

CITY OF WEST TORRENS



MINUTES

of the

COUNCIL ASSESSMENT PANEL

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

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1 MEETING OPENED

The Presiding Member declared the meeting open at 5.01pm.

1.1 Acknowledgement of Country

The Acknowledgement of Country was read by the Presiding Member.

1.2 Evacuation Procedure

The evacuation procedures were read out to the gallery by the Presiding Member.

2 PRESENT

Panel Members:

Presiding Member: Ms S Ditter
Council Member: Mr G Nitschke
Independent Members: Mr K Corolis, Mr M Arman

Officers:

Mr Terry Buss (Chief Executive Officer)
Mr Chris James (General Manager Corporate and Regulatory - Acting)
Ms Hannah Bateman (Manager City Development and Assessment Manager)
Ms Rachel Knuckey (Team Leader Planning)
Mr Brendan Fewster (Development Assessment Consultant)
Mr Phil Smith (Senior Development Officer - Planning)
Mr Steven Burke (Development Officer Planning)

3 APOLOGIES

Apologies

Panel Member:

Ms Jane Strange

RECOMMENDATION

That the apologies be received.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

5 DISCLOSURE STATEMENTS

The following disclosures of interest were made:

Item	Type of Conflict	Panel Member
CAP Item 6.1.1 - 7 Daringa Street and 20-30 Sir Donald Bradman Drive, MILE END	Indirect Personal	Mr Graham Nitschke

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

5.04pm *Council Member, Mr Graham Nitschke, declared an indirect personal conflict of interest in this item as he is an acquaintance of two of the representors and left the meeting for the discussion and vote on the item.*

Application No 211/813/2020

Appearing before the Panel were:

Representors: **Steve & Mandy Doolan** of 6A Daringa Street, Mile End appeared in support of their representation.

Jackson Harvey of 3A Daringa Street, Mile End did not appear in support of their representation.

Cr John Woodward (on behalf of the representor) and **Michael Symons** of 1C Daringa Street, Mile End appeared in support of the representation.

Christine Mendes of 1 Daringa Street, Mile End did not appear in support of the representation.

Applicant: **James Cummings** of Master Plan appeared in response to the representations.

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.

COUNCIL ASSESSMENT PANEL DECISION

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 whilst ensuring adequate sight distances are available for vehicle and pedestrian use from a distance of 2.5m from the back of kerb 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.

5.30pm Mr Graham Nitschke returned to the meeting.

6.1.2 57 Gray Street, PLYMPTON

Application No 211/313/2021

Appearing before the Panel were:

Representors: **Alison Field** of Botten Levinson Lawyers on behalf of **Linda Cunningham** of 55A Gray Street, Plympton appeared in support of the representation.

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

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

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.1.3 32 Western Parade, BROOKLYN PARK

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

Appearing before the Panel were:

Representors: **Revathi Arunachalamurthy** and **Kumar Kandasamy** of 47 Press Road, Brooklyn Park appeared in support of the representation.

Camilla Bertigno on behalf of **Giuseppina Testa** of 49 Press Road, Brooklyn Park appeared in support of the representation.

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

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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report 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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.1.4 24-26 Lindsay Street, CAMDEN PARK

Application No 211/1004/2020

Appearing before the Panel were:

Representor/s: **Ivan and Angela Hudoba** of 28 Lindsay Street appeared in support of the representation.

Stuart McDonald of 25 Lindsay Street did not appear in support of the representation.

Applicant/s: **Henri Mueller** (on behalf of the applicant) and **Anthony Donato** of Anthony Donato Architects appeared in response to the representation/s.

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.

COUNCIL ASSESSMENT PANEL DECISION

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, in particular the car parking space to the front of the site shall be converted and additional landscaping to the rear of the dwellings along the eastern and western boundaries. 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, ongoing odour management (i.e. cleaning of bins) 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. That any driveways, parking and manoeuvring areas and internal footpaths shall be lit in accordance with Australian Standard AS 1158 during the hours of darkness that they are in use. Such lights shall be directed and screened so that overspill of light into nearby premises is avoided and minimal on passing motorists occurs.

Reason: To maintain the amenity of adjoining property owners and to avoid distraction to passing motorists.

8. That all parking spaces, internal to a garage or carport, and uncovered parking spaces shall be constructed in accordance with Australian Standards.

Reason: To ensure vehicles are able to enter and exit from parking spaces in accordance with Australian Standards.

9. 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.

10. 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.

Advisory Note

1. Any noise associated with the development approved herein, including the location of, and the noise emitted from air conditioning units, should not exceed applicable EPA standards.

6.1.5 60A Fisher Place, MILE END

Application No 211/16/2021

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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

6.1.6 8 Lasscock Avenue, LOCKLEYS

Application No 211/1132/2020

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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

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**

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.

COUNCIL ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation be adopted.

10 OTHER BUSINESS**10.1 Procedures at Council Assessment Panel Meetings**

The Assessment Manager reminded the Panel Members that she is seeking their feedback on potential changes to the Council Assessment Panel's meeting procedures. A report proposing changes to the meeting procedures will be presented for the Panel's consideration at a future meeting.

11 MEETING CLOSE

The Presiding Member declared the meeting closed at 6.57pm.