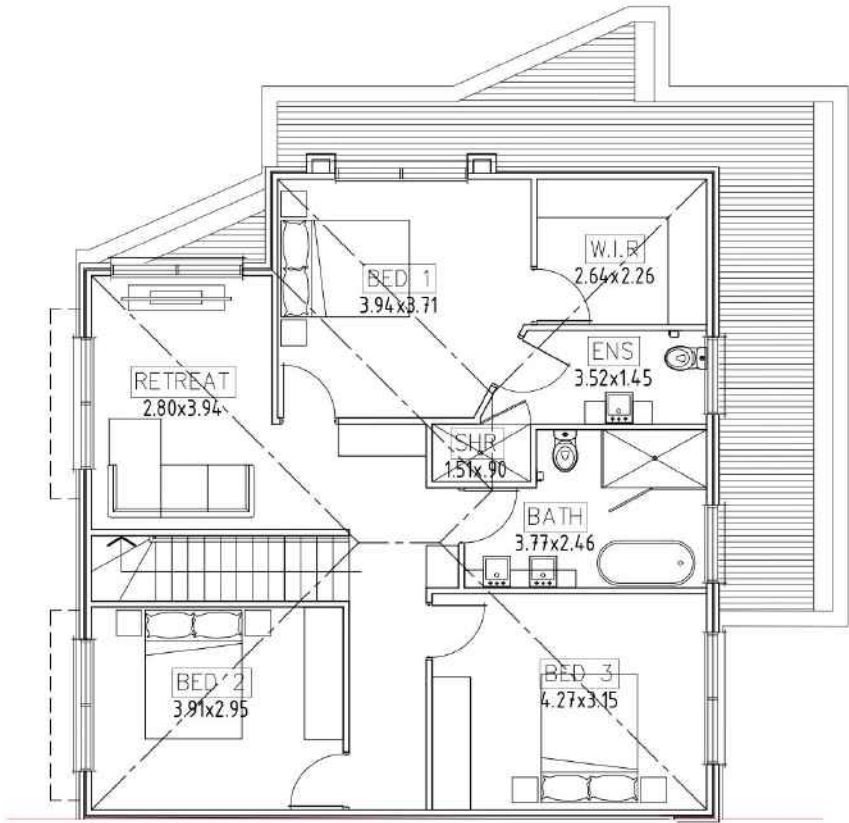
UNIT 2
FIRST FLOOR PLAN
Scale 1:100 @ A3

JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 2 GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT	<div>ANTHONYDONATOARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>				
			JOB NO. 4815-20	SCALE 1:200	DRAWN LC	CHECKED	DATE DEC. '20	PAGE A3




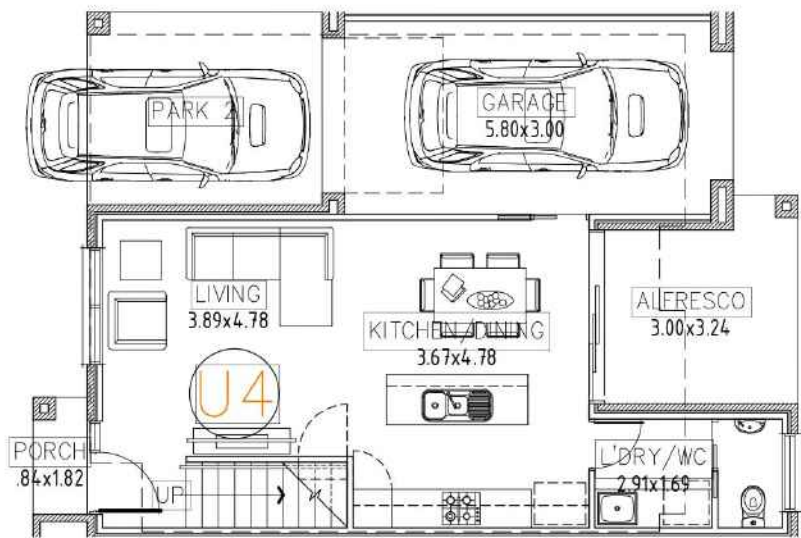
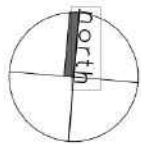
UNIT 3
GROUND FLOOR PLAN
Scale 1:100 @ A3

UNIT 3	
AREA	m ²
GROUND FLR.	76.1
PORCH	2.7
ALFRESCO	17.0
GARAGE	20.0
FIRST FLR.	90.8
TOTAL	206.5



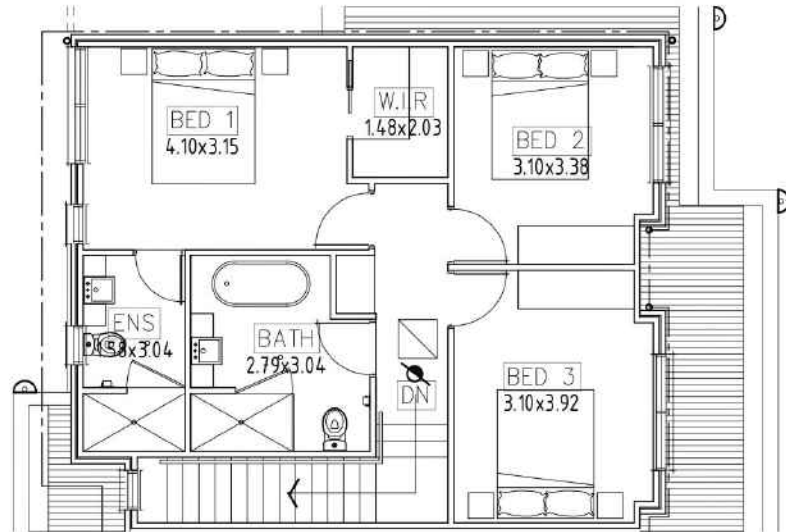
UNIT 3
FIRST FLOOR PLAN
Scale 1:100 @ A3

JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 3 GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT	 ANTHONYDONATOARCHITECTS Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au
JOB NO. 4815-20	SCALE 1:200	DRAWN LC	CHECKED	DATE DEC. '20
PAGE A3	SHEET NO. DD04	REVISION		




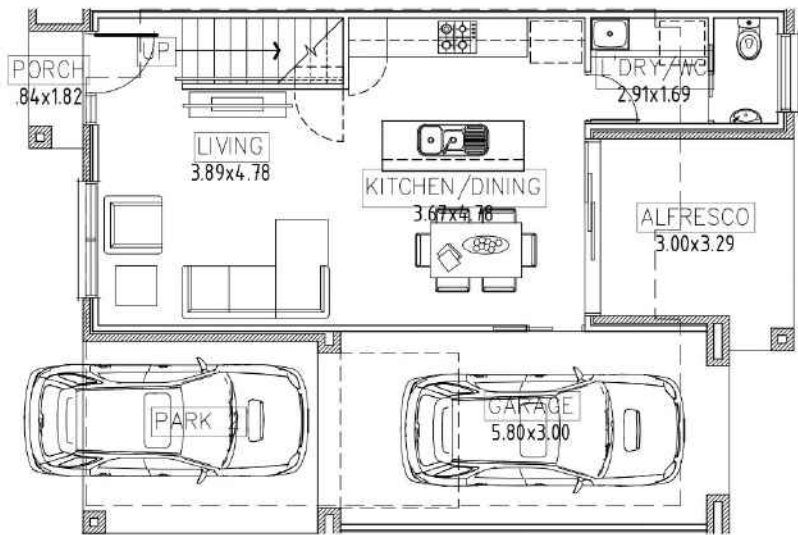
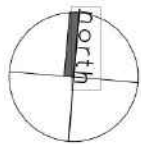
UNIT 4
GROUND FLOOR PLAN
Scale 1:100 @ A3

UNIT 4	
AREA	m ²
GROUND FLR.	47.0
PORCH	1.8
ALFRESCO	8.6
GARAGE	21.1
FIRST FLR.	70.0
TOTAL	148.5



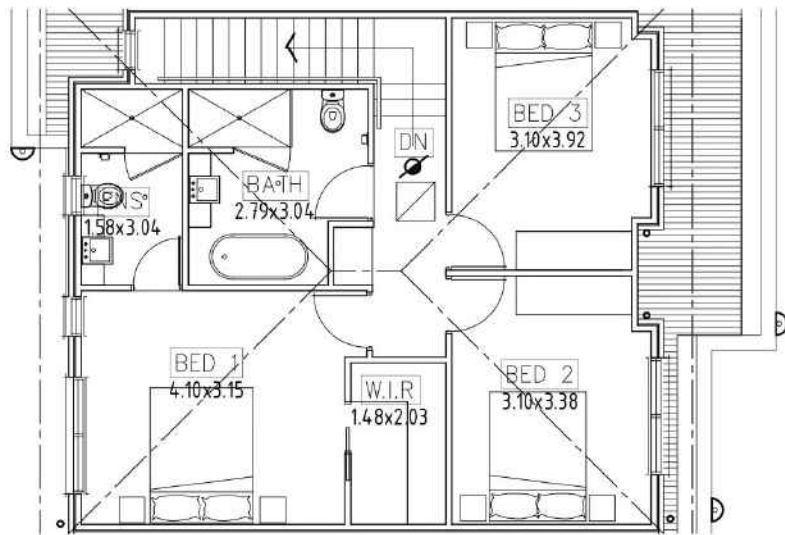
UNIT 4
FIRST FLOOR PLAN
Scale 1:100 @ A3

JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 4 GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT	ANTHONYDONATOARCHITECTS  Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au				
				JOB NO. 4815-20	SCALE 1:200	DRAWN LC	CHECKED	DATE DEC. '20



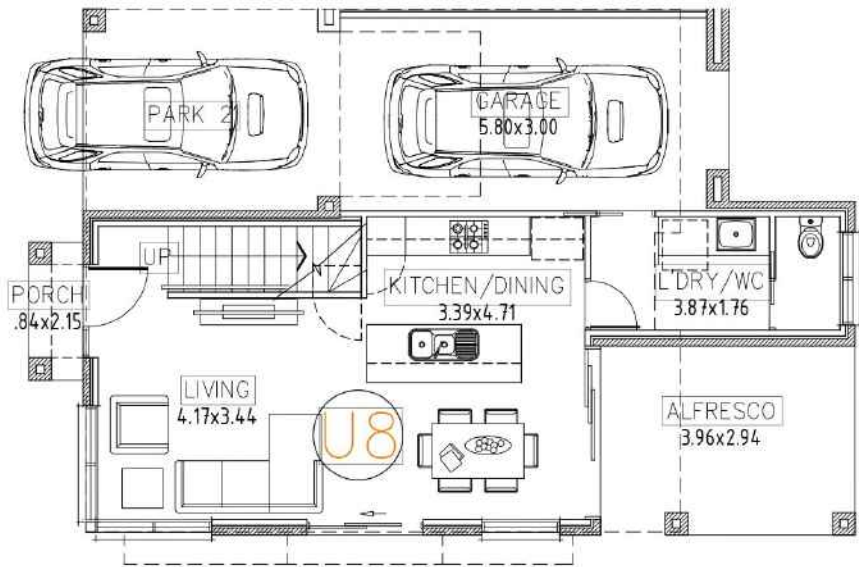
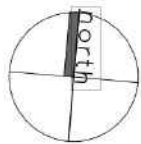
UNIT 5 & 7 MIRROR UNIT 6
GROUND FLOOR PLAN
Scale 1:100 @ A3

UNIT 5 - 7	
AREA	m ²
GROUND FLR.	46.9
PORCH	1.8
ALFRESCO	8.8
GARAGE	20.5
FIRST FLR.	70.0
TOTAL	147.6



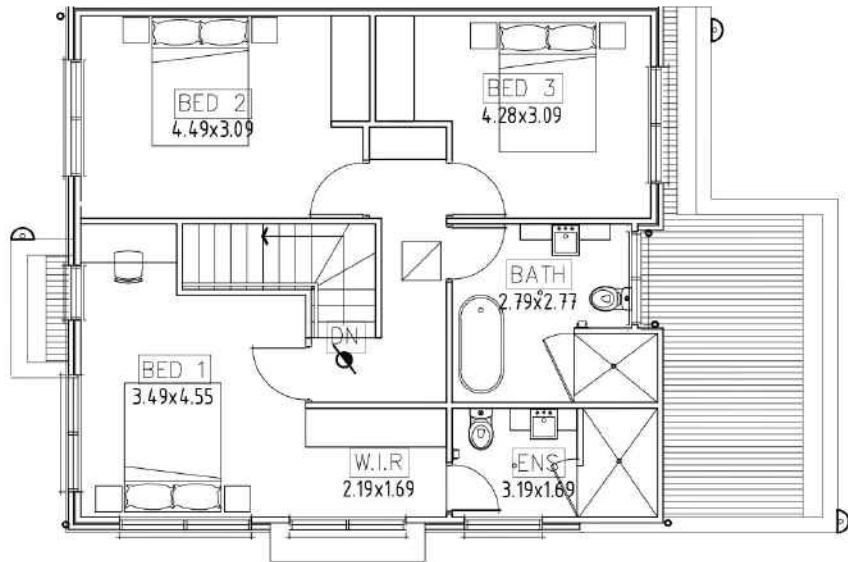
UNIT 5 & 7 MIRROR UNIT 6
FIRST FLOOR PLAN
Scale 1:100 @ A3

JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 5 & 7 (MIRROR UNIT 6) GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT		<div>ANTHONYDONATOARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>		
			JOB NO. 4815-20	SCALE 1:200			
			CHECKED	DATE DEC. '20	PAGE A3	SHEET NO. DD06	REVISION



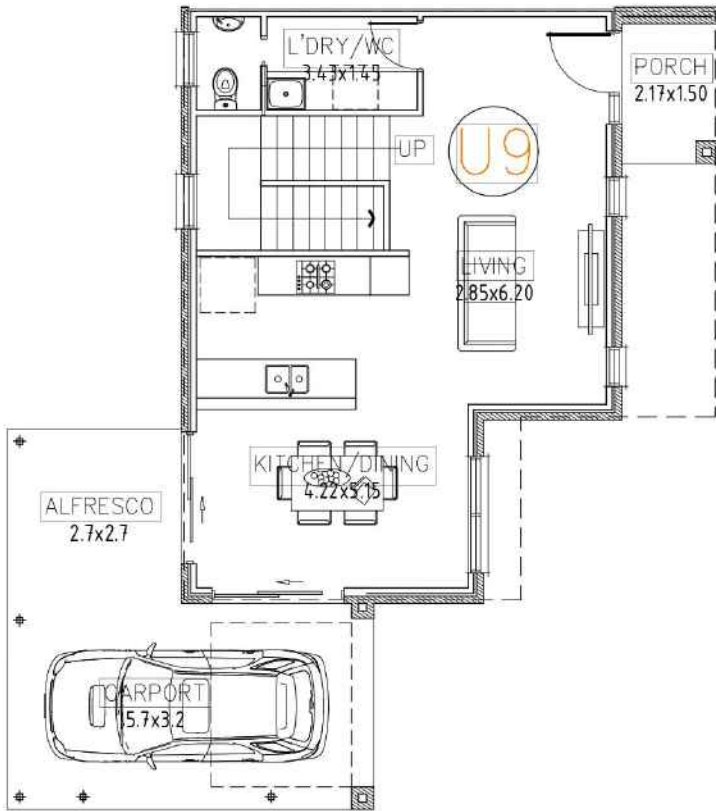
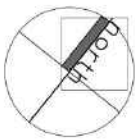
UNIT 8
GROUND FLOOR PLAN
Scale 1:100 @ A3

UNIT 8	
AREA	m ²
GROUND FLR.	48.3
PORCH	1.8
ALFRESCO	8.7
GARAGE	20.8
FIRST FLR.	75.6
TOTAL	155.2



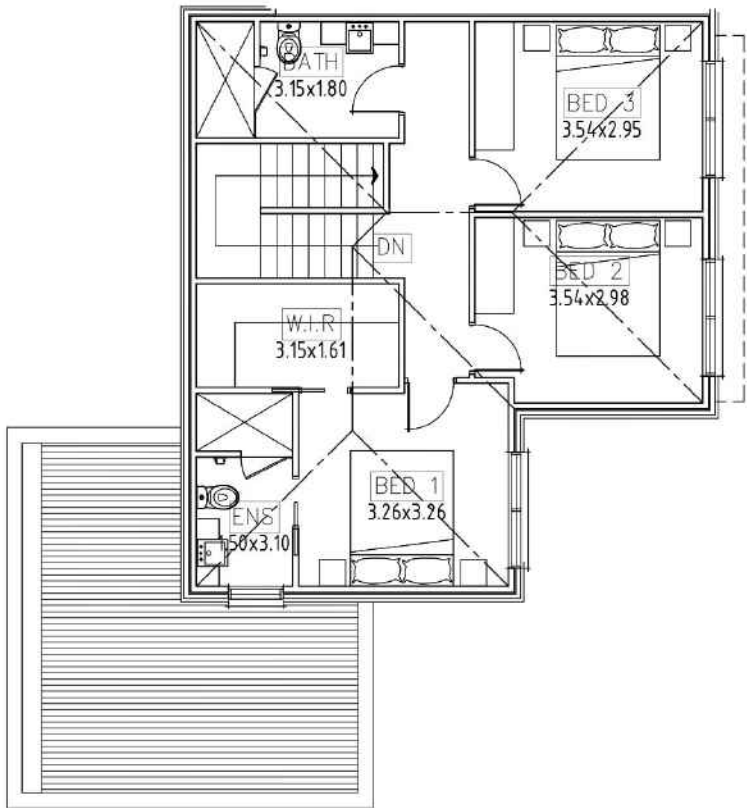
UNIT 8
FIRST FLOOR PLAN
Scale 1:100 @ A3

JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 8 GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT		<div>ANTHONYDONATOARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>					
			JOB NO. 4815-20	SCALE 1:200	DRAWN LC	CHECKED	DATE DEC. '20	PAGE A3	SHEET NO. DD07	REVISION



UNIT 9	
AREA	m ²
GROUND FLR.	57.3
PORCH	3.6
ALFRESCO	7.3
CARPORT	18.2
FIRST FLR.	67.1
TOTAL	153.5

UNIT 9
GROUND FLOOR PLAN
Scale 1:100 @ A3

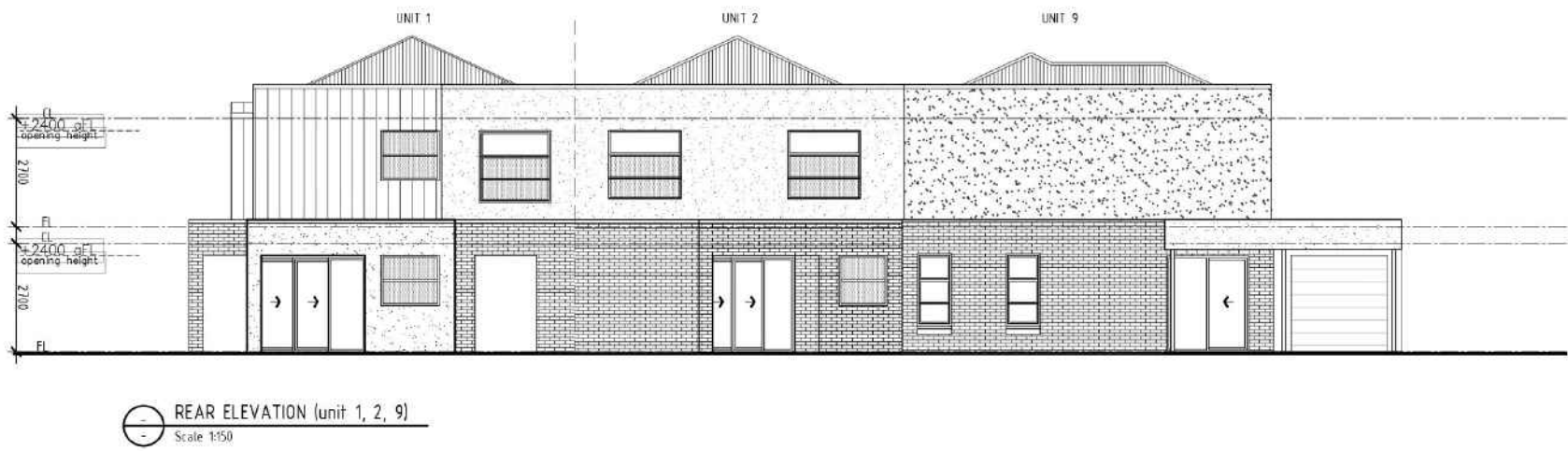



UNIT 9
FIRST FLOOR PLAN
Scale 1:100 @ A3

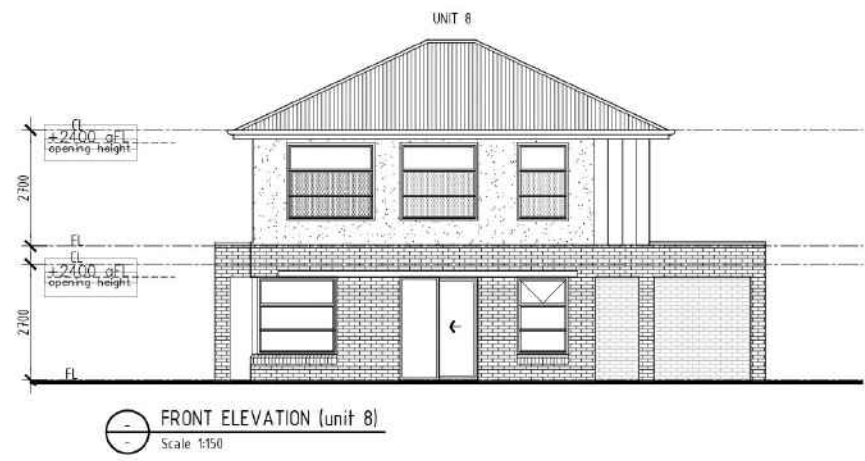
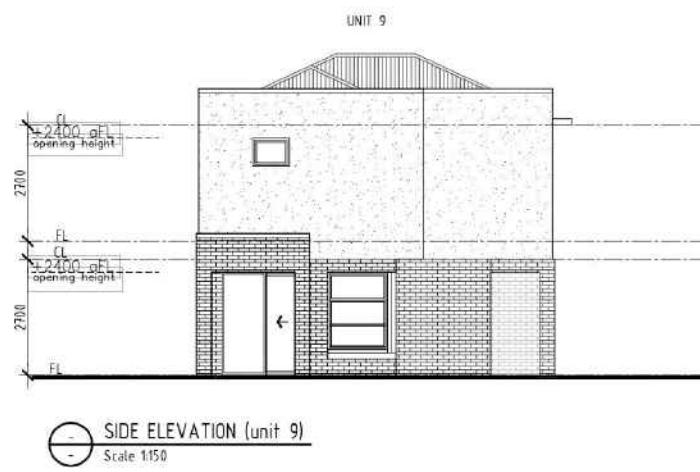
JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE UNIT 9 GROUND FLOOR PLAN & FIRST FLOOR PLAN	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT	ANTHONYDONATOARCHITECTS Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au
JOB NO. 4815-20	SCALE 1:200	DRAWN LC	CHECKED	DATE DEC. '20
PAGE A3	SHEET NO. DD08	REVISION		



JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE ELEVATIONS	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT		<div>ANTHONYDONATOARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>				
			JOB NO. 4815-20	SCALE 1:150	DRAWN LC	CHECKED	DATE DEC. '20	PAGE A3	SHEET NO. DD09



JOB TITLE PROPOSED RESIDENCE FOR: CLIENT HANSON ADDRESS 24 LINDSAY STREET CAMDEN PARK	DRAWING TITLE ELEVATIONS	AMENDMENTS	Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT		<div>ANTHONYDONATOARCHITECTS</div> <div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div>				
			JOB NO. 4815-20	SCALE 1:100	DRAWN LC	CHECKED	DATE DEC. '20	PAGE A3	SHEET NO. DD10



<div>JOB TITLE PROPOSED RESIDENCE FOR:</div> <div>CLIENT HANSON</div> <div>ADDRESS 24 LINDSAY STREET CAMDEN PARK</div>	<div>DRAWING TITLE ELEVATIONS</div>	<div>AMENDMENTS</div>	<div>Contractors are to verify all dimensions and levels before commencing any site work or making shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the Architect immediately. © COPYRIGHT</div> <div><div>ANTHONYDONATOARCHITECTS</div><div>Suite 5/59 Fullarton Road Kent Town SA 5087 t. 08 8364 6888 f. 08 8364 5355 www.adarchitects.com.au</div></div>
<div>JOB NO. 4815-20</div>	<div>SCALE 1:100</div>	<div>DRAWN LC</div>	<div>CHECKED DATE DEC. '20</div> <div>PAGE A3</div> <div>SHEET NO. DD11</div> <div>REVISION</div>

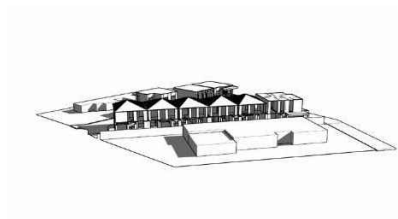
Shadow Diagram for 24-26 Lindsay St, Camden Park

13/06/2020

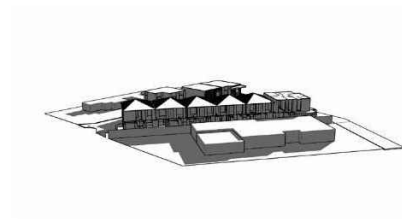
East View



9:00 am

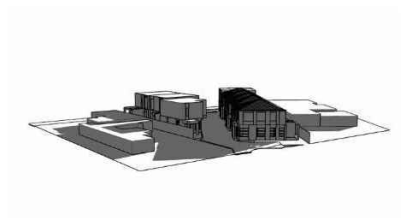


12:00 pm

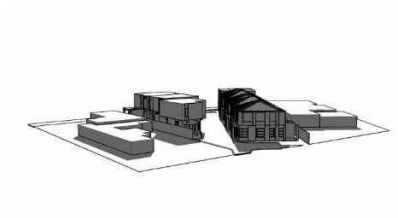


15:00 pm

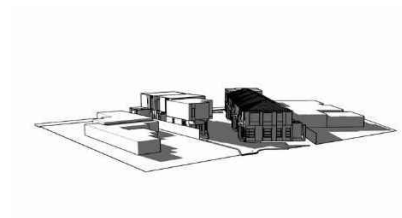
South View



9:00 am



12:00 pm



15:00 pm

West View



9:00 am



12:00 pm

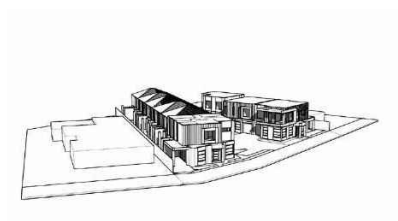


15:00 pm

North View



9:00 am



12:00 pm



15:00 pm

Shadow Diagram for 24-26 Lindsay St, Camden Park

13/06/2020



9:00 am



12:00 pm



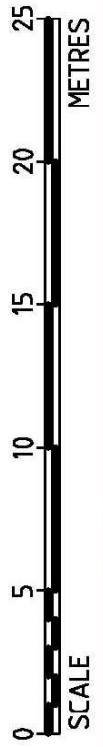
15:00 pm

EXISTING EASEMENTS
SUBJECT TO EASEMENT(S) OVER THE
LAND MARKED A TO THE MINISTER
FOR INFRASTRUCTURE (T 1102494)



DATE	4/08/2020	FIELD	SK	DRAWN	SK
REF No	20-213	CHK	RC	REV	01

LICENCED SURVEYORS	* ENGINEERING SURVEYORS	* DEVELOPMENT CONSULTANTS	* LICENCED SURVEYORS
--------------------	-------------------------	---------------------------	----------------------





Suite 5/59 Fullarton Road | Kent Town SA 5067
t. 08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au

25 June 2021

Mr P Smith
City of West Torrens
165 Sir Donald Bradman Drive
HILTONN SA 5033

Dear Phil

DA211/1004/2020 – 24-26 LINDSAY STREET, CAMDEN PARK

COLOUR & MATERIALS SCHEDULE

ROOFING-

SHEETING: NEXTEEL 'KALKAJAKA' Dark Grey
GUTTERS: NEXTEEL 'KALKAJAKA' Dark Grey
FASCIAS & BARGES: TO MATCH NEXTEEL 'HELLFIRE' Off White
SOFFITS: SOLVER 'OFF WHITE'

WALLS-

FACE BRICKWORK: PGH 'NOUGAT'
RENDERED BRICKWORK: SOLVER 'HELLFIRE' Off White
FLASHINGS & CAPPINGS: NEXTEEL 'KALKAJAKA' Dark Grey
MORTAR: BRIGHTONLITE
ROLLER DOOR: TO MATCH NEXTEEL 'KALKAJAKA' Dark Grey
FRONT DOOR & SIDELIGHT- SOLVER
FRONT DOOR: SOLVER
ALUMINIUM FAMES-
FRAME: POWDERCOAT Black
MAXLINE: SOLVER Volcanic Ash – Dark Grey
MATRIX: SOLVER Off White



ANTHONY DONATO ARCHITECTS 
Suite 5/59 Fullarton Road | Kent Town SA 5067
t. 08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au



Yours sincerely



Anthony Donato
Director

From: [Anthony Donato](#)
To: [Phil Smith](#)
Subject: RE: 211/1004/2020 - 24 Lindsay St Camden Park
Date: Wednesday, 13 January 2021 9:21:32 AM
Attachments: [image002.jpg](#)
[image003.jpg](#)
[21.01.0724-26 Lindsay St Camden Park_PA.pdf](#)

Hi Phil

Hope you had a great Xmas & New Year

Find attached revised drawings & info as requested

I have also listed below info on waste management as worked through with Nick Teoh from Council

- The area you have identified for waste storage is not ideal but it will be fine.
- Based on Zero Waste SA's Better Practice Guide, anticipated waste generation (for 27 bedrooms) is:

General Waste - 945L per week

Recycling - 810L per week

Organics - 270L per week

Ideally, I'd suggest using an 1100L bin for general waste and recycling to be collected weekly and start with a single 240L bin for organics (mainly food waste) and increase the number of bins as required. The challenge with using 1100L bins is they are harder to move which would require a larger waste vehicle to empty the bins, typically a front lift waste truck. 660L bins are easier to move around, however you would then need to consider more bins or more frequent collections i.e. twice weekly.

I spoke with private waste contractor and we will use 2 x 660L bins that will be collected twice weekly

I am following-up with shadow diagrams and revised civil plan

Kind regards,

Anthony Donato

Director (RAIA)

2013 Christmas Logo



Suite 5/59 Fullarton Road | Kent Town SA 5067

t. 08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au

Please Note: Our Holiday Closure dates are as follows:

Our office will be closed from **Thursday 24th December 2020.**

We will reopen on **Monday 11th January 2021.**

From: Phil Smith [mailto:psmith@wtcc.sa.gov.au]

Sent: 09 December 2020 16:16

To: 'anthony@adarchitects.com.au' <anthony@adarchitects.com.au>

Subject: RE: 211/1004/2020 - 24 Lindsay St Camden Park

Hi Anthony,

Please find Council's request for further information letter attached for your consideration and response.

Thanks and kind regards,

Phil Smith

Senior Development Officer - Planning

City of West Torrens

RECEIVED - CWT IM

09 MAR 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



DEVELOPMENT No. 211/1004/2020
PROPERTY ADDRESS: 24-26 Lindsay Street, CAMDEN PARK SA 5038

YOUR FULL NAME	Ivan + Angela HUDOBA
YOUR ADDRESS	28 LINDSAY STREET PLYMPTON
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Adjoining resident (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	To express my concerns about the increased traffic in our street, inadequate parking, overshadow, increased noise, privacy, safety and health of my family with this development.
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	<ul style="list-style-type: none"> - Reduce number of townhouses developed (max 4 not 6 on Eastern Boundary) - Developer erects a dividing fence with 2.6 meter Besser black wall - Top window panels on second storey to be all frosted - Extra 2 car parking spaces for visitors - No accommodation in hotel during demolition - Pest control treatment

City of West Torrens

10 MAR 2021

City Development

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 Angela Hudda ☐

(PLEASE SPECIFY)

SIGNED

DATE

8/3/2021 A Hudda

Please see attached letter.

Responsible Officer: Phil Smith
Ends: Tuesday 9 March 2021

Angela & Ivan Hudoba
28 Lindsay Street
PLYMPTON SA 5038
Email:

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

RE: Development No. 211/1004/2020

Property Address: 24-26 Lindsay Street, Camden Park SA 5038

8th March 2021

Dear Sir / Madam,

We would like to express our concern about the scale of residential two-story developments occurring in Plympton & Camden Park, particularly those to be built at 24-26 Lindsay street, Camden Park.

The submitted council proposals look to demolish two (2) low-set homes and replace it with nine (9) two storey dwellings which will cause material detriment.

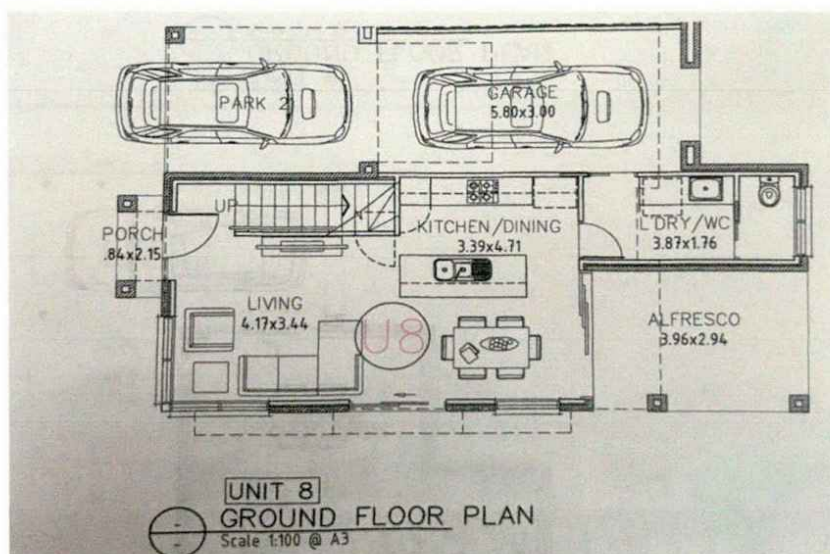
Our objections are as follows:

1. Increase in traffic in our street

As the two storey dwellings are to have three (3) bedrooms, it is estimated a minimum of two (2) cars per dwelling, showing a minimum of 16 additional cars on the street. Given the dwelling is on a bend we are afraid and very concerned for the increased risk of car accidents and the available room on the footpath for the weekly bin collections.

2. Inadequate parking

With limited street parking already, the plans do not have adequate car parking space. There is car parking for one and a half (1.5) cars per dwelling and only three (3) guest parks for the nine townhouses. Please refer to the image below for reference.



3. Overshadow / Overlooking

Six (6) of the nine (9) two storey dwellings will be overshadowing and overlooking our windows to three (3) bedrooms, three (3) bathrooms and a study. Dwelling seven (7) & eight (8) also overlook into our backyard and swimming pool. We often have young women and young girls swimming in our pool, so I am worried and concerned for their privacy and safety. As pictured below, the second story window, top panel is also clear.



4. Increased noise

With the additional six (6) two storey dwellings on our boundary we are very concerned of the increase in noise that will flow into our bedrooms and study.

Furthermore, the construction and development will be causing us immense anxiety, stress and inconvenience particularly for I, Ivan Hudoba, who is recovering from heart surgery and suffering from Depression and Anxiety. Our daughter, who also lives with us, suffers from Asthma and we are very concerned for the increased dust, mold, asbestos among other things during the demolition and construction. Plus, our house will be at a higher risk of infestation of termites.

To alleviate our concerns, we propose the following:

- Reduce number of dwellings to be developed.
 - o Maximum of four (4) two storey dwellings on the eastern boundary.
- The developer erects a dividing fence on the boundary line between our properties with a 2.6-meter Besser block wall.
- Top window panels on the two storey dwellings to be all frosted.
- Extra 2 carparking spaces on their property for visitors.
- Accommodation in a hotel in close proximity to our house during demolition to be paid by developer for our family of three.
- Pest control treatment and inspection for termites for our house prior and after demolition and paid by developer.

We look forward to discussing this with you further.

Kinds Regards,
Angela & Ivan Hudoba

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

City of West Torrens

10 MAR 2021

City Development

DEVELOPMENT No. 211/1004/2020
PROPERTY ADDRESS: 24-26 Lindsay Street, CAMDEN PARK SA 5038

YOUR FULL NAME	Stuart McDonald
YOUR ADDRESS	25 Lindsay St
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Opposing the resident (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION Property is on a corner, no parking on the corner or either side. 9 ten units will 100% use need more than on site supplied. Where are they to go? Water & internet. 3 Both have dropped dramatically in the last 3 years.	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) Review parking as a real world scenario not a paint by numbers. Have adequate services in place when replacing 4 tenant buildings with 30 tenant buildings	

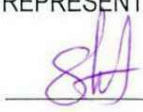
Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐I DESIRE TO BE HEARD PERSONALLY ☒I DESIRE TO BE REPRESENTED BY _____ ☐

(PLEASE SPECIFY)

SIGNED

DATE



RECEIVED - CWT IM

10 MAR 2021

Responsible Officer: Phil Smith
Ends: Tuesday 9 March 2021





Suite 5/59 Fullarton Road | Kent Town SA 5067
t. 08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au

ABN 63 007 986 718

1 April 2021

Mr P Smith
City of West Torrens
165 Sir Donald Bradman Drive
HILTONN SA 5033

Dear Phil

DA211/1004/2020 – 24-26 LINDSAY STREET, CAMDEN PARK

In response to representations received for proposed 11 Units at Camden Park, I wish to make the following responses:

I & A Hudoba 28 Lindsay Street, Plympton SA 5038

1 Increase in Traffic in Street

Development has a 6 meter wide cross-over, deep entry common driveway 13 metres and has open landscaping area so no real concerns about traffic congestion or traffic flow in and out of site to a wide open street in Lindsay Street

2 Inadequate Parking

We have worked with Council Planners in relation to carparking and there is 2 carparks for each 3-bedroom house as well as an additional 3 spare visitor carparks which meets council planning requirements 1.25 visitor cars per dwelling. 3 additional visitor parks for 9 dwellings. The Site Area is 1775msq divided by 9 units – 197.2msq/unit which meets Council area requirements for group dwellings in this planning zone.

3 Overshadow/Overlooking

Rear upper level windows Units 3 – 8 facing neighbouring property all have obscure glass up-to 1600 above floor level so there is no overlooking into their back yard
The 2-storey component of dwelling Units 3 – 8 are setback minimum 4 metres to the west side of neighbouring residence so there would not be any shadow affecting their rear private yard

4 Increased Noise

Construction of dwellings will be designed to meet Australian Building Code requirements for noise attenuation. Furthermore my Client is proposing to construct double-glazed windows and sliding doors so there will be minimal noise transfer from proposed dwelling to neighbouring house.



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t. 08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au

S C McDonald 25 Lindsay Street, Camden Park SA 5038

Site is not actually located on a corner as stated but bend/curve in street.
Parking spaces (undercover and visitor) meet council zoning requirements.
Internet coverage or water concerns not part of this building development proposal.
Concerns about site services are not relevant to this development application.
SA water connections/size upgrades will need to be applied for that will meet the supply demands for the whole development.

We have worked with Council Planning Officers to design a complying and well-designed residential development which we believe will add character and style to improve the amenity and value of the street and surrounding neighbourhood.

Yours sincerely

Anthony Donato
Director

From: [Richard Tan](#)
To: [Phil Smith](#)
Subject: RE: 211/1004/2020 - 24 Lindsay St Camden Park - Civil plan
Date: Thursday, 10 December 2020 10:03:29 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Hi Phil

Please find my comments in the following:

- FFL ok.
- Stormwater connection should be constructed 90 degree to kerb alignment.
- A 5.5m wide crossover with 0.3m flaring on both sides will be supported, unless demonstrated that a wider crossover would be required. (ie for waste truck access)
- Redundant crossover shall be marked reinstatement
- Stormwater quality ok.
- Stormwater detention ok, but the description of rainwater tank in legend is incorrect. The rainwater must be pumped to ALL toilet and laundry cold.

The following condition should be included:

It is 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.**

The remaining issues, particularly the vehicle manoeuvrability design remains outstanding.

Regards,
Richard Tan
Development Engineer
City of West Torrens
Phone: 08 84166296

From: Phil Smith
Sent: Wednesday, 9 December 2020 5:01 PM
To: Richard Tan
Subject: FW: 211/1004/2020 - 24 Lindsay St Camden Park - Civil plan

Hi Richard,

You have provided comments previously for this DA based on the fact that they didn't provide the civil plan up front.

Did you want to make any additional comments?

Thanks and kind regards,

Phil Smith
Senior Development Officer - Planning
City of West Torrens

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1004/2020

Assessing Officer: Phil Smith
Site Address: 24-26 Lindsay Street, CAMDEN PARK SA 5038
Certificate of Title: CT-6037/271
Description of Development: Construction of two (2) x residential flat buildings containing nine (9) x 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 - Phil Smith

DATE 30 October, 2020



Memo

To Phil Smith
From Richard Tan
Date 30-Oct-2020
Subject 211/1004/2020, 24-26 Lindsay Street, CAMDEN PARK SA 5038

Phil Smith,

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

Note: Civil plan has not been provided.

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

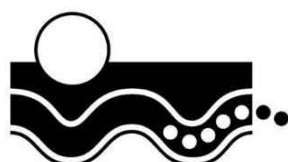
- 1.1 Based on the survey information provided on 'Site Plan Sketch' (ADA, Ref: 4815-20-DD01-1, dated 09/2020) a minimum FFL of 100.28 would be required.

It is recommended that revised plans indicating the required minimum FFL be provided to Council.

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



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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 Civil plan should be provided with all existing and proposed verge features indicated.

It is recommended that civil plan indicating satisfaction to the above requirements should be provided to Council.

2.1.2 The proposed crossover is in direct conflict with an existing street tree

It is recommended that further assessment from Council's Arboriculture team is required.

2.2 It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements

- 100 x 50 x 2mm RHS Galvanised Steel or
- 125 x 75 x 2mm RHS Galvanised Steel or
- Multiples of the above.

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

2.3 It is noted that the existing crossovers will be made redundant. This 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



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Between the City and the Sea

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.

It is recommended that plan should be updated to include the location of the above mentioned services.

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

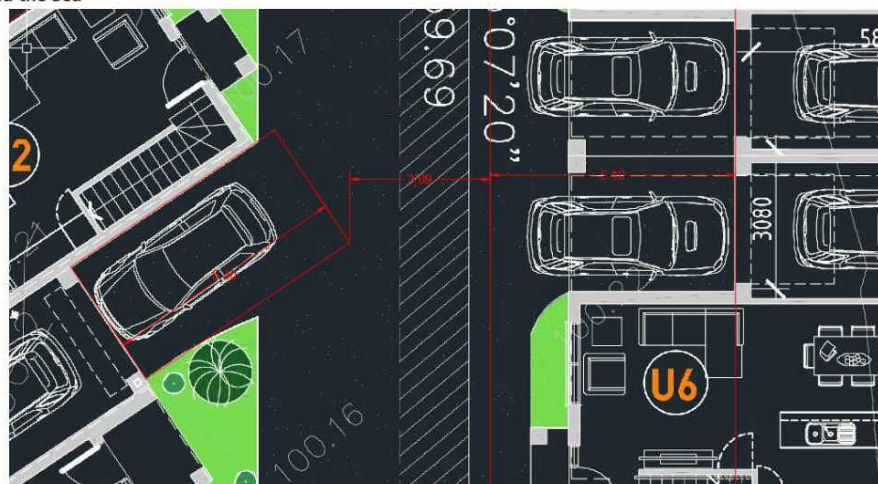
"No aboveground structure(s) such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area."

- 3.3** It is recommended that the width of the crossover is 5.5m with 0.3m flaring on each side (6.1m wide at the kerb line). This 0.3m flaring enables for easier entering and exiting from the driveway.

It is recommended that revised plans showing a 5.5m crossover with 0.3m flaring on each side (6.1m wide at the kerb line) be provided to Council.

- 3.4** Elements of the vehicle manoeuvrability within this development appear to be unsatisfactory in consideration of the requirements of the relevant parking standards.

The car port length for each dwelling is required to be 5.4m. Based on this, the common driveway will be reduced to 3.0m at shortest width which is likely affecting the ability for safe and convenient access to/from the garages.



In the revision of the traffic manoeuvrability design, it is required that information be provided to clearly demonstrate that satisfactory access can be provided to the garages.

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

- 3.5** The visitor parking space is proposed to be located directly off of the 5.5m by 5.0m passing entry within the property.

Although often supported by City Development, City Assets does not support this arrangement and considers this to be potentially dangerous due to vehicles accessing these spaces having to enter and exit the property from the wrong side of the common driveway (ie driving of the right side of the carriageway rather than the typical left.)

Further determination of the requirement for further consideration of this design element is left to the discretion of the planning officer.

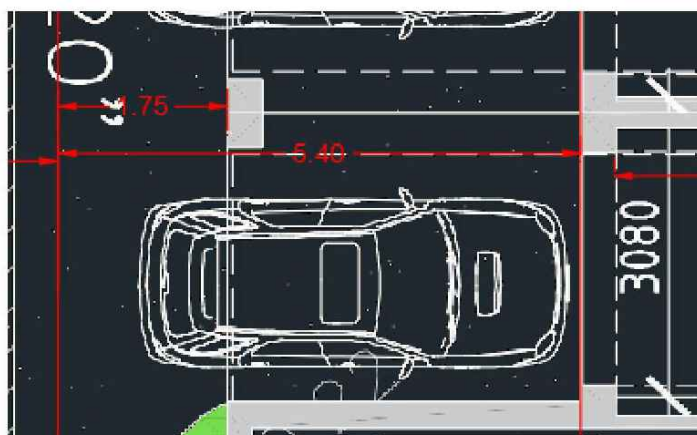
- 3.6** The two visitor parking spaces next to the property southern boundary are not supportable due to the limited space for vehicle manoeuvre.

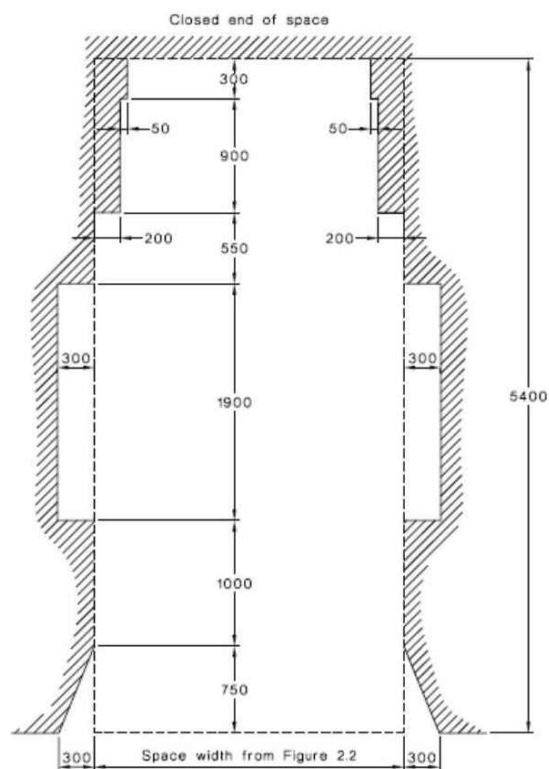


There is sufficient space for manoeuvre of 1 vehicle.

It is recommended that plan should be revised to remove the two parking spaces and change to one parking space.

- 3.7** The column of the car port shall be within 0.75m to 1.75m measured from the edge of car port as per relevant parking standards





NOTE: The design envelope provides for structural elements to be clear of all four side doors.

DIMENSIONS IN MILLIMETRES

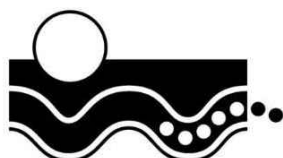
It is recommended that civil plan indicating satisfaction to the above requirements should be provided to Council.

3.8 It is understood that for group and flat dwellings it is recommended that there should be a provision of an on-site visitor car parking spaces at a rate of 0.25 spaces per dwelling. As there are 9 proposed dwellings there would be the expectation of 2 on site visitor car park. If the parking space next to the common driveway has been removed as per dot point 3.5, then there will be only 1 on-site visitor parking space. However, there is sufficient on-street parking spaces, hence this has been assessed as satisfying minimum requirements.

3.9 The garage dimension as indicated on 'Site Plan Sketch' (ADA, Ref: 4815-20-DD01-1, dated 09/2020) have been assessed as satisfying minimum requirements.

4.0 Waste Management

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



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

If private waste service is required, then manoeuvrability design for MRV truck shall be provided.

5.0 Stormwater Management

5.1 Stormwater Detention

For this scale and nature of proposed development, Council's City Assets Department would consider acceptable an alternate approach to the provision of conventional stormwater detention calculations and implementation.

This alternate solution would provide improved sustainable supply to water to the ultimate homeowner and at the same time, collect and use the majority of the roof stormwater generated by the properties.

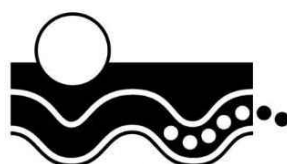
In this alternate stormwater management proposal, the following arrangements should be notated for each dwelling within the development.

- Installation of a 3,000 litre rainwater tank (no detention element).
- Rainwater tank plumbed to deliver recycled water all toilets and laundry cold water outlet. (Can also be connected to Hot Water Service if desired).
- A minimum of 90% of the dwelling roof area is to have its stormwater runoff directed to the rainwater tank.
- Mains water backup, pump and plumbing arrangements as typically required to support such an installation are to be compliant with the standard Building Code requirements associated with a compulsory rainwater tank installation.
- The stormwater collection and re-use system is to be installed and operational prior to occupancy of the dwelling.

In association with a development where the applicant has nominated this approach, it is recommended that a condition similar to the following be included with any approval;

- Prior to occupancy of a dwelling, the 3000 litre stormwater collection & reuse tank and associated plumbing to service all toilets and laundry is to be installed and operational.

Should the applicant not desire to utilise the above alternate arrangement for stormwater management, then the applicant would be



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requested to demonstrate through satisfactory calculations and design for conventional stormwater detention. These works 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.

It is recommended that revised plans and supporting calculations (if necessary) clearly and accurately indicating satisfaction of the above criteria be provided to Council.

5.2 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.

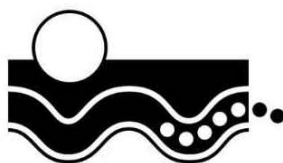
The following table outlines current recommended practice for the targeted improvement of stormwater quality from new developments of scale, as outlined in the State Government's Water Sensitive Urban Design Policy - 2013. The targets being;

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.



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- 5.3** However, if the applicant chosen to adopt the 'alternate' stormwater management proposal as per dot point 5.1, then stormwater quality target will be considered satisfying minimum requirements with the installation of basic stormwater quality devices (SQID filter) to reduce stormwater pollutants from the stormwater flow exiting the site.

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.

6.0 Easement within Site

- 6.1** There is an existing sewer easement within the site. Although there is no structural building constructed over the easement, it is still recommended that the applicant contact SA Water for approval.

Regards
Richard Tan
Civil Engineer

Arboricultural Assessment of Street Trees

Development Application No: **211/1004/2020**

REFERRAL DUE DATE: 5 November 2020

Assessing Officer: **Phil Smith**
Site Address: **24-26 Lindsay Street, CAMDEN PARK SA 5038**
Certificate of Title: **CT-6037/271**
Description of Development **Construction of two (2) x residential flat buildings containing nine (9) x 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 - Phil Smith

DATE 22 October 2020

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 to access the multiple dwellings will be in direct conflict with an existing *Jacaranda mimosifolia* street tree.

In this instance City Operations will support the removal of the existing street tree in direct conflict with the proposed crossover.

There is another existing *Jacaranda mimosifolia* street tree on the eastern side of the proposed crossover location with a nominated 1.9m offset.

City Operations will support the reduced offset of 1.9m however the removal of this street tree will not be supported.

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 for 24-26 Lindsay Street, CAMDEN PARK, 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 \$ 250.00 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: 10/11/2020











From: [Nick Teoh](#)
To: [Phil Smith](#)
Subject: FW: Camden Park
Date: Tuesday, 22 June 2021 3:26:21 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Nick Teoh
Team Leader Waste Management
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

From: Nick Teoh
Sent: Tuesday, 29 December 2020 10:23 AM
To: 'anthony@adarchitects.com.au'
Cc: 'Hanson Lin'
Subject: RE: Camden Park

Hi Anthony,

Sorry it's taken so long to get back to you about this one, it's a challenging site to review and develop a suitable plan.

Initial feedback:

- The area you have identified for waste storage is not ideal but it will be fine.
- Based on Zero Waste SA's Better Practice Guide, anticipated waste generation (for 27 bedrooms) is:

General Waste - 945L per week
Recycling - 810L per week
Organics - 270L per week

Ideally, I'd suggest using an 1100L bin for general waste and recycling to be collected weekly and start with a single 240L bin for organics (mainly food waste) and increase the number of bins as required. The challenge with using 1100L bins is they are harder to move which would require a larger waste vehicle to empty the bins, typically a front lift waste truck. 660L bins are easier to move around, however you would then need to consider more bins or more frequent collections i.e. twice weekly.

Point of concern:

- Access to site by a commercial waste vehicle
The proximity of the entrance to an intersection; for a waste truck to access the site

Traffic is likely going to want you to demonstrate a waste vehicle being able to exit the site in a forward direction to minimise risk to other vehicles. This means the waste vehicle will either have to reverse into site or be able to turn around within the property.

In lieu of a waste management plan, you just need to have a waste company take a look and recommend the number of bins and collection frequencies required to service this property and their submission can be used as the waste management plan for your application. Please keep in mind that where a commercial waste service is to be used, the bins have to be collected from within the site - the waste truck cannot park on Lindsay Street and walk the bins out to the truck.

Feel free to contact me if you'd like to discuss further.

Kind regards,

Nick Teoh
Team Leader Waste Management
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

From: Anthony Donato
Sent: Thursday, 24 December 2020 3:03 PM
To: Nick Teoh
Cc: 'Hanson Lin'
Subject: Camden Park

Hi Nick

Are you able to send through a template for waste report so I can finalise submission back to Council

Kind regards,

Anthony Donato

Director (RAIA)

2013 Christmas Logo



Suite 5/59 Fullarton Road | Kent Town SA 5067
t. 08 8364 6888 | f. 08 8364 5355 | www.adarchitects.com.au

Please Note: Our Holiday Closure dates are as follows:
Our office will be closed from **Thursday 24th December 2020.**
We will reopen on **Monday 11th January 2021.**

6.1.5 60A Fisher Place, MILE END

Application No 211/16/2021

Development Application Details

DESCRIPTION OF DEVELOPMENT	Construction of a single storey detached dwelling
APPLICANT	Fairmont Homes Group Pty Ltd
LODGEMENT DATE	13 January 2021
ZONE	Residential Zone
POLICY AREA	Mile End Conservation Policy Area 30
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> • City Assets • Heritage Advisor External <ul style="list-style-type: none"> • Nil
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020
DELEGATION	<ul style="list-style-type: none"> • The relevant application proposes one or more new dwellings and/or land division creating one or more new allotments in Residential Zone Conservation Policy Areas 29-33.
RECOMMENDATION	Support with conditions
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 2 in Community Plan 40166 in the area named Mile End, Hundred of Adelaide, Volume 6164 Folio 231, more commonly known as 60A Fisher Place, Mile End. The subject site is rectangular in shape with a 9.2 metre (m) wide frontage to Fisher Place and a site area of 250 square metres (m²).

There are no easements, however there is a 1m x 1m common property allotment that relates to the subject land and is contained within allotment 1 or 71 Hughes Street in the far north-east corner.

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

The site is currently vacant and relatively flat. There are no Regulated Trees on the subject site or on adjoining land that would be affected by the development.

The locality is mixed and varied between the wider tree-lined Hughes Street to the narrower Fisher Place. There are a number of fairly well preserved contributory items facing Hughes Street with well-kept front gardens and low and / or open style fencing. There are examples of newer and generally more modest dwellings facing the laneway with fairly small front setbacks. There is also a prevalence along Fisher Place of high sheet metal fencing and garages constructed to the boundary. There is minimal vegetation that exists in or fronting the laneway. There is a single storey group of flats with a carport facing the laneway to the east of the subject land and within the locality. There is also a three storey cream brick residential flat building on the south-eastern edge of the locality that is the exception to the predominantly single storey heritage built form.

The subject site and a large degree of the locality is within the ANEF 20, therefore there is some level of aircraft noise resulting from aircraft approaching the Adelaide Airport. South Road, a primary arterial road and main north - south connector, is 150m from the subject site. Public transport routes are highly accessible on this road. The site is 750m from the Adelaide Parklands at the western perimeter of the Adelaide Central Business District.

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



Figure 1: View of the subject site looking north from Fisher Place



Figure 2: View of the subject site on the right looking west toward South Road along Fisher Place



PROPOSAL

The proposed development involves construction of a single storey detached dwelling on a vacant allotment that was created via a Community Title Land Division application in DA 211/611/2015 (211/C074/15).

The proposed dwelling is a single storey 'villa' style conventional dwelling. External materials are to be constructed of pre-coloured sheet metal roof of a corrugated profile, brick, render and aluminium windows. Windows are to be powder coated aluminium black and a panel door is 'surfmist', all of which are non-reflective. The colours are a mix of light, dark and neutral tones including 'monument', 'liquorice' bricks, and 'surfmist'.

The dwelling contains three bedrooms, two bathrooms, a kitchen, family, meals area to the rear and laundry along with a single garage. There is provision for a small shed for storage (not development) in the north-eastern corner. No fencing changes are proposed as part of this proposal. There is new fencing on the northern and eastern boundaries. The new owner will need to lodge a separate application should they wish to make changes to the western fence.

Access from Fisher Place will be gained via a new crossover that will have a 3.5m width dimension at the front boundary. The new driveway is proposed to be constructed of concrete.

A mix of landscaping is proposed about the new dwelling including a mix of higher and lower shrubs and lawn.

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

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Schedule 9 of the *Development Regulations 2008* or Procedural Matters section of the Residential Zone.

As the proposal is Category 1, public notification was not required to be undertaken.

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> Minimum finished floor levels are satisfied. Flaring should occur for the driveway to 3.6m. The applicant should demonstrate how the dwelling is connected to services.
Heritage Advisor	<p><u>Historic Conservation Area</u></p> <ul style="list-style-type: none"> The subject land is within an area that has already undergone considerable change with rear lane development. The proposal is reasonably complementary in terms of materials and hipped roof form. The contributory item (at 71 Hughes Street) is retained and unaffected as the proposal is located to the rear. There will be a landscaped front garden. Side and rear boundary fencing have satisfactory profiles.

	<p><u>Mile End Conservation Policy Area 30</u></p> <ul style="list-style-type: none"> The proposal is a new single storey dwelling that incorporates pitched roofs and rendered masonry. The proposal results in a unity of form with the adjacent development and set back from the Lane in alignment with other buildings, particularly on the east side. <p><u>Residential Zone</u></p> <ul style="list-style-type: none"> The development provides residential choice. The development is single storey. The side and front setbacks are minimal but acceptable. The length and height of wall on boundary is acceptable. <p>The development is acceptable subject to confirmation of colours, corrugated roofing profile and that any side or rear fencing will be corrugated.</p>
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A copy of the relevant referral responses are contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, the Mile End Conservation Policy Area 30 as described in the West Torrens Council Development Plan consolidated 21 May 2020.

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>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 5, 6, 7, 8, 11, 12, 13

Mile End Conservation Policy Area 30 - Desired Character	
<p><i>The provisions of the Historic Conservation Area apply to this policy area.</i></p> <p><i>The policy area will contain detached and semi-detached dwellings. Allotments are at low to very low density and are generally deep, with narrow frontages to wide main streets. In many cases, there is also rear access to service laneways. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.</i></p> <p><i>It is envisaged that the long and wide streets running east-west within the policy area will continue to provide pedestrian access to the main frontages of dwellings, and the laneways will be used for rear vehicular access. Streetscape character elements including continuous front fencing, landscaping space in front yards, regular street trees and on-street visitor car parking will be supported by having vehicle cross-overs in laneways.</i></p> <p><i>There will be a unity of built-form, where all new development is complementary to historic buildings rather than dominating or detracting from them. There will be predominantly one storey buildings, with some two storey buildings where the upper level is contained within the roof space in a manner that is complementary to the single storey character of nearby buildings.</i></p> <p><i>New dwellings will incorporate building elements common to older structures such as pitched roofs, verandas and simple detailing, as well as building materials such as stone, bricks, limited rendered masonry and corrugated iron/steel.</i></p> <p><i>Alterations and additions will be primarily located at the rear of existing dwellings so that they have minimal impact on the streetscape. Setbacks will be complementary to the boundary setbacks of existing buildings in the policy area.</i></p> <p><i>Historic front fencing, such as post and rail with woven wire and timber picket fences will be preserved, and new front fencing will be complementary in form and materials, facilitating views into front yards and of building facades.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 4

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
PRIMARY STREET SETBACK <i>Mile End Conservation Policy Area 30</i> PDC 4	Align with buildings situated on allotments on either side. Where the buildings on either side are not setback at the same distance, the building should be set back the average of the setback of the buildings situated on allotments on either side	2.4m The dwelling at 60 Fisher Place has a setback of 5.5m. 73 Hughes Street has a garage facing Fisher Place that is setback 1m Satisfies

SIDE SETBACKS <i>Residential Zone</i> <i>PDC 11</i>	Side 0/1m (min.)(ground floor)	0.9 (eastern) 0.9 (western) Does Not Satisfy
REAR SETBACK <i>Residential Zone</i> <i>PDC 11</i>	Rear 3m (min.)(ground floor)	3m Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i>	- 3 Bedroom, 100m ² (min.)	130m ² Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	<300m ² - 24m ² (min.), of which 8m ² may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m. -Minimum dimension 3m (excl. balconies). - 16m ² (min.) at the rear of side of dwelling, directly accessible from a habitable room.	24.4m ² min. dimension 3m Satisfies
CARPARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	2 car-parking spaces required, 1 of which is covered	1 undercover, 1 visitor space Satisfies
LANDSCAPING <i>Landscaping, Fences and Walls</i> <i>PDC 4</i>	10% (min.)	14.9% Satisfies
DOMESTIC STORAGE <i>Residential Development</i> <i>PDC 31</i>	8m ³ (min.)	8m ³ Satisfies
GARAGE <i>Residential Development</i> <i>PDC 16</i>	Floor Area 60m ² (max.) Wall height 3m (max.) Building height 5m (max.) Setback from primary road frontage - no closer than any part of the associated dwelling (min.)	Floor area 19.5m ² Wall height 2.5m Building height 4.4m Setback from primary road In line with entrance

	Length along boundary - 8m or 50% of the length along the boundary (max.) Frontage width fronting a laneway (no maximum)	Length along boundary 6.4m Frontage width 2.4m Satisfies
--	--	---

ASSESSMENT

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

Land Use and Desired Character

The subject land is situated within Mile End Conservation Policy Area 30 of the Residential Zone. PDC 1 of the policy area lists a “*detached dwelling*” as an envisaged form of development. The proposal to construct a detached dwelling on the previously created allotment is therefore a desirable and orderly form of development from a land use perspective.

Objective 1, PDC 2 and PDC 5 of the policy area seek to ensure that new development contributes to the desired character for the policy area. The desired character emphasises the need for development to complement existing historic buildings and, for this purpose, that development be predominantly single storey. The proposed dwelling is single storey with a wall height of 2.5m, is of modest scale and has been designed with a conventional style including elements from older dwellings or styles, form and materials. The dwelling will not dominate from a streetscape perspective. A degree of landscaping about the built form has been proposed.

The garage in association with the existing dwelling has a narrow opening and set behind the main face of the dwelling. It is visually subordinate in terms of its presentation to the laneway.

The proposal for the dwelling is considered to appropriately meet Objective 1 and PDC 2 of Mile End Conservation Policy Area 30 such that the Desired Character will be upheld.

Built Form

The design of the proposed dwelling is a fairly standard conventional style dwelling with no remarkable architectural features. The front porch consists of a simple Dutch gable with a 200mm timber verge surrounding the gable with the main hipped roof behind with a pitch of 27.5 degrees. There is a clear main entrance door with the appearance of three vertical windows to the main (front) bedroom on the western side of the dwelling.

The dwelling includes a pre-coloured sheet corrugated metal roof, front render, brick side walls and aluminium windows. The contemporary materials and colour palette reflect a modern design that does not enhance nor detract from the immediate locality.

An attempt to improve the design of the façade to be more compatible with the historic character area statement was requested but amendments were not forthcoming.

The built form and design of the three bedroom dwelling is modest and is seen to be consistent within the immediate locality in context with a number of other non-contributory dwellings within the locality, especially facing the laneway in this location. There are a number of garages close to the laneway to the west and non-contributory dwellings at 60 Fisher Place, 48, 55 and 57 Fisher Place and residential flat buildings at 69 Hughes Street and 46 Gladstone Road.

Despite the context, the dwelling has a suitable roof pitch as well as material finishes that overall meet the intent of PDC Objective 1 and PDC 1 of the Design and Appearance module and PDC 6 of the Historic Conservation Area module.

Heritage

Council's Heritage Advisor comments include "...While the proposal is not to a particularly high standard, lacking a traditional verandah that has been replaced by an elevated porch, the proposal, in consideration of the surrounding context, is acceptable..."

As the heritage advisor acknowledges, this section of the laneway has had a number of new dwellings and residential flat buildings constructed between 1970 and 2020 that have not upheld the current heritage character intent in terms of built form.

As described previously, the design of the dwelling is simple with modern elements and is a modest single storey dwelling. The single storey dwelling incorporates a 27.5 degree roof pitch with a rendered masonry façade and brick elements for the rear and side of the dwelling. The neutral colour scheme and materials including a corrugated roof profile are considered appropriate and acceptable in context of the surrounds. It provides a unity of form with the adjacent eastern dwelling thus satisfying Objective 1 and PDC 2 and 3 of the Mile End Conservation Policy Area 30 and PDC 1 of the Historic Conservation Area module.

The dwelling is sufficiently set in from all boundaries and is designed in a manner that does not visually dominate the development site or the locality. Considering the context of the locality, in particular the single storey dwelling to the east and the presence of a number of garages facing the laneway and residential flat buildings to the east, the height and scale of the dwelling is considered acceptable. The overall scale and bulk, materials, design elements such as roof pitch, openings, colour and materials is consistent with PDC 6 of the Historic Conservation Area module.

The design of the new dwelling is sufficiently consistent with Objective 1 and PDC 2 of the Mile End Conservation Policy Area 30.

Setbacks

All setbacks for the development are satisfactory. The front setback to Fisher Place is consistent with the siting of existing built form facing the laneway. The siting of the building allows for one visitor space in front of the eastern garage panel door. Suitable area is available for the establishment of landscaping.

The side setbacks of the dwelling provides sufficient space for access and aside from the garage element, walls are offset 900mm. This falls short of the 1m side setback requirement for the eastern and western side boundaries. This shortfall of 100mm is considered to be minor and will make little impact on the streetscape in terms of the separation between the built form and the boundary. The 900mm space provides adequate room for servicing between the laneway and the rear yard. There is adequate space in the rear yard for a water tank and bin storage placement within a side setback. The rear setback meets minimum requirements of PDC 11 of the Residential Zone, also achieving a north facing private open space area.

Landscaping

The dwelling has a variety of soft landscaping about the perimeter of the dwelling including lawn to the front and rear, medium to tall shrubs to 2m along the front boundary and smaller shrubs to the rear. The front fence will be removed, namely to allow for construction of the dwelling and the western side fence may be replaced by the owner at a later stage. This will need Council approval as fencing in Historic Conservation Areas is development. This will be noted on any consent granted should the Panel be minded to support the proposal. The northern and eastern fences are in good condition and will remain.

An attempt to improve the landscaping was requested but amendments were not forthcoming.

The landscaping comfortably exceeds the minimum requirement of 10% prescribed by PDC 4 of the Landscaping, Fences and Walls - General Section and provides a relatively complementary design to the built form. The plants and soft landscaping will assist in enhancing the appearance of the dwelling from the laneway and assist in climate control and heat absorption of and around the building.

Services

Given the service constraints of laneway development, it was asked of the applicant how they intend on servicing the development. Confirmation has been received that all services have been addressed. The sewer associated with 71 Hughes Street is located 450mm from the western boundary of 60 Fisher Place. All other services are connected on the north eastern corner of the allotment including gas, water and electricity within the common property.

Stormwater can be discharged to both Fisher Place and Hughes Street. Given that there will be no easements required as part of the community title division (as they are implied). This aspect of the development is considered to be satisfied and is the responsibility of the owner to ensure the existing dwelling and future dwelling receives adequate access and connection to services.

Car Parking and Access

A new vehicle access will be provided from Fisher Place for the new dwelling. This includes a width of 3.5m and despite being 100mm short of City Asset's requirement, the width allows for adequate opportunity for access and egress. The location and design of the access would allow for adequate lines of sight in both directions and would not conflict with any major street infrastructure. There is a pole that can be relocated if required. The proposed vehicular access is therefore safe and convenient in accordance with PDC 24 of the Transportation and Access module.

When assessed against *Table WeTo/2 – Off Street Vehicle Parking Requirements*, there is a requirement for at least two car parking spaces, with one space to be covered. PDC 34 of the Transportation and Access module is met.

SUMMARY

The proposed dwelling does underachieve the qualitative intent of design and built form in Mile End Conservation Policy Area 30. However, in context within what is an 'eroded' locality and considering the established character and adjacent setbacks of buildings, the proposed 'ordinary' design elements in this instance are considered satisfactory. The development does achieve the majority of the quantitative provisions.

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. 211/16/2021 by Fairmont Homes Group Pty Ltd to undertake the Construction of a single storey detached dwelling at 60A Fisher Place, Mile End (CT 6164/231) subject to the following conditions of consent:

Development Plan Consent Conditions

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below:

- Landscaping plan, Site plan, Floor plan, front, rear, left and right elevations by Fairmont Homes, Job No. 13454 Rev A.
- External selections.
- FMG Engineering Civil Plan, Drawing No. HC01, Job No. S50896-271929.

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

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

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

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

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

Reason: To ensure the ongoing use and safety of vehicle parking and manoeuvring areas.

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

Reason: To maintain the amenity of the locality.

5. All landscaping will be planted in accordance with the approved plans and incorporate an appropriate irrigation system prior to 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 landscaping which may become diseased or die.

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

Attachments

1. Relevant Development Plan Provisions
2. Proposal plan and details
3. Internal referrals

Relevant Development Plan Provisions

General Section		
Building near Airfields	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 6
Bulk Handling and Storage Facilities	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 6,
Crime Prevention	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 6, 7, 8, 10
Design and Appearance	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, 20, 21
Energy Efficiency	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2
Historic Conservation Area	<i>Objectives</i>	1, 2, 3, 4
	<i>Principles of Development Control</i>	1, 4, 6, 7, 12
Infrastructure	<i>Objectives</i>	1, 3
	<i>Principles of Development Control</i>	1, 3, 8
Landscaping, Fences and Walls	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 6
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4, 5
	<i>Principles of Development Control</i>	1, 7
Residential Development	<i>Objectives</i>	1, 2, 3, 4
	<i>Principles of Development Control</i>	1, 4, 5, 7, 8, 9, 16, 18, 19, 20, 21, 31
Siting and Visibility	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 4, 5
Transportation and Access	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 8, 23, 34, 35



Product Register Search (CT 6164/231)
 Date/Time 28/07/2020 02:19PM
 Customer Reference Fairsales02
 Order ID 20200728009396

REAL PROPERTY ACT, 1986



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 6164 Folio 231

Parent Title(s) CT 5837/466
 Creating Dealing(s) ACT 12400718
 Title Issued 19/10/2015 Edition 2 Edition Issued 20/11/2015

Estate Type

FEE SIMPLE

Registered Proprietor

MERSIDA KARLICKI
 OF 16 FISCHER STREET WELLAND SA 5007

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 40166
 IN THE AREA NAMED MILE END
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12419662	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL


Priority Notices NIL

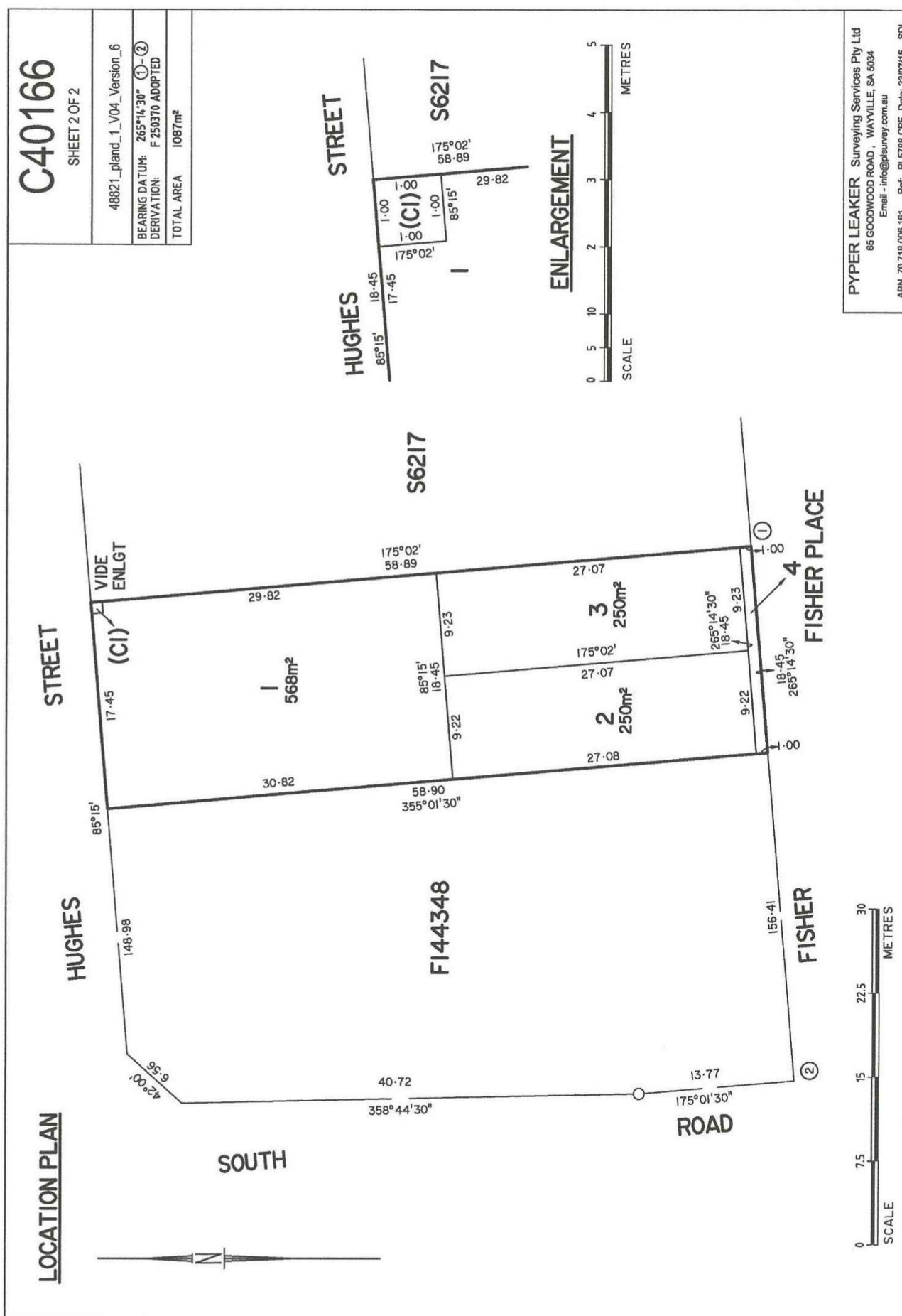
Notations on Plan

Lodgement Date	Dealing Number	Description	Status
22/09/2015	12400719	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

PURPOSE: PRIMARY COMMUNITY MAP REF: 6628/41/L LAST PLAN: F250370		AREA NAME: MILE END COUNCIL: CITY OF WEST TORRENS DEVELOPMENT NO: 211/C074/15/001/42657	APPROVED: ALEX ANDRADE-FIGUEROA 03/09/2015 DEPOSITED: SANDY BEAGLEHOLE 09/10/2015	 C40166 SHEET 1 OF 2 48821_text_01_v06_Version_6
AGENT DETAILS: PYPER LEAKER SURVEYING SERVICES 65 GOODWOOD ROAD WAYVILLE SA 5034 PH: 8373 3880 FAX: AGENT CODE: PLS6P REFERENCE: PL5788		SURVEYORS CERTIFICATION: I David Edward Pyper, a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 2nd day of September 2015 David Edward Pyper Licensed Surveyor		
SUBJECT TITLE DETAILS: PREFIX VOLUME FOLIO OTHER CT 5837 466		NUMBER 120 PLAN D NUMBER 1099 HUNDRED / IA / DIVISION ADELAIDE TOWN	REFERENCE NUMBER	
OTHER TITLES AFFECTED:				
EASEMENT DETAILS: STATUS LAND BURDENED FORM CATEGORY IDENTIFIER PURPOSE		IN FAVOUR OF CREATION		
ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 24 / 07 / 2015 THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY				



LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	5100	
2	2450	
3	2450	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER

C40166

SHEET 1 OF 1

ACCEPTED 9.10.2015

Bergel
PRO REGISTRAR-GENERAL

DEV. No 211 : 5074:15

APPLICATION

CERTIFICATE OF LAND VALUER

I Timothy Alder being
a land valuer within the meaning of the Land Valuers Act 1994
certify that this schedule is correct for the purposes of the
Community Titles act 1996.

Dated the 31st day of August 2015

[Signature]
Signature of land valuer

GENERAL NOTES

ALL DIMENSIONS NOTED ON DRAWINGS ARE WALL FRAME DIMENSIONS AND DO NOT TAKE INTO ACCOUNT WALL LININGS OR TILING.

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SCHEDULES, ENGINEERING, FRAMING PLANS AND APPROPRIATE APPROVALS. ANY DISCREPANCIES TO BE REPORTED TO THE MAIN OFFICE PRIOR TO ANY WORK COMMENCING.

TO BE ASSESSED AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (EXCEPT WHERE VARIED BY LEGISLATION)

FOOTINGS AND SLAB TO BE IN ACCORDANCE WITH AS 2870

TIMBER WALL, FLOOR AND ROOF FRAMING INCLUDING RELEVANT BRACING, FIXINGS AND TIE DOWNS TO BE IN ACCORDANCE WITH AS 1684.2

ELECTRICAL TO BE IN ACCORDANCE WITH AS 3000

PLUMBING TO BE IN ACCORDANCE WITH AS/NZ 3500 (INC. SA VARIATIONS)

SEPTIC TANKS TO BE IN ACCORDANCE WITH SA HEALTH COMMISSION REQUIREMENTS

SPECIFICATION AS PER HIA BUILDING SPECIFICATION (CURRENT VERSION)

UNLESS OTHERWISE NOTED FAIRMONT HOMES WILL CARRY OUT THE WORKS IN ACCORDANCE WITH THE DOCUMENTATION WITH THE FOLLOWING EXCEPTIONS:

- STORMWATER
- RETAINING WALLS
- RAINWATER TANK
- PAVING
- FENCING
- LANDSCAPING

SITE NOTES

CONTRACTORS TO VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING SETOUT.

WATER METER IS BY WATER AUTHORITY. THE FULL COST OF RELOCATION IS AT THE OWNERS EXPENSE

IF CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION TO DRIVEWAY THE FULL COST TO CONSTRUCT NEW CROSSOVER IS AT THE OWNERS EXPENSE.

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVELS, RETAINING WALLS AND STORMWATER DRAINAGE DESIGN

NO BRUSH FENCE WILL BE ERECTED WITHIN 3m OF DWELLING. EXISTING BRUSH FENCE WITHIN 3m TO BE REMOVED (BY OWNER)

SITE BOUNDARIES TO BE CONFIRMED BY FINAL SURVEYORS PLAN

HOUSE PLAN AND ORIENTATION TO BE CONFIRMED BY CLIENT PRIOR TO COMMENCEMENT OF BUILDING WORK

(WHERE APPLICABLE) NON POTABLE WATER SUPPLY INCLUDING WATER METER TO BE CONNECTED TO WC AND EXTERNAL TAP

BUSHFIRE NOTES

HOUSE TO COMPLY WITH MINISTERS AUSTRALIAN STANDARD AS 3959 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS'

BUSHFIRE PROTECTION AREAS AS LISTED IN SCHEDULE 18 OF THE DEVELOPMENT REGULATIONS 1993

BUSHFIRE RISK LEVEL DETERMINED USING PLANNING SA ON-LINE BUSHFIRE RISK LEVEL SEARCH TOOL AND AS 3559 - MAY 2010 (MEDIUM BAL 12.5; HIGH BAL 19.5 AND EXTREME)

BUSHFIRE REQUIREMENTS IN ACCORDANCE WITH TABLE F3.7.4.1 OF THE BUILDING CODE OF AUSTRALIA TABLE SA 3.7.4.1 (BUSHFIRE) EXCEPT WHERE VARIED BY DEVELOPMENT REGULATION 78

CONSTRUCTION NOTES

TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH AS 3660.1 - 2000 INCLUDING A COPY OF THE DURABLE NOTICE BEING PLACED IN THE METER BOX FOR THE PROPOSED DWELLING INDICATING:

(A) THE METHOD OF PROTECTION; AND
(B) THE DATE OF INSTALLATION; AND
(C) WHERE A CHEMICAL BARRIER IS USED ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL; AND
(D) THE NEED TO MAINTAIN AND INSPECT THE SYSTEM ON A REGULAR BASIS
(E) EXPOSED EDGE OF SLAB TO BE 75mm BELOW DAMP PROOF COURSE

PHYSICAL TERMITE BARRIER WILL BE CAST INTO DWELLING FOOTING AND MECHANICALLY FIXED TO EXISTING FOOTING IN ACCORDANCE WITH AS 3660

CALCULATIONS FOR WIND SPEED ARE PROVIDED BY ENGINEER IN ACCORDANCE WITH AS 4055 & AS 1170.2 OR OBTAINED FROM SA HOUSING CODE WIND SPEED MAP (IE GREATER ADELAIDE METROPOLITAN AREA)

BASIC WIND SPEED SHALL BE DETERMINED AS EITHER :
- N1 - 28 m/s
- N2 - 33 m/s
- N3 - 41 m/s

INSTALLATION OF SMOKE ALARMS THROUGHOUT THE DWELLING (CLASS 1a) ARE TO :
- COMPLY WITH BUILDING CODE OF AUSTRALIA S.A. PART 3.7.2
- BE OF THE IONIZATION TYPE (IE DETECTS "INVISIBLE" SMOKE PRODUCED AT THE INCIPIENT STAGE OF A FIRE)
- HAVE HARD WIRED CONNECTION TO THE 240 VOLT AC ELECTRICAL OF THE RESIDENCE
- HAVE A 9 VOLT DC BATTERY BACK UP
- BE INTERCONNECTED

MAINTENANCE, ALTHOUGH NOT REQUIRED BY LEGISLATION, IS RECOMMENDED THE BUILDING OWNER OR RESIDENT IS ADVISED TO ANNUALLY CLEAN THE UNIT AND REPLACE THE BACK UP BATTERY TO ENSURE EFFICIENT PERFORMANCE

ALL GLAZING THICKNESS AND TYPE TO BE IN ACCORDANCE WITH AS 1288

ALL GLAZING UP TO A HEIGHT OF 500mm ABOVE THE FINISHED FLOOR LEVEL, ALL GLAZED DOORS AND ALL GLAZING WITHIN 300mm OF DOORWAYS SHALL BE GRADE A SAFETY GLASS INCLUDING SHOWER SCREENS & DOORS

REFER TO WIND SPEED TO DETERMINE DESIGN WIND PRESSURE FOR GLAZING DOORS AND WINDOWS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH, FOR TIMBER AS 2146 & AS 2147 AND FOR ALUMINIUM AS 2047 AND AS 2048

EAVE LININGS, CARPORT & VERANDAH SOFFIT LINING LINED WITH NON-COMBUSTIBLE MATERIALS

GABLE OVER GARAGE BRICKWORK GREATER THAN 3 COURSES OVER GARAGE DOOR OPENING; NO CONTROL JOINTS TO EITHER SIDE OF OPENING OR WALL TIES @ 300 CENTRES AND TO BE TIED BACK TO WALL FRAME OR ROOF FRAME

WHERE REQUIRED RAINWATER TANKS SHALL BE MINIMUM 1000L. ROOF CATCHMENT SHALL BE PLUMBED TO A WC PAN (UNLESS NOTED OTHERWISE). RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET AND OVERFLOW MUST BE FITTED WITH MOSQUITO PROOF SCREENS TO COMPLY WITH BCA REQUIREMENTS.

IT IS RECOMMENDED TO FIT A FILTER BETWEEN THE RAIN WATER TANK AND DWELLING INLET

WHERE INDICATED ROOMS WITH A TOILET PAN THE DOOR IS TO BE FITTED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE COMPLIANT WITH BCA - PART 2.4.3 & 3.8.3

ALL WET AREAS TO THE DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 3.8.1.1 AND CLAUSE SA 3.8.1.2 OF THE BCA (VOL 2) AND AS3740-2010 (AMENDMENT 1)

EXTERNAL WALL MOUNTED WATER TAPS TO BE FIXED (APPROX) 720mm ABOVE BRICK REBATE

CONSTRUCTION NOTES (CONTINUED)

ISOLATED REINFORCED CONCRETE PIER SHALL BE IDENTIFIED ON PLAN BY 'N16' (OR SIMILAR)

REINFORCED CONCRETE PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERS DETAIL (REFER ENGINEERS REPORT)

WHERE A STEEL COLUMN IS USED WITHIN A PIER (NOTED BY 'SHS') THE PIER SHALL EITHER BE MORTAR FILLED OR BRICK TIES SHALL BE FIXED TO THE STEEL COLUMN

JOINERY NOTES

REFER TO JOINERY SPECIFICATIONS AND DRAWINGS FOR ALL JOINERY DETAILS

UP TO 2700 CEILING LEVEL JOINERY UNITS SUCH AS OVER HEAD CUPBOARDS, BUILT IN ROBES, LINEN/BROOM CUPBOARDS ETC SHALL BE INSTALLED TO CEILING WITH FILLER OVER BY THE JOINER

CEILINGS HEIGHTS GREATER THAN 2700 CEILING LEVEL JOINERY UNITS SUCH AS OVER HEAD CUPBOARDS, BUILT IN ROBES, LINEN/BROOM CUPBOARDS ETC SHALL BE INSTALLED TO A FRAMED AND PLASTERBOARD CLAD BULKHEAD. UNDERSIDE OF BULKHEAD TO BE CONSTRUCTED TO 2700 AFL

STAIRS, HANDRAILS AND BALUSTRADES NOTES

THE STAIR, HANDRAILS AND BALUSTRADE TO THE DWELLING TO BE MANUFACTURED IN ACCORDANCE WITH AN ACCREDITED MANUFACTURER (E.G. BCL JOINERY, TOP STAIRS OR STAIRLOCK)

TREADS AND RISERS TO BE EVEN DIMENSIONS (AS NOTED). TREADS TO HAVE SUITABLE NON-SKID OR SLIP RESISTANT EDGE TO NOSING

BALUSTRADE TO BE CONTINUOUS ALONG THE SIDE OF THE STAIRWAY (WHERE NOT BOUNDED BY A WALL). THE BALUSTRADE/HANDRAIL HEIGHT TO BE NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSING OF THE STAIR TREADS OR 1000mm ABOVE LANDINGS OR THE FINISHED FLOOR LEVEL.

OPENINGS IN THE BALUSTRADE OR STAIRS SHALL NOT ALLOW A 125mm SPHERE TO PASS THROUGH IT.

EXTERNAL STAIRS OR INTERNAL STAIRS IN A SINGLE STOREY DWELLING :
- RISER TO BE 172mm AND GOINGS TO BE 250mm

NO MORE THAN 18 RISERS WITHOUT A LANDING

EXTERNAL BALCONIES AND BALUSTRADING IN ACCORDANCE WITH WESTSIDE PROPRIETORY SYSTEM

BALCONIES TO BE FULLY TANKED WITH SETDOWNS AS PER TABLE A1 OF AS 4654.2
- N1 : 40mm
- N2 : 50mm
- N3 : 70mm

WET AREA NOTES

ALL WET AREAS TO THE SUBJECT BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 3.8.1.1 AND CLAUSE SA 3.8.1.2 OF THE BCA (Vol 2) AND AS 3740 - 2010 (AMENDMENT 1)

OVERFLOW PROTECTION TO BATHS, BASINS AND TROUGH FIXTURES (U.N.O.)

FLOOR WASTE TO SHOWER ONLY (U.N.O.)

CONDENSATION MANAGEMENT TO N.C.C. 3.8.7

WATERPROOFING MEMBRANE MATERIALS, DESIGN AND INSTALLATION FOR EXTERNAL ABOVE GROUND USE (BALCONIES OR DECKS) SHALL BE IN ACCORDANCE WITH AS 4645 - 2012 PARTS 1 & 2

CONDENSATION MANAGMENT

EXHAUST FANS SHALL BE DUCTED TO ATMOSPHERE VIA A SHAFT OR DUCT, EAVE VENT, WHIRLY BIRDS OR VENTED RIDGE CAP

EXTRACTION RATES FOR EXHAUST FANS :
- BATHROOM : 25 LITRES PER SECOND
- KITCHEN & LAUNDRY : 40 LITRES PER SECOND

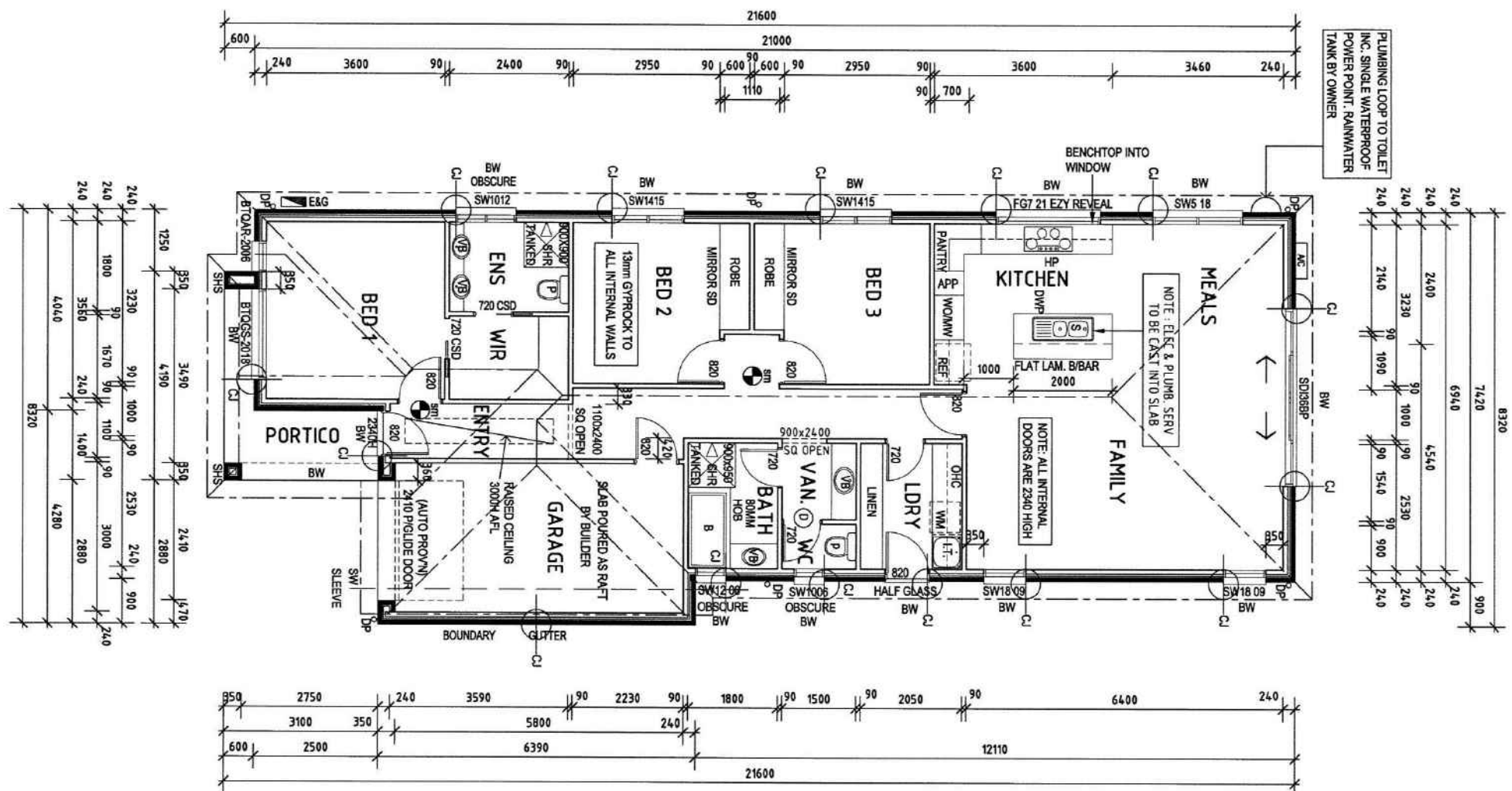
PLIABLE BUILDING MEMBRANE TO EXTERNAL WALLS AS PER 3.8.7.2 CLIMATE ZONES 4, 5 & 6

<div><div><div>Fairmont</div><div>HOMES</div></div><div>Fairmont Homes Group Pty Ltd 19 Fullarton Rd, Kent Town SA 5067 Ph (08) 8112 3112 fairmonthomes.com.au ABN: 26 110 542 553 Builders Licence No. 198013</div></div>	<div>I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.</div> <div><div>FINAL PLAN APPROVED</div><div><div></div><div></div></div></div>	PROPOSED DWELLING FOR : AT LOT : <div><div><div>AREAS sqm</div><div>main building132.99</div><div>porch6.01</div><div>effresco20.14</div><div>garage159.13</div><div>total</div></div><div><div>drawn : HN</div><div>date : 5.10.20</div><div>checked : HN</div><div>date : 5.10.20</div><div>council : WEST TORRENS</div></div><div><div>LEGEND:</div><div><div><div><div></div></div><div>MH : DENOTES 800 X 600 ROOF ACCESS DOOR</div></div><div><div><div><div></div></div><div>SM : DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786 , HARD WIRED</div></div></div><div><div><div><div></div></div><div>DENOTES ESCAPE HINGES</div></div><div><div><div><div></div></div><div>DENOTES CONTROL JOINT</div></div></div><div><div><div><div></div></div><div>DENOTES BRICK QUOIN</div></div><div><div><div><div></div></div><div>DENOTES RENDERED QUOIN</div></div></div></div></div></div></div></div>		AMENDMENTS : <div>AMENDED LANDSCAPING PLAN</div>	DATE 14.4.21	LAND TITLE BUSHFIRE	COMMUNITY NA
		M KARLICKI 2 FISHER PLACE MILE END				WIND SPEED N1-28 M/S	
						DESIGN: OWNERS	
						JOB NO: 13454	Rev. A

DUCTED REVERSE A/C

FLOOR PLAN

SCALE 1:100



PLUMBING LOOP TO TOILET
INC. SINGLE WATERPROOF
POWER POINT - RAINWATER
TANK BY OWNER

NOTE: ELEC. & PLUMB. SERV.
TO BE CAST INTO SLAB

NOTE: ALL INTERNAL
DOORS ARE 2340 HIGH

CARPENTER NOTE:	
TRIM ALL VALLEY AND HIP INTERSECTIONS FOR CEILING LINING	
TRIM CEILING PARALLEL TO ANGLE WALLS FOR CEILING LINING	
CEILING TO ALFRESCO LINED WITH FRC AND BATTENS	
WC WINDOWS TO BE CENTRED TO THE ROOM	
KITCHEN WINDOW TO BE CENTRED	
INSULATION NOTE:	
EXTERNAL WALL	R2.5 THERMOACOUSTIC BATTS
CEILING	R5.0 INCL. GARAGE
INTERNAL WALL	AGI SOUND BATT
ROOF BLANKET	R1.3 FOIL BACKED

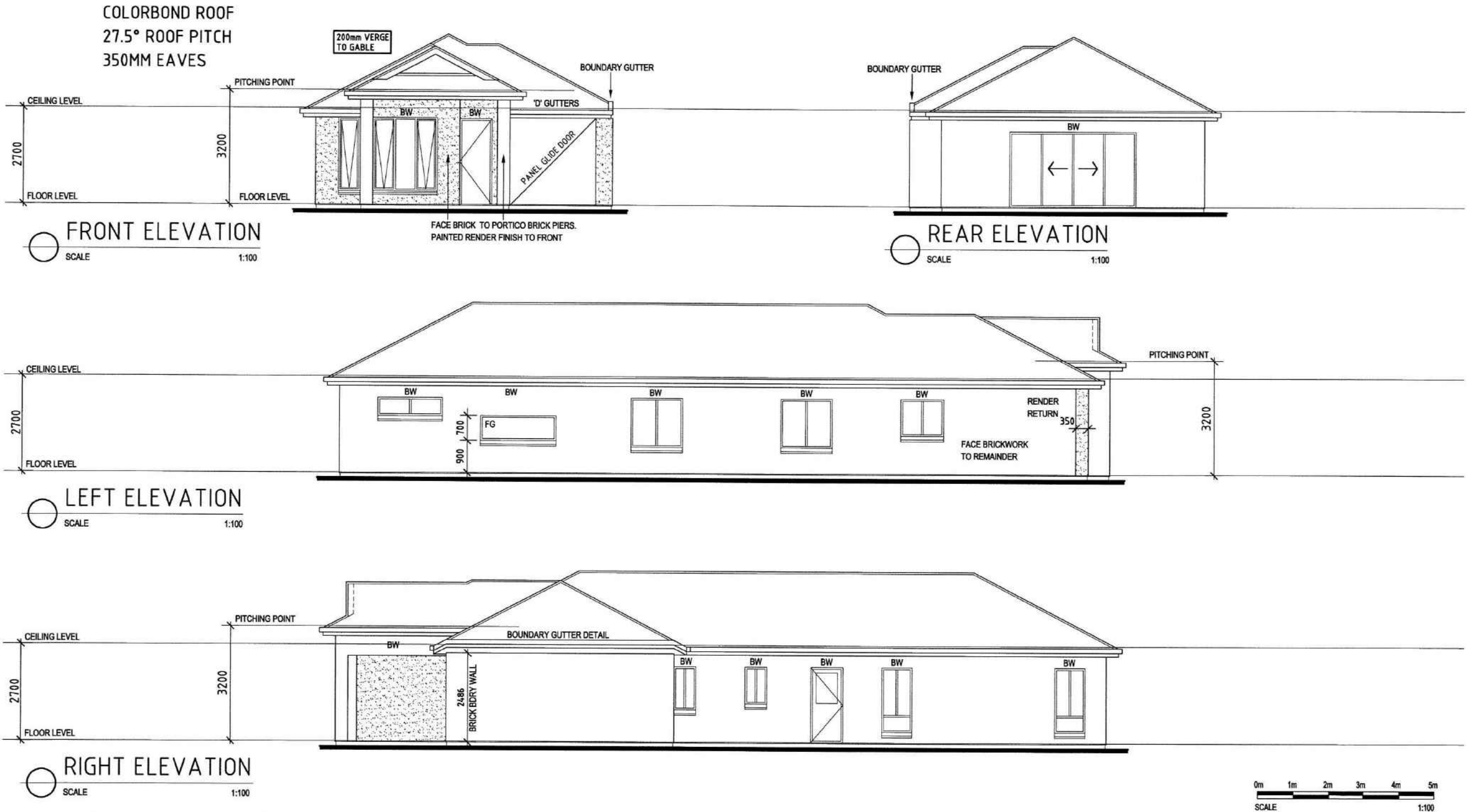
LEGEND

TAPS	+
STRIP GRATES	▬
SHOWER ROSE	△
AIR CONDITIONER UNIT	AC
RAIN WATER TANK	RAIN WATER TANK
HOT WATER SERVICE	HWS
ELEC. METER BOX	E.
GAS METER BOX	G.
DOWN PIPE	DP
RAINWATER HEAD	RWH

0m1m2m3m4m5m

SCALE 1:100

<div><div>Fairmont</div><div>HOMES</div></div> <div>Fairmont Homes Group Pty Ltd 19 Fullarton Rd, Kent Town SA 5067 Ph (08) 8112 3112 fairmonthomes.com.au ABN: 26 110 542 553 Builders Licence No. 198013</div>	I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.	PROPOSED DWELLING FOR :				AMENDMENTS :		DATE	LAND TITLE	COMMUNITY		
		AT LOT :				M KARLICKI 2 FISHER PLACE MILE END		AMENDED LANDSCAPING PLAN		14.4.21	BUSHFIRE	NA
		AREAS sqm				drawn : HN	LEGEND:				WIND SPEED	N1-28 M/S
		main building		132.98	date : 5.10.20		MH : DENOTES 600 X 600 ROOF ACCESS DOOR	⊙ DENOTES ESCAPE HINGES			DESIGN: OWNERS	
		porch		6.01	checked : HN			⊖ CJ DENOTES CONTROL JOINT				
		alfresco		-	date : 5.10.20		SM : DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786 , HARD WIRED	⊙ BQ DENOTES BRICK QUOIN			JOB NO:	Rev. A
garage		20.14	council : WEST TORRENS		⊙ RQ DENOTES RENDERED QUOIN				13454			
total		159.13										



<div><div>Fairmont</div><div>HOMES</div><div>Fairmont Homes Group Pty Ltd 19 Fullarton Rd, Kent Town SA 5067 Ph (08) 8112 3112 fairmonthomes.com.au ABN: 26 110 542 553 Builders Licence No: 1988013</div></div>	I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.	PROPOSED DWELLING FOR : AT LOT :		M KARLICKI 2 FISHER PLACE MILE END		AMENDMENTS :		DATE	LAND TITLE	COMMUNITY
		AREAS sqm		LEGEND:		AMENDED LANDSCAPING PLAN		14.4.21	BUSHFIRE	NA
		main building		drawn : HN					WIND SPEED	N1-28 M/S
		porch		date : 5.10.20					DESIGN:	
		alfresco		checked : HN					OWNERS	

FINAL PLAN APPROVED

SM : DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786 , HARD WIRED

⊕ DENOTES ESCAPE HINGES

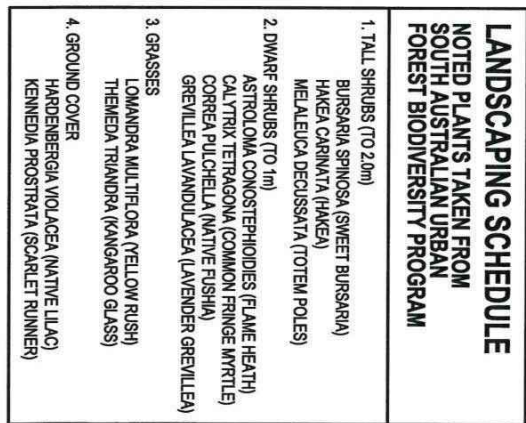
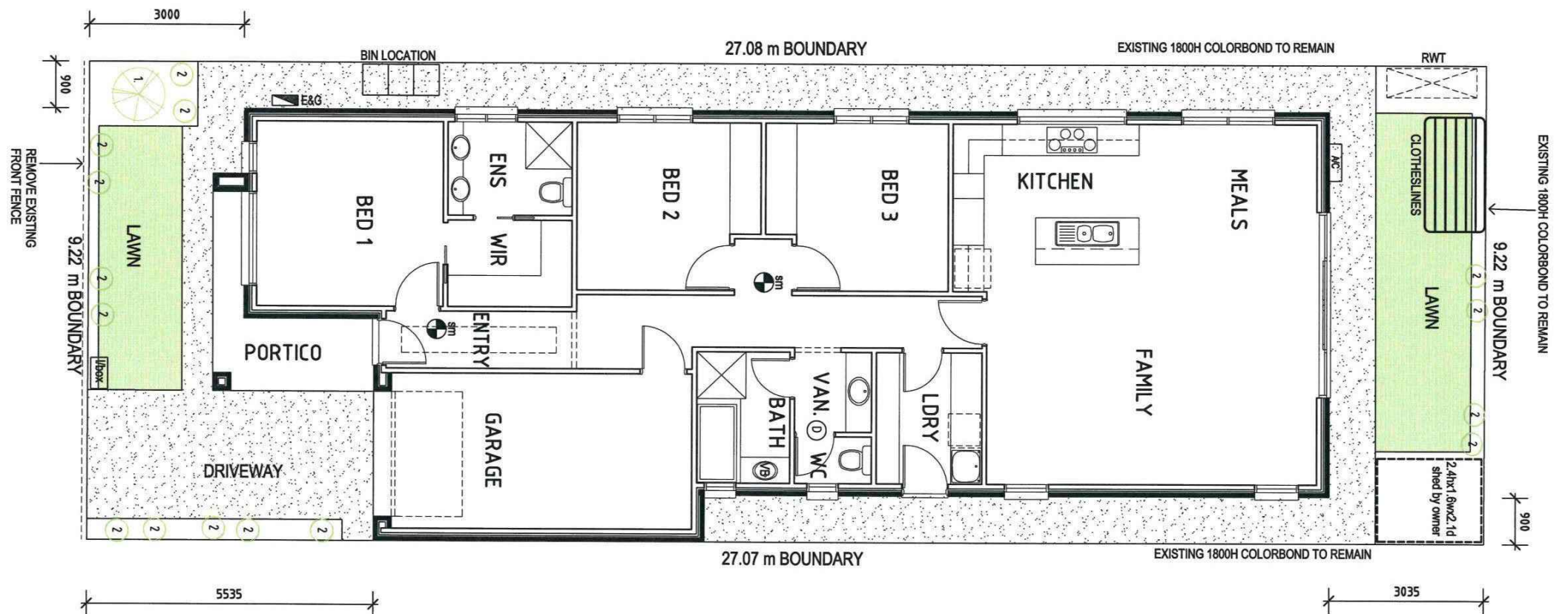
⊕ CJ DENOTES CONTROL JOINT

⊕ BQ DENOTES BRICK QUOIN

⊕ RQ DENOTES RENDERED QUOIN

JOB NO:
13454

Rev. A

Page 281




Date: 28/04/2021
 Client Name: Mersida Karlicki
 Building Site Address: Lot 2 Fisher Place
 MILE END
 Contact Number: 0412 646 858
 Email: tmk1@adam.com.au
 Job Number: 13454
 Consultant: Joelle Dahdah

Version: 1

v1.09 - April 2021

EXTERNAL SELECTIONS

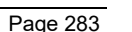
ITEM	SELECTION	QTY	RATE \$	VALUE \$	COMMENTS / NOTES	A
BRICKWORK						
FACE BRICK	PGH - Liquorice					
MORTAR	Brighton Lite White Sand	1 @	\$ 1,090.00	\$ 1,090.00		
FEATURE BRICK	PGH Vesuvius	1 @	\$ 396.00	\$ 396.00		
TO	FRONT PILLARS					
BRICK JOINTS	Rolled (e)					
QUIONS	N/A					
BASE	N/A					
ADDITIONAL TERMITE PROTECTION	N/A					
PRESSURE CLEAN	Bricks are to be Pressure Cleaned	1 @	\$ 500.00	\$ 500.00		
NOTES						
RENDER / CLADDING						
MAIN RENDER TO	FRONT ELEVATION EXCL PORTICO PIERS					
FEATURE RENDER TO	N/A					
EXTERNAL CLADDING	N/A					
AAC PANELS	N/A					
NOTES						
ROOF COVERING, GUTTER, FASCIA						
ROOF TILES	N/A					
COLORBOND	Colorbond - Monument					
GUTTER PROFILE	D Gutter (e)					
GUTTER COLOUR	Colorbond - Monument					
FASCIA PROFILE	Novaline					
FASCIA COLOUR	Colorbond - Surfmist					
DOWNPIPES	70mm PVC Painted Throughout (Stand Off Brackets)			Included		
PARAPET CAPPING	N/A					
WHIRLY BIRD	N/A					
WHIRLY BIRD COLOUR	N/A					
NOTES						
WINDOWS AND SLIDING DOORS						
WINDOWS & ASD's	Black (e)				A&L	
WINDOW LOCKS	Keyed Sash Locks - Non Vented (e)					
WINDOWS / ASD's SCREENS	Included					
ASD LOCKS	Keyed alike to external doors					
PATIO BOLTS	YES	2 @		INC		
SECURITY / BARRIER DOORS	N/A					
NOTES						
GARAGE DOOR						
FRONT - PROFILE	Gliderol Safe-T-Glide - Madison Profile Woodgrain					
COLOUR	Surfmist (CB)					
AUTO	Yes - with single powerpoint					
REAR	N/A					
COLOUR	N/A					
AUTO	N/A					
NOTES						
BALCONY BALUSTRADE						
PROFILE	N/A					
OTHER EXTERNAL ITEMS						
SKYLIGHTS	N/A					
Initials: 						
Initials: _____						

CITY OF WEST TORRENS

23 June 2021

AMENDED

Fairmont



Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/16/2021

Assessing Officer: Sonia Gallarello
Site Address: 60A Fisher Place, MILE END SA 5031
Certificate of Title: CT-6164/231
Description of Development Construction of a single storey detached dwelling

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 10 March, 2021



Memo

To Sonia Gallarello
From Richard Tan
Date 10-Mar-2021
Subject 211/16/2021, 60A Fisher Place, MILE END SA 5031

Sonia Gallarello,

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

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 In accordance with the provided 'Civil Plan' (FMG, Ref: S50896-271929-HC01, dated 21/09/2020) the FFLs of the proposed development (100.30 minimum) have been assessed as satisfying minimum requirements (100.22 minimum) in consideration of street and/or flood level information.

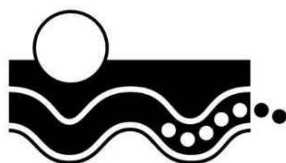
2.0 Verge Interaction

- 2.1 Verge interaction has been assessed as acceptable in accordance with the site layout shown in 'Civil Plan' (FMG, Ref: S50896-271929-HC01, dated 21/09/2020)
- 2.2 It should also be nominated for the stormwater connection through the road verge area to be constructed of shape and material to satisfy Council's standard requirements
- 100 x 50 x 2mm RHS Galvanised Steel or
 - 125 x 75 x 2mm RHS Galvanised Steel or
 - Multiples of the above.

It is recommended that revised plans clearly and accurately indicating satisfaction of the above criteria be provided to Council.

3.0 Traffic Requirements

- 3.1 It is recommended that the width of the crossover servicing the front dwelling is 3m with 0.3m flaring on each side (3.6m wide at the kerb line). This 0.3m flaring enables for easier entering and exiting from the driveway.



City of West Torrens

Between the City and the Sea

It is recommended that revised plans showing a 3m crossover with 0.3m flaring on each side (3.6m wide at the kerb line) be provided to Council.

3.2 The garage dimension as indicated on 'Floor Plan' (FH, Ref: 13454-X, dated 5/10/2020) have been assessed as satisfying minimum requirements.

3.3 The garage setback distance as measured on 'Civil Plan' (FMG, Ref: S50896-271929-HC01, dated 21/09/2020) has 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 Detention

5.1 Stormwater detention is not required for this development.

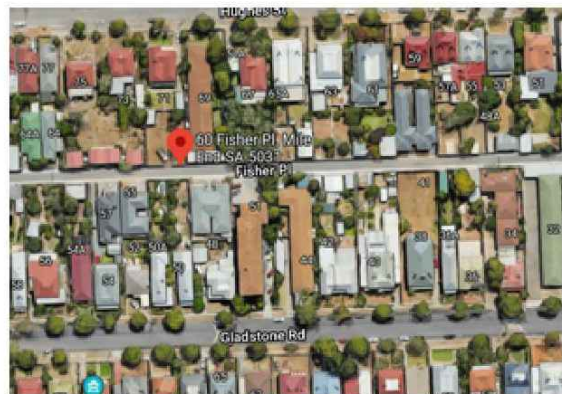
6.0 Services for Sub-Divisions Adjacent Laneways

6.1 This property is part of a community title that has been approved in land division DA 211/611/2015. Due to the community title properties, easement is not required for services connection for all dwellings within these 3 land title to connect to Fisher Place/Hughes Street. **However, the applicant should demonstrate how these service will connect to the proposed development.**

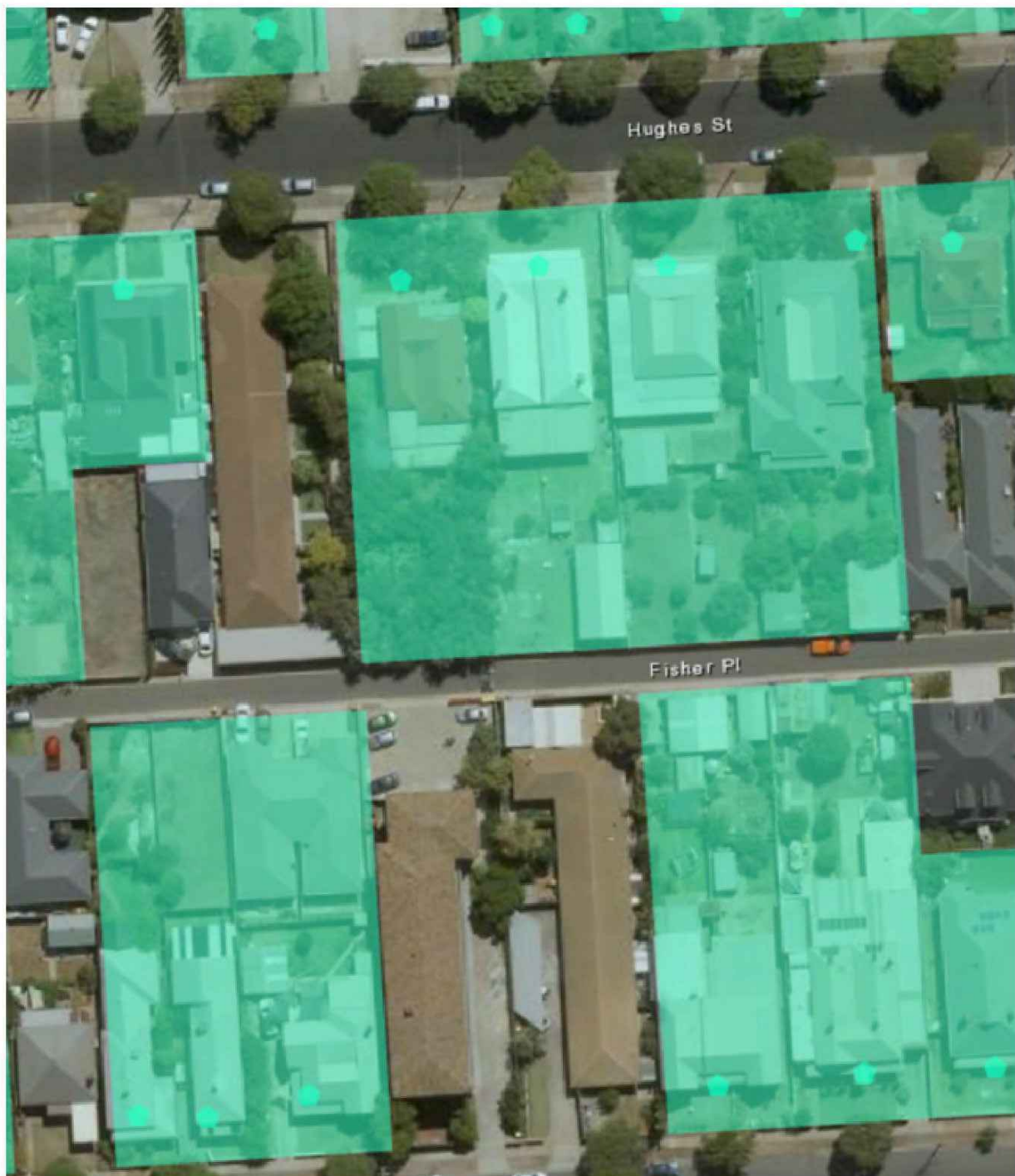
Regards
Richard Tan
Civil Engineer

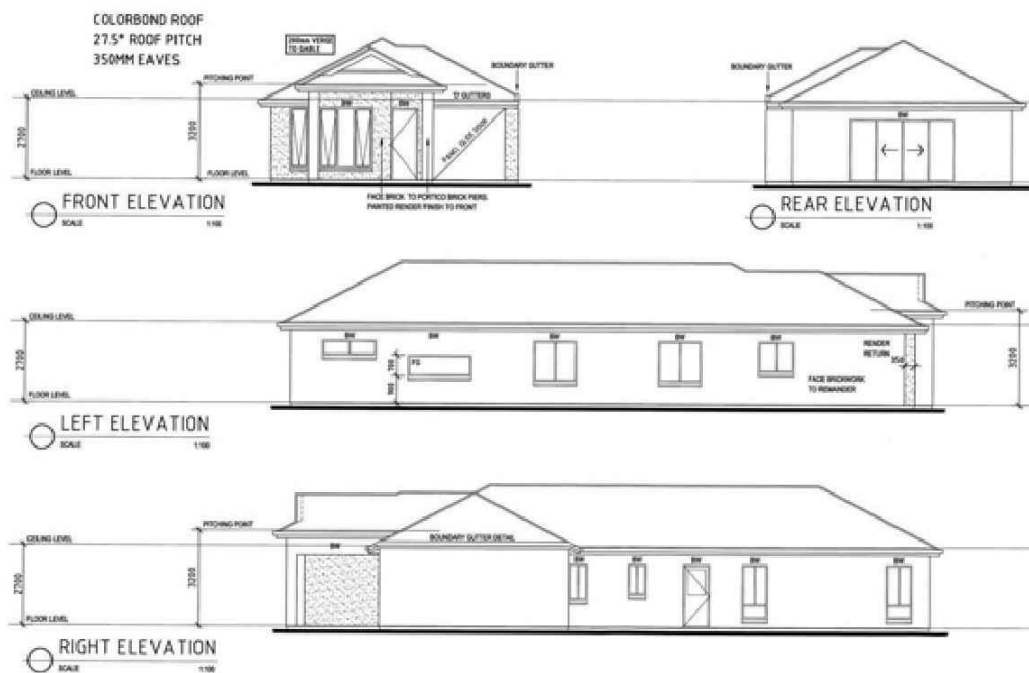
**City of West Torrens
Heritage Advisor Comment**

Planning Application No.: 211/16/2021
Location: 60A Fisher Place, MILE END
Zone: Residential
Policy Area: Mile End Conservation Policy Area 30
Heritage Status: Historic Conservation Area
Proposal: Construction of a single-storey detached dwelling
To: Sonia Gallarello
Date: 27 January 2021



**City of West Torrens
Heritage Advisor Comment**



[illegible]

City of West Torrens Heritage Advisor Comment

Description:

The proposed development involves the construction of a detached dwelling on the north side of Fisher Place on a vacant allotment adjacent to a similar existing single storey dwelling, constructed on one of two additional allotments created to the rear of 71 Hughes Street, a Contributory Item.

The vacant allotment is surrounded by more recent development.

To street front, the projecting front room of the dwelling will be set back 3000mm and the garage will be setback to 5540mm. To the sides, the garage wall will extend 6390mm along the boundary before stepping back 900mm off the boundary for the remaining 12110mm. The dwelling will extend 21600mm along the western boundary with a continuous 900mm setback.

The single storey dwelling has a hipped roof with projecting gable to the front portico. The Colorbond roof of an unspecified colour, has a pitching point of 3200mm above floor level and a pitch of 27.5 degrees. The internal ceiling height is 2700mm, which will be the typical pitching point.

To Fisher Place, the dwelling will have a painted render finish with face brick finish to portico piers. The render will return 350mm to the western elevation and is face brickwork to the remainder of the walls. A colour is not specified.

As development affecting a place within the Mile End Conservation Policy Area 30 and an Historic Conservation Area, I have considered the following Development Plan Provisions:

Historic Conservation Area

OBJECTIVES: 1,2,3,4

PRINCIPLES OF DEVELOPMENT CONTROL: 1,2,3,4,5,6,7,9,10,12

Mile End Conservation Policy Area 30

OBJECTIVES: 1

DESIRED CHARACTER

PRINCIPLES OF DEVELOPMENT CONTROL: 1,2,3,4

Residential Zone

OBJECTIVES: 1,2,3,4

DESIRED CHARACTER

PRINCIPLES OF DEVELOPMENT CONTROL: 1,5,6,7,8,10,11,12,13

Assessment:

While the proposal is not designed to a particularly high standard, lacking a traditional verandah that has been replaced by an elevated porch, the proposal, in consideration of the surrounding context, is acceptable for the following reasons:

Historic Conservation Area

- The proposal will be located to the rear of a Contributory Item on subdivided land that is no longer part of the Item. The Subject Land is within an area that has already undergone considerable change with rear lane development. Objective 1 is no further diminished by this proposal;
- The proposal is reasonably complementary in terms of materials (yet to be fully confirmed) and hipped roof form satisfying Objective 3 and PDC 6;
- Of importance, the Contributory Item is unaffected facing Hughes Street and retained satisfying Objective 4 and PDC 2 and not affecting PDC 3 or PDC 5;
- PDC 4 is satisfied because the proposal will be located to the rear;
- There will be a landscaped front garden satisfying PDC 7;

City of West Torrens Heritage Advisor Comment

- Rear and side boundary fencing appears to satisfy PDC 10, subject to the profile.

Mile End Conservation Policy Area 30

- Objective 1 and PDC 2 and PDC 3 of PA 30 and PDC 1 of the HCA above are reasonably satisfied because the proposal is a new single storey dwelling that incorporates pitched roofs and rendered masonry and the proposal results in a reasonable unity of form with the adjacent development and set back from the Lane in alignment with other buildings, particularly on the east side, satisfying PDC 4.

Residential Zone

- The proposal is consistent with Objectives 1,2 and 3;
- Desired Character Objective 4 and PDC 5 are satisfied by residential development that provides choice;
- As single storey development PDC 6 is satisfied;
- The side and front setbacks are minimal but acceptable to PDC 7, 8,10,11 and 12;
- PDC 13 is satisfied because the length and height of wall on boundary are within the parameters considered acceptable.

Conclusion:

The Development is acceptable for the reasons provided above, subject to:

- Confirmation of colours;
- Confirming the profile of roofing will be corrugated;
- Confirming the profile of rear and side fencing will be corrugated.

A front fence as contemplated in PDC 9, would also be suggested either now or as a future application.

Douglas Alexander

6.1.6 8 Lasscock Avenue, LOCKLEYS

Application No 211/1132/2020

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Land division - Torrens Title; SCAP No. 211/D134/20; Create one (1) additional allotment
APPLICANT	T Goodwin C/- Mattson & Martyn
LODGEMENT DATE	17 November 2020
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 21
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> • Nil External <ul style="list-style-type: none"> • State Commission Assessment Panel (SCAP) • SA Water
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020
DELEGATION	<ul style="list-style-type: none"> • The relevant application proposes a merit form of development which does not meet the minimum site area requirements in the relevant Zone or Policy Area by 7.5% or more.
RECOMMENDATION	Support with conditions
AUTHOR	Steven Burke

RELATED APPLICATIONS

There is a current development application (DA211/293/2021) for proposed Lot 51 under assessment by the Council. The application proposes the construction of a single-storey detached dwelling fronting Lasscock Avenue, with access and car parking from Hawthorne Street. A copy of the Site Plan and supporting arborist report for this application is contained in **Attachment 4** for reference only.

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 is 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

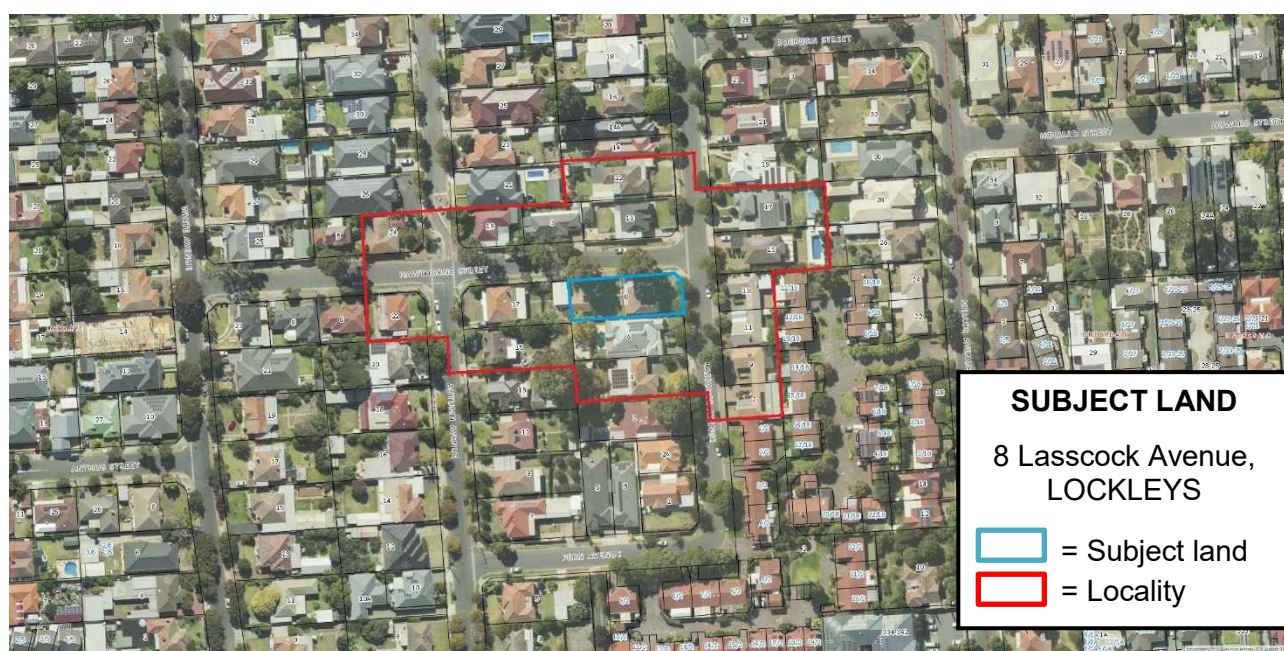
The subject land is formally described as Allotment 22 Deposited Plan 4145 in the area named Lockleys Hundred of Adelaide, Volume 5401 Folio 190, more commonly known as 8 Lasscock Avenue, Lockleys. The subject site is regular in shape with a corner cut-off, with a 14 metre (m) wide frontage to Lasscock, a secondary frontage to Hawthorne Street of 44m and a site area of 797 square metres (m²).

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

The site currently contains two buildings, being a single-storey detached dwelling with attached verandahs as well as a domestic outbuilding in the rear yard. The site is relatively flat, with sparse vegetation and no Regulated Trees on the subject site. Access to the site is obtained via two crossovers, one to Hawthorne Street near the western boundary of the site, and another within the corner cut-off of the site.

The locality is residential in nature, comprising primarily single-storey detached dwellings and semi-detached dwellings. The allotment pattern varies between original, traditional sized allotments of around 800 square metres and those which have been subdivided resulting in allotments in the range of 300-400 square metres. Despite some infill development having occurred in the locality, the frontage pattern of allotments remains generous in the range of 15 to 18 metres. This gives rise to a low density prevailing character.

The amenity of the locality is considered high given the quality of the dwelling stock, tree-lined streets and generous front yards which are generally landscaped. Infill development has been developed sympathetically and has not compromised the low density character of the locality. The subject land and locality are shown on the aerial imagery and maps below.



PROPOSAL

The application comprises a land division on the site, creating one additional allotment. The existing dwelling and all other structures and residual vegetation on the site are to be removed.

	Site area	Site frontage
Proposed allotment 51	417m ²	14m
Proposed allotment 52	380m ²	22.2m

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

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Schedule 9, Part 1 (2)(f) of the *Development Regulations 2008*.

As the proposal is Category 1, public notification was not undertaken.

INTERNAL REFERRALS

Department	Comments
Arboriculture	<ul style="list-style-type: none"> The street tree adjacent Lot 52 has a tree protection zone with a radius of 8.5 metres.

EXTERNAL REFERRALS

Department	Comments
SCAP	<ul style="list-style-type: none"> The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. Payment into the Planning and Development Fund. A final plan to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.
SA Water	<ul style="list-style-type: none"> The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

A copy of the relevant referral responses is contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Low Density Policy Area 21 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>	
Objectives	3, 4
Principles of Development Controls	1, 5

Low Density Policy Area 21 - Desired Character

This policy area will have a low density character. In order to preserve this, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).

There will be a denser allotment pattern and some alternative dwelling types, such as semi-detached and row dwellings, 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. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. In the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park, where the consistent allotment pattern is a significant positive feature of the locality, subdivision will reinforce the existing allotment pattern.

Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings. Buildings in the area bounded by Henley Beach Road, Torrens Avenue and the Linear Park will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.

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. Low and open-style front fencing will contribute to a sense of space between buildings.

Objectives	1
Principles of Development Controls	1, 2, 3, 6

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 <i>Low Density Policy Area 21</i> <i>PDC 6</i>	420m ²	Lot 51: 417m ² Lot 52: 380m ² Does Not Satisfy by 0.8% for Lot 51 and by 9.6% for Lot 52
SITE FRONTAGE <i>Low Density Policy Area 21</i> <i>PDC 6</i>	12m	Lot 51: 14m Lot 52: 22.2m Satisfies

ASSESSMENT

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

Desired Character & Pattern of Development

The locality contains predominantly one and two-storey detached and semi-detached dwellings. Buildings are typically setback from primary streets 5-8 metres, with closer setbacks observed to secondary streets. This allows for landscaped front yards. Despite site areas varying from 300-800 square metres, the allotment pattern has retained wide frontages of 15-18 metres. This further contributes to a sense of space between buildings. It is considered therefore that the low density prevailing character of the locality is appropriately retained, which is in accordance with the Desired Character of the policy area.

The proposed allotments range in site area from 380 to 417 square metres. While for Lot 52 this results in a shortfall of almost 10% of the requirement of PDC 6, the shortfall is much more minor for Lot 51 which is effectively in line with the minimum site area requirement. The proposed allotments are not considered to be at odds with the locality in this regards given the large variation in site areas throughout the locality. The wider locality contains numerous examples of allotments which have been divided in a similar way to the subject land, namely 19, 22 and 24 Autumn Avenue, 8, 10 and 23 White Avenue, 23 Roeburn Street and 1 Fern Avenue.

In terms of density, the proposed division will result in the creation of allotments at a net density of 25 dwellings per hectare. This is well within the meaning of low density, and as previously discussed, results in allotments with a site area well within what is typical for the locality.

Notwithstanding any site area shortfalls, arguably it is the site frontages which will have more of a visual impact to the locality and therefore have the potential to negatively impact on the prevailing character.

Lot 51 will have two frontages: a 14 metre frontage to Lasscock Avenue and a 21 metre frontage to Hawthorne Street. Both frontages therefore meet the minimum requirements of PDC 6. Further, the corner cut-off of 4 metres will add to the perceived width of the site regardless of which frontage becomes the primary street frontage once a dwelling is constructed.

Lot 52 will have a single frontage to Hawthorne Street of 22 metres which is near twice the minimum requirement of PDC 6. The shortfall in site area will not be readily perceivable from the street.

Both allotments will have frontages which meet the minimum requirements of PDC 6, and which are comparable to the frontage pattern in the locality. From a streetscape perspective, there will be minimal impact to the low density prevailing character of the locality. Low Density Policy Area 21 Objective 1 and PDC 2 are considered achieved.

Suitability of Intended Use

A separate application has been lodged, DA211/293/2021, which proposes the construction of a single-storey, detached dwelling on Lot 51. While a detailed assessment of that application is not required for the assessment of the subject application, the plan set for DA211/293/2021 broadly indicates that the resultant allotment is of a size and configuration to suitably accommodate a detached dwelling.

While no indicative building plans have been provided for Lot 52, as observed above, the wider locality contains numerous examples of allotments which have been divided in a similar fashion. This type of development is especially prevalent along Hawthorne Street. Despite the square shape of proposed Lot 52, the frontage of the site compensates for its relative lack of depth. It is considered that a detached dwelling could adequately be accommodated on the site albeit it may be of a smaller scale.

Both resulting allotments can achieve safe and convenient access as a result of the two existing crossovers currently available. The existing crossover currently located along the western edge of the site of Hawthorne Street will service Lot 52. The eastern crossover located on Lassock Avenue will service Lot 51. Notwithstanding these existing crossovers, alternative driveways crossover locations may be considered appropriate that maintain the appropriate offset from the existing street trees.

Both proposed allotments have access to water, sewer and electricity.

As the previous use of the site was for residential purposes, there are no site contamination concerns.

Accordingly, the suitability of both sites for residential purposes is considered appropriate. Land Division module Objective 2 and PDC 2 are achieved.

Trees on verge and opportunity for reasonable development

Two regulated *Corymbia Maculata* (Spotted Gum) street trees exist on the verge along Hawthorne Street, one being adjacent Lot 51 and the other adjacent Lot 52 (see **Attachment 3**). Both trees appear large and mature, with heights of over 20 metres and canopies which extend over the road and into the subject site.

The street tree adjacent Lot 51 has a tree protection zone (TPZ) with a radius of 9.42 metres. Consideration of this TPZ is necessary to determine whether reasonable development of this allotment can be achieved without any tree damaging activity occurring. The separate application that has been lodged has effectively demonstrated this. The proposed dwelling does encroach 18% into the TPZ, however, dispensation was recommended by the applicant's arborist given the existing dwelling has a similar encroachment. The extent of encroachment into the TPZ was also considered acceptable by Council's Arboriculture Team. On this basis the allotment is considered to be appropriate for residential development whilst preserving the ongoing health and vigour of the regulated trees.

The street tree adjacent Lot 52 has not been considered to the same extent as no dwelling is yet proposed. Any encroachments into the TPZ therefore cannot be known and assessed, and the potential impact to the tree likewise cannot be assessed. Council's Arboriculture Team has advised the tree has a circumference at breast height (1.4 metres) of 2.21 metres, resulting in a TPZ with a radius of 8.5 metres. Based on this advice, a dwelling could be reasonably sited on the allotment without extensively encroaching into the TPZ.

While the applicant has provided an indicative building envelope, the supplied building envelope demonstrates a dwelling of approximately 200 square metres in floor area which is reasonably large. This design could be improved upon in regards to increasing the rear setback and decreasing the front setback in a stepped manner so as to reduce encroachment into the TPZ. It is noted that the dwelling does not necessarily need to be a larger dwelling with more bedrooms in order for the proposed allotment to be considered suitable for its intended use. A two storey design could also be easily accommodated.

Development of the proposed allotments can be achieved without any unreasonable impacts on the existing street trees. Dwellings can reasonably be sited on both allotments while allowing the preservation of the trees. Regulated Trees module Objectives 1 and 2 are suitably achieved in this regard.

SUMMARY

The proposed land division will create two residential allotments in the Low Density Policy Area 21. One of the resulting allotments has a shortfall in its site area, while the other is in line with the minimum requirement. Having considered the proposed size and configuration of the allotments, it is considered that both are capable of accommodating a detached dwelling while having regard to two regulated street trees existing on the verge. Additionally, both have adequate access and connection to services. The proposed allotments are therefore considered suitable for their intended use.

The site frontages of both proposed allotments are in excess of the minimum requirement and are sympathetic to the low density prevailing character of the locality. There will be little visual impact to the locality given the wide frontages proposed. Ultimately the proposed allotments maintain the prevailing allotment pattern and are in accordance with the Desired Character of the policy area which seeks residential development at low density.

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, Land Division Consent and Development Approval.

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, Land Division Consent and Development Approval for Application No. 211/1132/2020 by T Goodwin C/- Mattson & Martyn to undertake the Land division - Torrens Title; SCAP No. 211/D134/20; Create one (1) additional allotment at 8 Lasscock Avenue, Fulham (CT5401/190) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by Mattson & Martyn Surveying & Planning Consultants relating to Development Application No. 211/1132/2020 (SCAP 211/D134/20).

Land Division Consent Conditions

Council Requirements

Nil

State Commission Assessment Panel Requirements

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

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

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

3. Payment of \$7761 into the Planning and Development Fund (1 allotment @ \$7761/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the **State Planning Commission** marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, Level 5, 50 Flinders Street, Adelaide.
 4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.
-



Attachments

1. **Relevant Development Plan Provisions**
2. **Plan Set**
3. **External and Internal Referral Responses**
4. **Related Development Application Site Plan and Arborist Report**

General Section		
Design and Appearance	<i>Objectives</i>	1
Land Division	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 8 & 12
Orderly and Sustainable Development	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3 & 5
Regulated Trees	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1 & 2
Residential Development	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1

19/11/2020

https://www.edaia.sa.gov.au/edaia/Edaia.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=69808



Search | Configure Notification Email | Log Out |

Application Form Details - DA. 211/D134/20 (Unique Id. 69808)

Cancel

NB * represents a mandatory field.

Application Type : D - Conventional Land Division *

What Consents do you wish to apply for? : ☐ Provisional Development Plan Consent Only
☒ Provisional Development Plan Consent with Land Division Consent

Certificate of Approval Fee: ☒ Pay Now
☐ Pay Later

Is this a combined Land Division/Land Use application? : ☐ Yes
☒ No

Council : City of West Torrens (211) *

Submitting Agents OrganisationId : 531

Submitting Agents Name : Mattsson & Martyn

Submitted By UserId : 687

Submitted By Details : Brad Mattsson, Mattsson & Martyn

Agents Reference : P16514/08/20

APPLICANT DETAILS :

Applicant Salutation : Mr *

Applicant First Name : TIMOTHY *

Applicant Last Name : GOODWIN *

Applicant Organisation Name : C/- MATTSSON & MARTYN * (Mandatory if Salutation, First, and Last Name have not been completed)

Postal Address Line 1 : PO BOX 248 *

Postal Address Line 2 : MARDEN SA 5070 *

Postal Address Line 3 :

State : South Australia

Country : AUSTRALIA *

OWNER DETAILS :

Owner Salutation : Mr *

Owner First Name : TIMOTHY *

Owner Last Name : GOODWIN *

Owner Organisation Name : C/- MATTSSON & MARTYN * (Mandatory if Salutation, First, and Last Name have not been completed)

Postal Address Line 1 : PO BOX 248 *

Postal Address Line 2 : MARDEN SA 5070 *

Postal Address Line 3 :

State : South Australia

Country : AUSTRALIA *

CONTACT DETAILS :

Contact Salutation : Mr *

Contact First Name : Brad *

Contact Last Name : Mattsson *

Postal Address Line 1 : Mattsson & Martyn

Postal Address Line 2 : PO Box 248

https://www.edaia.sa.gov.au/edaia/Edaia.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=69808

1/3

19/11/2020

https://www.edaia.sa.gov.au/edaia/Edaia.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=69808

AWS

Postal Address Line 3 : Marden SA 5070

State : South Australia

Country : AUSTRALIA

Telephone 1 : 08 7006 0122 *

Telephone 2 :

Fax 1 :

Fax 2 :

Email : admin@mmsurvey.com.au

Mobile :

Existing Use : Residential Land

Description of Proposed Development : Land Division 1:2 TT

SUBJECT PROPERTY DETAILS :

House Number : 8

Lot Number : 22

Street : Lasscock Avenue *

Suburb/Town : Lockleys *

Hundred : Adelaide *

Reference Section :

TITLE DESCRIPTION DETAILS :

Title Reference Type : CT - Certificate of Title ▼ *

Volume : 5401 *

Folio : 190 *

PLAN PARCEL DETAILS :

Plan Type : D - Deposited Plan ▼ *

Deposited Plan Number : 4145 *

Parcel Number : A22 *

Does either schedule 21 or 22 of the Development Regulations 1993 Or schedule 9, item 16 of the PDI Regs 2019 apply? :

☐ Yes

☒ No

Notes :

Lodgement Date : 17 Nov 2020

Acknowledgement : I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993

☒ Yes

☐ No

CONVENTIONAL LAND DIVISION :

Total Area of Land to be Divided : 797 Square metres ▼ *

Reserve Area : 0 Square metres ▼ *

Number of existing allotments : 1 *

Number of proposed allotments : 2 *

Number of additional allotments : 1

https://www.edaia.sa.gov.au/edaia/Edaia.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=69808

2/3

19/11/2020

https://www.edaia.sa.gov.au/edaia/Edaia.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=69808

ANS

APPLICATION DOCUMENTS							Hide
Document Title	Document Type	Version #	State	File Size (Kb)	Date Uploaded	Notes	
16514- Proposal Plan	Proposed Plan of Division	1	Uploaded	40.3600000	16 Nov 2020		Show
16514- CT	Certificate of Title/Lease	1	Uploaded	59.3800000	16 Nov 2020		Show
Lodgement Fee Receipt	Miscellaneous	1	Uploaded	29.3600000	17 Nov 2020		Show
Location Plan Enlarged New	Miscellaneous	1	Uploaded	241.1100000	18 Nov 2020		Show
Location Plan New	Miscellaneous	1	Uploaded	347.4000000	18 Nov 2020		Show
No Gov Admin Int New	Miscellaneous	1	Uploaded	32.0500000	18 Nov 2020		Show
DAC Regulation 29 Letter New	Miscellaneous	1	Uploaded	2.3000000	18 Nov 2020		Show

Cancel

DisclaimerTerms and
Conditions

Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, ADELAIDE South Australia 5000 - P 1800 752 664

Copyright

https://www.edaia.sa.gov.au/edaia/Edaia.aspx?PageMode=ApplicationMaintain_CSB&ApplicationId=69808

3/3



Product Register Search (CT 5401/190)
 Date/Time 16/11/2020 12:53PM
 Customer Reference
 Order ID 20201116005038



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 5401 Folio 190

Parent Title(s) CT 1963/153
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 28/02/1997 Edition 4 Edition Issued 06/02/2019

Estate Type

FEE SIMPLE

Registered Proprietor

TIMOTHY LEE GOODWIN
 HANNAH ALISON JANE WIGGINS
 OF 66A ANN STREET CAMPBELLTOWN SA 5074
 AS JOINT TENANTS

Description of Land

ALLOTMENT 22 DEPOSITED PLAN 4145
 IN THE AREA NAMED LOCKLEYS
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13055309	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

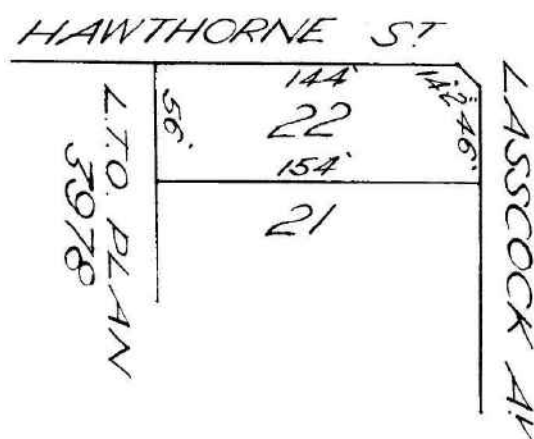
Notations

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



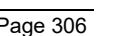
Product
Date/Time
Customer Reference
Order ID

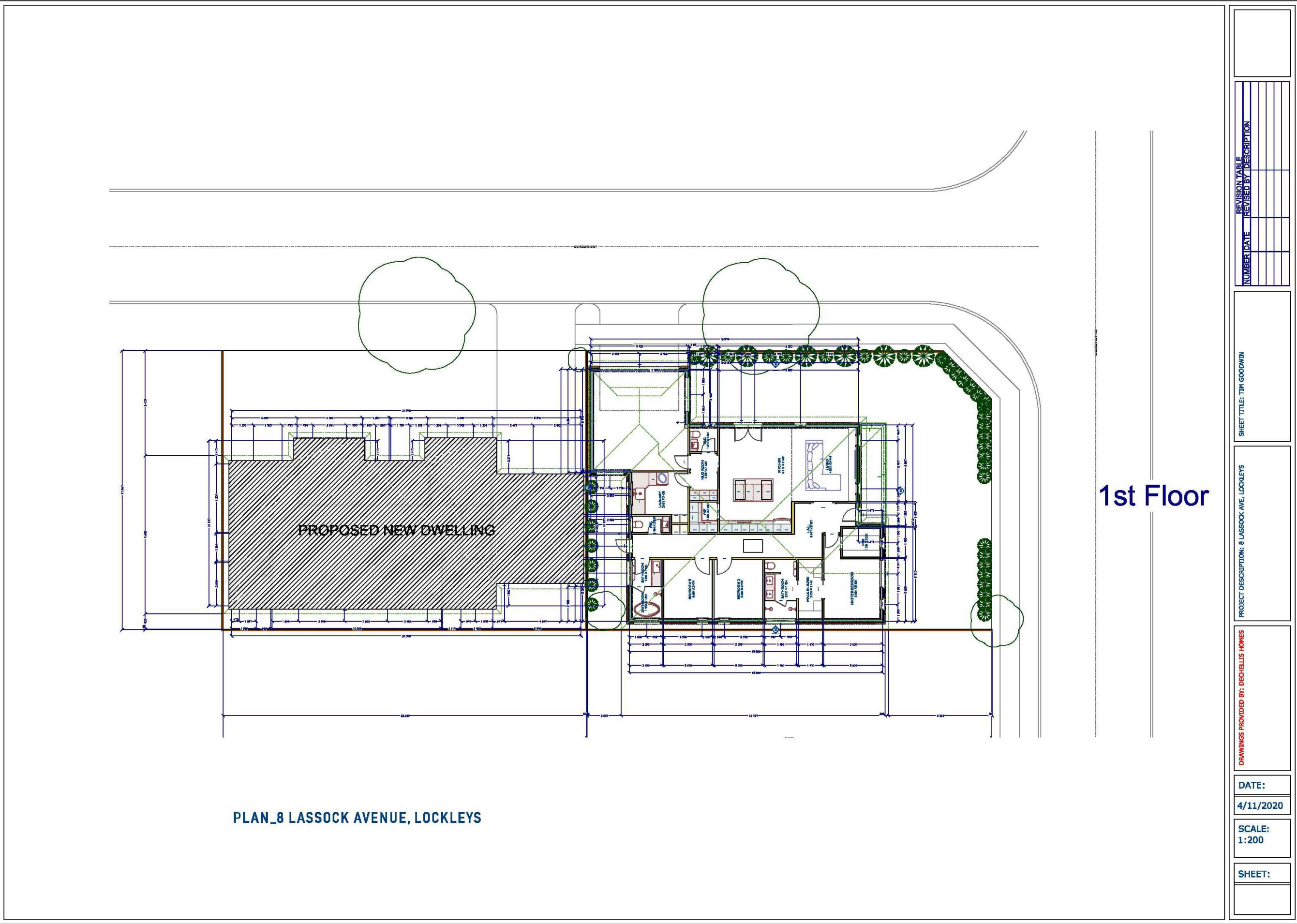
Register Search (CT 5401/190)
16/11/2020 12:53PM
Customer Reference
20201116005038



100 50 0 100 F.T.

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





DRAWINGS PROVIDED BY: DECHILLIS HOMES		PROJECT DESCRIPTION: 8 LASSOCK AVE, LOCKLEYS		SHEET TITLE: TIM GOODWIN		REVISION TABLE	
DATE:		4/11/2020		SCALE:		NUMBER	
SHEET:						DATE	
						REVISED BY	
						DESCRIPTION	

Tax Invoice / Receipt

ABN: 92 366 288 135
Agency: Department of Planning, Transport and Infrastructure
Address: PO Box 1815, Adelaide SA 5001
Phone: 7109 7018

Fee Description	GST excl.	GST	GST incl.
Lodgement Fee (additional allotment)	\$229.50	\$0.00	\$229.50
Land Division Fee (additional allotment)	\$172.00	\$0.00	\$172.00
Land Division Fee (per Additional Allotment)	\$16.30	\$0.00	\$16.30
Statement of Requirements Fee (additional allotment)	\$455.00	\$0.00	\$455.00
Certificate of Approval Fee (additional allotments)	\$380.00	\$0.00	\$380.00
DAC Consultation Report Fee (additional allotments)	\$228.00	\$0.00	\$228.00
Total	\$1480.80	\$0.00	\$1480.80

APPLICATION DETAILS

Unique Id: 69808
Development Number: 211/D134/20
Agents Reference: P16514/08/20
Applicant: Mr TIMOTHY GOODWIN
Owner: Mr TIMOTHY GOODWIN
Type: CreditCard
Agent: Mattsson & Martyn
Address: PO Box 248 Marden SA 5070
 South Australia

TRANSACTION DETAILS

Received: Tuesday, 17 Nov 2020
Receipt Ref. No: 58667754032
Process Id: DEV6980820201117110909393
Amount Paid: \$1480.80
Payment Method: Credit Card

Contact Planning Services
Telephone 7109 7016
Email dldptpdclearanceletters@sa.gov.au



18-November-2020

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D134/20 (ID 69808)
for Land Division by Mr TIMOTHY GOODWIN

I refer to the above application received at this office and advise that the State Commission Assessment Panel (SCAP) will, within the prescribed time, forward to Council its report in accordance with Regulation 29 of the Development Regulations 2008 and (if applicable) any requirements under Section 33 (1)(c) of the Development Act 1993.

Yours faithfully

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

NO GOVERNMENT ADMINISTRATIVE INTERESTS

There are no

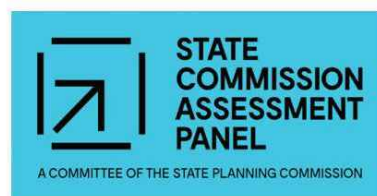
- Planning interests (either land division or land use)
- State Heritage interests
- Aboriginal Heritage interests
- Environment Protection Act interests

recorded on the Property Interests System for this property at the date of lodgement of the application.

Other Government Departments may have administrative interests recorded but this has not been searched by Department of Planning, Transport and Infrastructure.

NOTE: The Certificate of Title should be checked for registered interests, e.g. Land Management Agreements.

Contact Planning Services
Telephone 7109 7016
Email dldptipdclearanceletters@sa.gov.au



19 November 2020

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/D134/20 (ID 69808)
for Land Division by Mr TIMOTHY GOODWIN**

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 18 November 2020, 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.
A sewer main extension will be required for this development. On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$7761 into the Planning and Development Fund (1 allotment(s) @ \$7761/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
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

A handwritten signature in blue ink, appearing to read 'Biljana B.'.

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



19 November 2020

Our Ref: H0106102

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

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D134/20 AT LOCKLEYS

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.

A sewer main extension will be required for this development. On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

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

Yours faithfully

Michael Zoanetti

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Michael Zoanetti
Telephone (08) 7424 1119

Arboricultural Assessment of Street Trees

Development Application No: **211/1132/2020**

REFERRAL DUE DATE:

Assessing Officer: **Steven Burke**
Site Address: **8 Lasscock Avenue, LOCKLEYS SA 5032**
Certificate of Title: **CT-5401/190**
Description of Development **Land division - Torrens Title; SCAP No. 211/D134/20; Create one (1) additional allotment**

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:**
The impact of the street trees (specifically the western-most tree on Lasscock Avenue) on the ability of the land to be developed with a dwelling.

PLANNING OFFICER - Steven Burke

DATE 16 June 2021

FROM THE TECHNICAL OFFICER

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

The applicant must fully understand the complexity of developing around the presence of a regulated street trees unless the issue is emphasised some develops seem to take the issue far too lightly, hence in that scenario is appropriate that the application formulate a Demolition and Construction Management Plan.

Existing trees, particularly remnant specimens, are valuable in areas that are to be developed and they require protection if they are to be retained. The roots, root zone soil, trunk and canopy must be protected from damage during construction. Tree root systems can easily be damaged during construction as they are not visible to workers and are wide spreading and mainly in the surface 500mm of the soil. Setting up a TPZ, with a 1.8m sturdy fence around the perimeter, is the recommended method for protecting trees. Arborists should be involved from the planning to post-construction phase to ensure trees are protected.

Trees can be directly or indirectly damaged during construction. Direct damage includes mechanical injury to the trunk or canopy, the severing of roots, or alterations to the soil environment in the immediate vicinity of tree roots such as compaction. Indirect effects of site development are usually related to soil hydrology that includes alterations to soil moisture content, changes in the level of the water table and drainage patterns. The addition of fill over the root zone affects aeration levels and is likely to impact tree health.

Root damage is the most common form of damage to trees on development sites. This is in part due to a common misconception that trees have large, deep root systems. In fact most tree roots grow in a horizontal direction, close to the soil surface. Tree root systems are wide spreading with the majority of roots usually found in the surface 500-1000mm. Conditions tend to be more favourable for root growth at the soil surface with higher oxygen and nutrient availability and less compaction. Soil compaction in the root zone is detrimental to trees. It reduces the amount of oxygen present in the soil for roots to absorb and the soil is denser making root growth more difficult.



A modern and accurate depiction of tree root systems (Biddle 1998)

Tree protection is most effective when considered at the earliest stage of development planning and this process will guide the development layout. Issues requiring planning and constant review are bulk earth works and the major construction layout. Considerations should be given to activities throughout the duration of the build such as, excavations, scaffolding, temporary access, stockpiling of materials, site sheds, temporary services, site wash down and spillage area, as well as the permanent elements of the development and its impact on the tree.

The connection of all services to the property (water, gas, electricity and sewer) will require possible excavation through the Tree Protection Zone and this must be managed correctly as not to cause tree damaging activity and will be encouraged to be carried out manually and/or using non-invasive methods (through the use of air-spade/hydro-vac) to prevent root damage. This requires planning and a commitment by the applicant which needs documentation for all works on the site and for trades to follow.

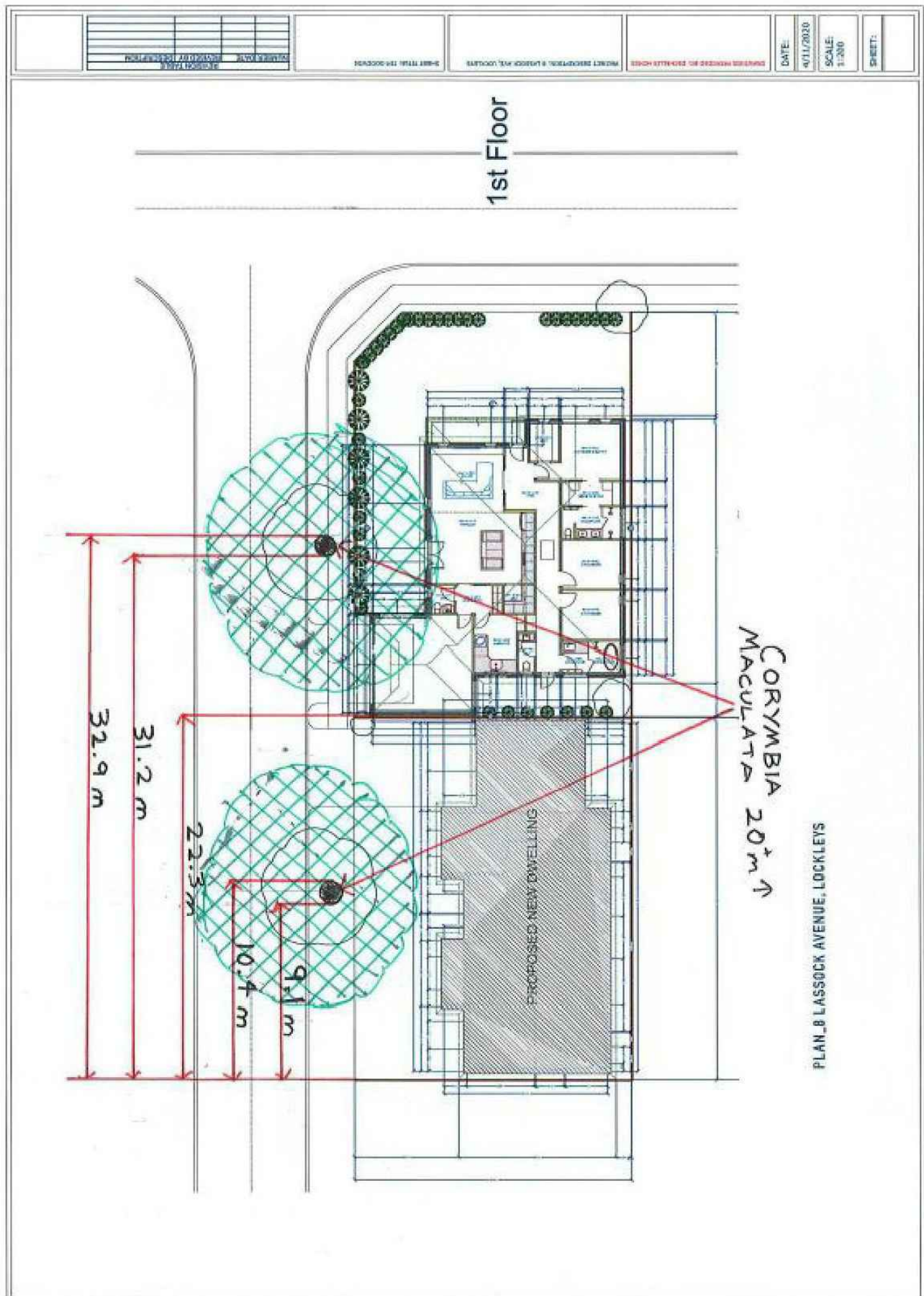
The regulated *Corymbia maculata* street trees will need to be carefully monitored and given due consideration hence it is therefore appropriate that the applicant is made aware of the protocols of working with 'regulated/significant street trees' and they provide a Construction Management Plan indicating how they will address the above matters and anything else that may be relevant relating to this site and the regulated street trees.

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.

Based "AS4970 Protection of Trees on Development Sites" the western most regulated *Corymbia maculata* street tree adjacent this proposed allotment has a circumference (cm) at 1.4m above ground level of 221.5cm this equates to a Tree Protection Zone of 8.5m radius.

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DATE: 22/06/2021









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AQF Level 8 Graduate Certificate of Arboriculture 1st class honours The University of Melbourne (Grad Cert ARB)

AQF Level 5 Diploma of Arboriculture (Dip Arb)

AQF Level 3 Certificate 3 or Arboriculture (Cert III Arb)

QTRA Advanced Quantified Tree Risk Assessment 5637

QTRA Quantified Tree Risk Assessor 5637

ISA TRAQ International Society of Arboriculture Tree Risk Assessment Qualification

Gold Australian Arborist Industry License No: AL2360

Continued Study: MSc Master of Arboriculture and Urban Forestry, The University of Central Lancashire

5 Million Professional Indemnity Insurance

20 Million Public Liability Insurance

Date 16 May 2021

Arboricultural Impact Assessment and Tree protection Plan**Revision A****CLIENT**

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1. TABLE OF CONTENTS:**CONTENTS**

2. Introduction:	3
3. Methodology:	3
4. Discussion and tree protections:	4
4.6 Advanced QTRA User Number 5637 Level 2 Basic Tree Risk Assessment (VTA):	5
4.7 Tree 1 Tree Protection Plan:	5
5. Recommendations:	7
Disclaimer:	8
References:	9
Appendices:	10
Appendix 1, SULE Rating:	10
Appendix 2, Assessment of Tree(s):	11
Appendix 3, Images of Tree(s):	12
Figure 1: Tree 1:	12
Figure 2: Aerial site image with tree plotted/numbered.	13
Appendix 4, Legend for S.T.A.R.S Matrix Assessment:	14
Tree Significance - Assessment Criteria:	15
1. High Significance in landscape:	15
2. Medium Significance in landscape	15
3. Low Significance in landscape:	15
Appendix 5, Site Concession Area and Tree Protection Plan. All TPZ Impact Area Works Must be Supervised by the Minimum AQF Level 5 Project Arborist as specified in section 4 and 5 herein this report.	17
Figure 3: Site Concession Area from the existing dwelling	17

2. INTRODUCTION:

2.1 On 07 May 2021, Timothy Goodwin engaged Tertiary Tree Consulting to complete an Arboricultural Impact Assessment for the site 8 Lasscock Ave, Lockleys SA 5032. The client stated the tree has been nominated to be inspected in relation to a proposed development. This report will assess the nominated tree that may be impacted upon by the proposed development works or the associated activities.

2.2 The site inspection of the nominated tree occurred on 10 May 2021 at 10.30am. This tree report will detail the condition of the nominated tree, specify the tree protection zone (TPZ) and structural root zone (SRZ) as a radius from the centre of the tree trunk at ground level and recommend tolerable incursions into these areas so the design process can consider these parameters. Recommendations for removal or retention will be based on the proposed works and compatibility of the tree with the works as well as the tree hazard potentials or SULE Rating. The risk the tree poses will be quantified using Quantified Tree Risk Assessment QTRA Advanced.

2.3 To achieve the objectives of the report, the tree will be assessed noting the species, size, and general condition. The tree will be assessed using the internationally recognised VTA assessment method for above ground parts only. Tree characteristics and eventual size will be taken into consideration as will the trees position in relation to structures and hardscapes. Recommendations will be outlined in section 5 of the report. A detailed list of the tree survey will be provided in Appendix 2 of the report. An existing numerical system has been used to identify the tree for this report and future reference on this job site.

3. METHODOLOGY:

3.1 The tree was assessed using the standard Visual Tree Assessment technique (VTA). The tree was assessed from the ground for this report.

3.2 A Yamayo Million Diameter Tape was used to obtain the Diameter at breast height (DBH) as recommended at 1.4 metres unless otherwise stated due to variations in the tree form. This aforementioned measuring device was used to measure the circumference at one metre above ground level and the root buttress diameter (RBD).

3.3 The height of the tree was estimated, and the spread of the tree canopy was paced out.

3.4 An iPhone 8 camera and SA Property and Planning Atlas were used to take the photographs in this report.

3.5 The SULE rating system has been used as a guide to assist in determining the Safe Useful Life Expectancy of the tree surveyed. Refer to Appendix 1.

3.6 The risk the tree poses will be quantified using Quantified Tree Risk Assessment QTRA Advanced and will be included within the section 4. Discussion and Tree Protections.

4. DISCUSSION AND TREE PROTECTIONS:

4.1 The Minimum AQF level 5 Project Arborist must be engaged to advise and supervise the required tree protection actions to be undertaken during all of the development stages. The Minimum AQF level 5 Project Arborist has the responsibility of both monitoring and certifying the Tree Protection Plan. There must be no deviation/alteration to the Tree Protection Plan without written consent from the Minimum AQF level 5 Project Arborist under the written consent of the governing authority as required by AS4970-2009.

4.1.1 Unauthorised alteration of recommendations in this report actions absolute nullity of this report.

4.1.2 Only the Minimum AQF level 5 Project Arborist can write and submit the staged supervising and reporting as required within the section 4 Tree Protection Plan and section 5 Recommendations within this report as required by AS4970-2009.

4.2 A TPZ and SRZ are not a total exclusion zone. However, it must be demonstrated that tree sensitive techniques with low or no tree impact are used within a TPZ and SRZ. Through a properly monitored construction process as required by AS4970-2009, tree sensitive development systems inclusive of minimum AQF Level 5 Arborist supervision, will allow for a tree sensitive design. When implementing properly monitored tree sensitive designs, the AS4970-2009 TPZ and SRZ impact on trees is heavily reduced and or completely eliminated.

4.3 The tree nominated to be assessed is located within the verge of Hawthorne Street Lockleys on the northern side of the property. The nominated tree is visually prominent in the immediate landscape and is likely to be considered important in the local areas landscape in terms of amenity and function.

4.4 Based on the information provided by the client, the works will involve the demolition of the existing dwelling and hardscapes and the construction of a new dwelling and associated landscaping. To achieve the works, the nominated tree to be retained is proposed to be retained and protected for the duration of the works in accordance with AS4970-2009 Protection of Trees on Development Sites and science-based Arboricultural literature. **Options for managing the tree nominated in this report to be retained will be provided as required by AS4970-2009 and will form part of the conditions of consent.**

4.5 **Tree 1** nominated to be assessed is a regulated tree that is protected at this site under the *South Australian Planning Development and Infrastructure Act 2016*, the *South Australian Planning Development and Infrastructure Regulations 2017* and the *Local Government Act 1999*.

4.5.1 The tree shows good health and structure. A 10% TPZ impact is recommended with no SRZ impact.

4.5.2 The TPZ impact for the dwelling is 18.1% with a 0% SRZ impact. The TPZ impact for the crossover is 2.8% with a 0% SRZ impact. Part of the existing dwelling to be demolished footprint has an overlap with the proposed dwellings footprint giving an 11% concession to the TPZ. The hardscapes will predominantly overlay the existing concrete paths and driveway to be demolished so there is only a 1.9% TPZ impact from the paving. The TPZ and SRZ impact for the tree sensitive fence design is 0.0%. This brings the total site TPZ impact to 11.8%. AS4970-2009 section 3.3.4 allows for further TPZ encroachment considerations. As the tree is extremely healthy with high vigor and is stable, exceeding the 10% TPZ impact by 1.8% is negligible which is acceptable as it will not constitute tree damaging activity.

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(Refer the Tree Protection Plan both below and within appendix 5 in this report for further information).

4.6 Advanced QTRA User Number 5637 Level 2 Basic Tree Risk Assessment (VTA):

Advanced QTRA User Number 5637 Level 2 Basic Tree Risk Assessment (VTA): The level of risk this nominated tree poses has been calculated using the Advanced Quantified Tree Risk Assessment Method (QTRA 5637) on 10 May 2021 at 10.30am.

The methods and outcome of this risk assessment are outlined below.

Part: first order

Risk to people

- Target Range (2) 2.4 hours – 15 minutes per day
- Size of Part (2) diameter 450 mm – 260 mm diameter
- Probability of Failure (6)
- Level of Risk (Risk of Harm) RoH = <1/1M

Risk to dwelling

- Target Range (4) \$3600 ->\$360
- Probability of Failure (6)
- Level of Risk (Risk of Harm) RoH = <1/1M

4.7 Tree 1 Tree Protection Plan:

1. **Site Meeting:** A site meeting must occur between The minimum AQF level 5 Project Arborist and the builder addressing the tree protection plan before site works commence inclusive of demolition works (AS4970-2009).
2. **Tree Watering:** The accessible TPZ is to be irrigated and kept moist for 4 weeks before site works commence and is to continue throughout the length of the project. This must be undertaken by a competent person (AS4970-2009).
3. **Tree Nutrition:** Before site works commence and to enhance and facilitate new tree root growth, the accessible TPZ is to be inoculated with QuadShot organic biological stimulant and *Trichoderma harzianum*. These measures will increase tree health and new fine feeder root growth. **This must be undertaken by the minimum AQF level 5 Project Arborist** (Handreck and Black 2010).
4. **Tree Protection:** A two-metre-tall temporary chain mesh tree protection fence must be installed in the location as drawn in appendix 5 complying with AS4687 and AS4970-2009. This will protect the TPZ/SRZ and vascular tissue while allowing the works to proceed. This fence will be 1 metre from the footing so as to allow for works to proceed. Signage identifying the TPZ must be attached to the

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TPZ fencing complying with AS4970-2009 and AS1319. The tree protection fencing must be installed prior to the commencement of any site works inclusive of demolition works. This fence must not be moved without consulting the minimum AQF level 5 Project Arborist (Refer the Tree Protection Plan appendix 5 in this report for further information). **The minimum AQF level 5 Project Arborist must certify in writing the tree protection measures are correctly installed. This fence can be move in consultation with The minimum AQF level 5 Project Arborist at the point of landscaping (AS4970-2009).**

5. **Demolition:** As mentioned above, the TPZ fence must be installed and certified before demolition works commence. No machinery or workers are to enter the TPZ fenced off area accept to remove the existing hardscapes in the TPZ fenced area. When doing this, the machinery must remain on the existing hardscapes working from the tree back so as never to make contact with the site soil. **This must occur under the direct supervision of The minimum AQF level 5 Project Arborist (Roberts *et al.*, 2018; AS4970-2009).**
6. **Paving:** Within the TPZ the new pavers must be installed in place of the existing pavers/concrete (there must be no excavation of the existing grade).
7. **Driveway Crossover:** The western edge of the proposed crossover must be excavated with a hydrovac with roots discovered to be pruned. **The hydrovac works must occur under the direct supervision of The minimum AQF level 5 Project Arborist. Any discovered roots must be pruned by the minimum AQF level 5 Project Arborist (AS4970-2009).**
8. **Service Installation:** Other than the accepted TPZ impact area for the Dwelling, services installation should be outside of the TPZ. If services must be within the TPZ, service trenches must be excavated with a hydrovac to ensure large tree roots are not damaged. All services are to be installed without large tree root damage. The tree roots are to be kept covered and moist and the trench must be backfilled in a timeframe specified by the minimum AQF level 5 Project Arborist and will be determined by the weather at the time of works and the roots found during this process. **This must occur under the direct supervision of the minimum AQF level 5 Project Arborist (Roberts *et al.*, 2018; AS4970-2009). Some fine feeder roots will be lost during hydrovac works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no impact on the TPZ as the tree will quickly replace/regenerate these roots.**
9. **Private Open Space Area:** Within the TPZ, cultivation of the site grade must be kept to a minimum. The subbase for the lawn must be of a coarser grade than the existing site soil and must not exceed a depth of 300 mm.
10. **Fencing:** Within the TPZ, the existing fence and any footing must be demolished by hand. The new fence within the TPZ must have its post excavations dug by hand or by hydrovac and must have its rails above the existing grade. If a tree root deemed to be important is encountered during this process, a new offset hole will be required to be excavated. Any retaining wall system under the fence within the

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TPZ must be I-beam with concrete sleeper design or similar and utilise the aforementioned fence post holes. The retaining sleepers must remain above the existing grade. **This must occur under the direct supervision of the minimum AQF level 5 Project Arborist (Roberts et al., 2018; AS4970-2009).**

- 11. Further Tree Protection Considerations:** Unless specifically specified above, the following activities 1-14 inclusive are not permissible within any Tree Protection Zone and form part of the tree protection plan for the nominated trees to be retained.

1. Machine excavation including trenching.
2. Excavation for silt fencing
3. cultivation
4. Storage of materials.
5. Preparation of chemicals including cement products.
6. Parking of vehicles or plant.
7. Refueling.
8. Dumping of waste.
9. Washing and cleaning of equipment.
10. Placement/storage of fill.
11. Lighting of fires.
12. Soil level alterations
13. Temporary or permanent installation of utilities and signs.
14. Physical damage to the tree including attaching anything to the tree.

5. RECOMMENDATIONS:

5.1 Following the tree protection plan and supervision recommendations within this report will protect the nominated tree during the proposed development, therefore, the proposed development will not constitute tree damaging activity and may proceed.

5.2 All tree protection measures must be in place as described in section 4 of this report prior to the commencement of any works. The installation of the tree protection measures in section 4 of this report will assist in reducing the impact to the tree(s) nominated for retention. **The minimum AQF level 5 Project Arborist must certify the tree protection measures are correctly installed prior to commencement of any site works.**

5.3 **All works within the TPZ of the tree(s) nominated in this report must be supervised and recorded by the minimum AQF level 5 Project Arborist as described in section 4 of this report.** It is the client's responsibility to arrange site inspections and coordinate works with the minimum AQF level 5 Project Arborist.

5.4 Monthly inspections and reporting is required to ensure the nominated tree is adequately protected. At the end of the works period the tree will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree has been maintained adequately. **Upon this the compliance certificate can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009.** If the tree(s) has/have been damaged or breaches of the Australian Standards have occurred, council will be contacted for further advice.

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5.6 At practical completion the removal of all tree protection measures is required. The tree(s) herein this report will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained in accordance with this report. **From this inspection the certification of tree protection can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009.**

5.7 It is recommended that the development works proceed using the Australian Standard AS4970-2009 Protection of Trees on Development Sites and the referenced Arboricultural literature as the basis for tree protection on the site. **All, of the site-specific instructions listed in section 4 and 5 must be strictly adhered to.**

Please do not hesitate to call if you have any questions regarding the contents of this report.

Kind regards



Dylan Tempest Grad Cert Arb, Dip Arb, Cert III Arb, QTRA Adv, QTRA, ISA TRAQ, Lic AL2360

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DISCLAIMER:

This report only covers identifiable defects present at the time of inspection. The author accepts no responsibility or can be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.

The author cannot guarantee trees contained within this report will be structurally sound under all circumstances, and cannot guarantee that the recommendations made will categorically result in the tree being made safe.

Unless specifically mentioned this report will only be concerned with above ground inspections, that will be undertaken visually from ground level. Trees are living organisms and as such cannot be classified as safe under any circumstances. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

REFERENCES:

- Footprint Green Pty Ltd 2001, Footprint Green Tree Significance & Retention Value Matrix, Avalon, NSW Australia, www.footprintgreen.com.au
- Dunster, J., Smiley, E., Matheny, N. and Lilly, S. (n.d.). *Tree risk assessment manual*. 2nd ed. Champaign, Illinois: International society of arboriculture.
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- Handreck, K. and Black, N. (2010). *Growing Media for ornamental plants and turf*. 4th ed. Sydney: University of New South Wales Press Ltd.
- Hirons, A. and Thomas, P., n.d. 2018. *Applied tree biology*. The Atrium, Southern Gate, Chichester, West Sussex: John Wiley and Sons Ltd.
- Roberts, J., Jackson, N. and Smith, D., 2018. *Tree roots in the built environment*. 3rd ed. Stonehouse UK: Arboricultural Association.
- South Australian Planning Development and Infrastructure Act 2016*
- South Australian Planning Development and Infrastructure Regulations 2017.*
- South Australia Local Government Act 1999*
- Standards Australia 2009, *Protection of trees on development sites*, Standards Australia, Sydney.
- Standards Australia 2007, *Pruning of amenity trees*, Standards Australia, Sydney.

APPENDICES:**Appendix 1, SULE Rating:**

Safe Useful Life Expectancy (SULE): Safe Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or becomes potentially hazardous to people and/or property. SULE values consider tree species, current age, health, structure and location. SULE values are based on the tree at the time of assessment and do not consider future changes to the tree's location and environment which may influence the SULE value.

Category rating:	Category definition in years:	Category rating:
1	> 40 Years	Long SULE (High)
2	15 to 40 Years	Medium SULE (Medium)
3	Short 5-15 Years.	Short SULE (Low)
4	0 to 5 years.	Remove SULE (Remove)

Appendix 2, Assessment of Tree(s):

Tree No.	Species	C@ 1M AGL (mm) ##	Legal Status SA Planning development and Infrastructure Act ###	Height (m)	DBH* & RBD** (mm)	Canopy Spread (m)	TPZ *** SRZ (m)	Health #	Structure #	SULE Rating ****	Landscape Rating +	Observations and Comments
1	<i>Corymbia maculata</i> Spotted Gum	2590	Regulated	22	785 980	11	9.42 3.28	G	G	1	H	Retain and protect. This tree is further protected by the Local Government Act 1999

Explanatory Notes for Table

- *Dbh = Diameter of trunk at breast height.
- ** RBD = Root Buttress Diameter used to measure the Structural Root Zone (SRZ).
- ***TPZ is the recommended TPZ 12x the DBH at 1.4m, SRZ is the trees structural root zone. Refer to AS4970 for details.
- **** SULE Explanation can be found in Appendix 1.
- + IACA Landscape value and S.T.A.R.S Rating system. Refer to Appendix 4.
- # Health values represented above are D = Dead, P = poor, BA = Below Average, A = Average, G = Good.
- # Structure values represented above are P = poor, BA = Below Average, A = Average, G = Good.
- ### Circumference at 1 metre above ground level.
- #### Legal status under the South Australian Planning Development and Infrastructure Act 2016 and South Australian Planning Development and Infrastructure Regulations 2017.

Appendix 3, Images of Tree(s):



Figure 1: Tree 1.

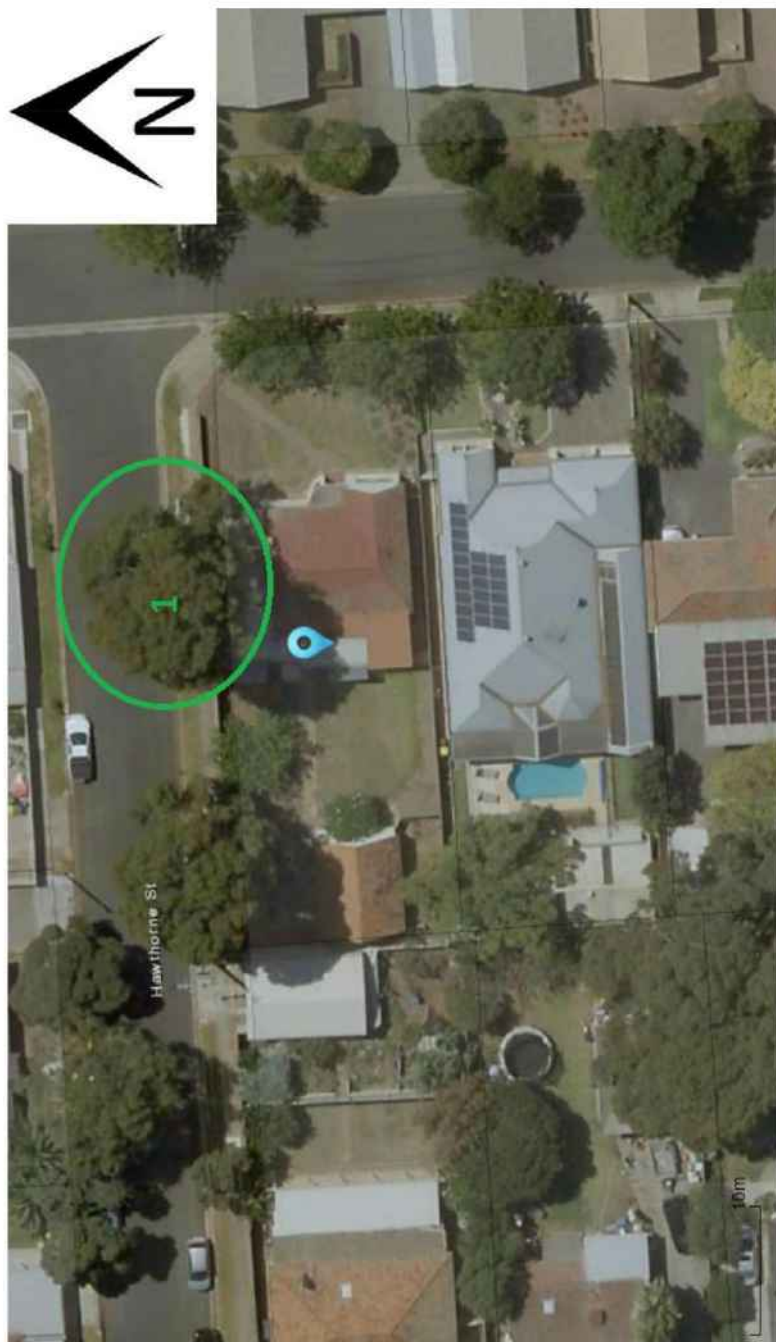


Figure 2: Aerial site image with tree plotted/numbered.

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Appendix 4, Legend for S.T.A.R.S Matrix Assessment:

IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Table 1.0 Tree Retention Value - Priority Matrix

	Significance				
	1. High	2. Medium	3. Low		
	Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated life expectancy	1. Long >40 years				
	2. Medium 15-40 Years				
	3. Short <1-15 Years				
	Dead				
Legend for Matrix Assessment					

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	Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.
	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

Tree Significance - Assessment Criteria:**1. High Significance in landscape:**

- The tree is in good condition and good vigour; - The tree has a form typical for the species; - The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age; - The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Council's significant Tree Register; - The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity; - The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values; - The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour; - The tree has form typical or atypical of the species; - The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area - The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, - The tree provides a fair contribution to the visual character and amenity of the local area, - The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour; - The tree has form atypical of the species; - The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, - The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area, - The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, - The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, - The tree is listed as exempt under the provisions of the local Council Tree

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Preservation Order or similar protection mechanisms, - The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species - The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, - The tree is a declared noxious weed by legislation.

Hazardous/Irreversible Decline - The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

Appendix 5, Site Concession Area and Tree Protection Plan. All TPZ Impact Area Works Must be Supervised by the Minimum AQF Level 5 Project Arborist as specified in section 4 and 5 herein this report.

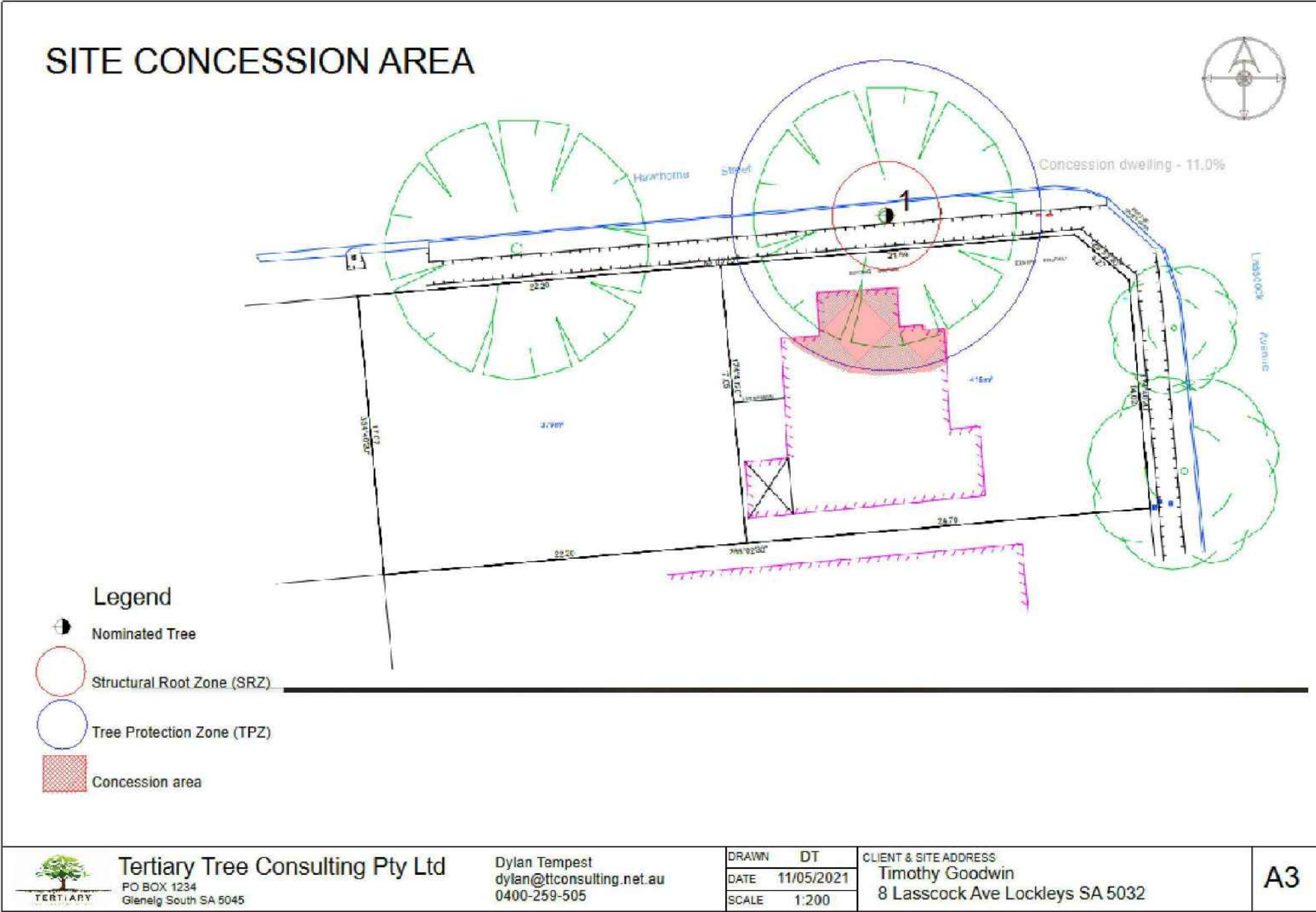


Figure 3: Site Concession Area from the existing dwelling

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PAGE 18 OF 19

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NOTE: Failure to comply with any part of the tree protection guidelines within this report or the Australian standards AS4970-2009 and AS4373-2007 will result in the party breaching the Tree Protection Guidelines taking responsibility for all associated consequences.

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 CAP Summary of SCAP and ERD Court Matters

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

CAP is the relevant authority			
DA Number	Address	Description of development	Status
211/356/ 2016/A	50 Davenport Terrace, RICHMOND	Variation to Development Application 211/356/2016 - Increase Group 'C' building from 3 storeys to 5 storeys containing a total of 98 dwellings (38 additional dwellings)	Awaiting determination.
211/1235/ 2020	11 Clifford Avenue, KURRALTA PARK	Removal of a significant tree - <i>Eucalyptus camaldulensis</i> (River Red Gum)	Court Order issued 21/06/2021 - copy attached

211/1143/2020	25 Mortimer Street, 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	Appealed by applicant. Compulsory conference scheduled for 15 July 2021.
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SCAP is the relevant authority			
DA number	Address	Description of development	Status
211/M015/19	1 Glenburnie Terrace, 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 in July - to be heard in confidence.
211/M022/17	79 Port Road, 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. The compromise proposal was scheduled for conciliation conference 28 January 2021. No further update available.

Deferred CAP Items

Nil

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

Nil

Development Applications pending determination by SCAP

DA Number	Reason for referral	Address	Description of development
211/M135/21 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. Under Assessment
211/M134/21 Lodged 16/03/21	Schedule 10	4-10 Railway Terrace Mile End	Construction of a mixed use residential/commercial development comprising 2 x residential flat buildings comprising 6 dwellings and 28 dwellings associated landscaping, carparking and public realm improvements. Under Assessment
211/M129/21 Lodged 17/02/21	Schedule 10 (Council comments sent through to SCAP 18/03/21)	8 Eton Road, Keswick	Construction of a six (6) storey mixed use building comprising residential and commercial tenancies together with car parking and landscaping. Under Assessment
211/M030/18 Lodged 30/11/18	Schedule 10	192 Anzac Highway, Glandore	Demolition of existing structures and construction of an eight (8) storey residential flat building comprising 40 dwellings, including the removal of a significant tree. SCAP deferred matter at its 26/5/2021 meeting.

Conclusion

This report is current as at 06 July 2021

Attachments**1. 11 Clifford Avenue, Kurralta Park - Court Order**

OFFICE USE ONLY

Case Number: ERD-21-000048

Date Filed: 21 June 2021

FDN: 9



ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

No. 48 of 2021

BETWEEN

MAURICE WILCOX
Appellant

- and -

CITY OF WEST TORRENS
Respondent

ORDER

Judicial Officer:
Date of Order:Commissioner Rumsby
17 June 2021

BY CONSENT THE COURT ORDERS that:

1. The appeal is allowed.
2. Planning Consent, and Development Approval under the *Planning, Development and Infrastructure Act 2016* is granted to Development Application number 211/1235/2020 for the removal of significant tree *Eucalyptus camaldulensis* (river red gum) at 11 Clifford Avenue, Kurralta Park SA (the Development) subject to the following conditions:
 - 2.1 The development shall be undertaken, completed and maintained in accordance with the plans and information detailed in Annexure 1.
 - 2.2 The applicant shall either:
 - 2.2.1 Pay \$288.00 to the City of West Torrens Urban Tree Fund within 3 months from the date of approval being granted for the loss of the tree in accordance with Section 200(1) of the *Planning, Development and Infrastructure Act 2016*; or
 - 2.2.2 Submit a plan to Council that identifies three trees to replace the significant tree that is being removed. The tree cannot be a species nominated under Regulation 3F(4)(b) of the

Planning, Development and Infrastructure (General) Regulations 2017 of within 10m of an existing dwelling or an existing in-ground swimming pool.

3. No order as to costs.



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DEPUTY REGISTRAR

10 OTHER BUSINESS

11 MEETING CLOSE