



Council Assessment Panel Meeting Minutes

Tuesday 01 May 2018 at 6pm
Council Chambers, 401 Greenhill Road, Tusmore

PRESENT

Bill Chandler (Presiding Member)
Ross Bateup, Graeme Brown, Kate Shierlaw and Di Wilkins

1 APOLOGIES

Nil

2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kaurna people.

3 CONFIRMATION OF MINUTES

P7164 It was the consensus of the Council Assessment Panel that the minutes of the Council Assessment Panel meeting held on Tuesday 03 April 2018 be taken as read and confirmed.

4 APPLICATIONS WITHDRAWN FROM THE AGENDA

Nil

5 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – PERSONS WISH TO BE HEARD

(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (HEARING)

Nil

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (HEARING)

Nil

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (HEARING)

P7165 The Panel resolved that all eligible persons who had previously advised that they wish to be heard for Category 2 development applications will have the opportunity to be heard.

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| Report Number: | 5727.1 |
| Page: | 7 |
| Application Number: | 180\0025\18 |
| Applicant: | Precision Homes |
| Location: | 25 High Street BURNSIDE SA 5066 |
| Proposal: | Demolition of existing dwelling and construction of single storey detached dwelling, shed, swimming pool, deck, incidental earthworks, retaining walls and fencing |
| Recommendation: | Development Plan Consent be granted |
| Representors: | <ul style="list-style-type: none">• Helen Miles – 6 Allen Street, Burnside• H & P Marcelin – 6a Allen Street, Burnside (not present) |

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| Applicant: | • James Patrick (owner), 45 Hackney Road, Hackney |
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P7166 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0025\18, by Precision Homes is **granted** Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. The approved works may not commence until such time as the applicant has secured written authorisation for the construction of the new driveway crossover from the Council pursuant to Section 221 of the *Local Government Act 1999*.

Reason:

To ensure the applicant has secured all relevant consents/authorisations required prior to the commencement of development.

3. The landscaping adjacent to the north boundary, between the deck and the rear fence as shown on the 'Boundary and Shed Elevations' drawing no. SK04A, shall include advanced growth, evergreen trees of greater than 2.0 metres in height at the time of planting and with a mature height of at least 3.5 metres and shall be planted on the subject land within three months of the substantial completion of the development and in any event prior to the occupation or use of the development.

Such plants shall be maintained in good health and condition to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced immediately to the reasonable satisfaction of the Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.

4. All mechanical machinery associated with the heating, cleaning and filtration of the swimming pool shall not emit any noise which exceeds 45dB(A) when measured from the boundary of the subject land at the closest point to the mechanical machinery.

Reason:

To ensure minimal amenity loss of adjacent properties.

Reserved Matter

1. That pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed proposals for the following reserved matters requiring further assessment by the City of Burnside, prior to Development Approval of the application and the final approval be delegated to the Assessment Manager:

- 1.1. The applicant shall supply a detailed landscaping plan which better suits the orientation of the house, tennis court and orchard shed to enhance visual amenity when viewed from neighbouring properties and the street.

Reserved Conditions

1. Pursuant to Section 33(1) of the *Development Act 1993* the DAP 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, and this is delegated to the Manager of City Development & Safety.

CARRIED

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| Report Number: | 5727.2 |
| Page: | 21 |
| Application Number: | 180\0084\18 |
| Applicant: | Mr Q Li - C/O Mohyla Architects |
| Location: | 24 Craighill Road ST GEORGES SA 5064 |
| Proposal: | Two storey detached dwelling, including basement level, incidental earthworks, outbuilding, retaining walls, swimming pool and fencing. |
| Recommendation: | Development Plan Consent be granted |
| Representors: | <ul style="list-style-type: none"> • Ramin Noushabadic – 11 Wootoona Terrace, St Georges • |
| Applicant: | <ul style="list-style-type: none"> • Mohyla Architects Interior Designers - 27 Regent Street, Adelaide (represented by Wayne Gladigau from Masterplan) |

P7167 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0084\18, by Mr Q Li - C/O Mohyla Architects is **granted** Development Plan Consent subject to the following conditions:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. The fixed and obscured glazing fitted to side and rear upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

3. The fixed aluminium louvres as depicted on both side and rear elevations of the stamped and approved plans granted Development Plan Consent shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

4. A detailed landscaping plan specifying all areas of the subject land to be landscaped, including a list of the species to be planted, the height of the species and the maturity at the time of planting and final mature height of plants shall be submitted to the Council prior to the granting of Development Approval. The landscaping shall when mature provide a visual screen along the southern boundary.

The establishment of all landscaping shall be undertaken within three (3) months of the substantial completion of development and in any event prior to the occupation or use of the development. Such landscaping shall be maintained in good health and condition to the satisfaction of the Council at all times and any dead or diseased plants or trees shall be immediately replaced to the reasonable satisfaction of the Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.

5. All mechanical machinery associated with the heating, cleaning and filtration of the swimming pool shall not emit any noise which exceeds 45dB(A) when measured from the boundary of the subject land at the closest point to the mechanical machinery.

Reason:

To ensure minimal amenity loss of adjacent properties.

Advisory Notes

- 1 **Building Consent**

Development Approval will not be granted until a Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

- 2 **Expiration Time of Approval**

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

- 3 **Boundaries**

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

- 4 **Driveway Conditions:**
- Unless approved otherwise, construction of the driveway crossover shall be in accordance with Council's Standard Specification and General Conditions and completed to the reasonable satisfaction of Council.
 - The existing second driveway/gutter crossing must be removed and reinstated to kerb upon completion of the proposed gutter crossing.
 - A driveway width of 4.5 metres is permitted across the verge and a crossover width of 5.5 metres (maximum) is permitted at the kerb and gutter.
 - If you elect to carry out the works yourself (or via a contractor) evidence of Public Liability Insurance must be provided to Council before any works can commence on the public verge/road.

Footpath Maintenance

- Existing footpath levels, grades etc. shall not be altered as a result of the new works associated with the development.

Stormwater Detention

- Due to the increase of the impermeable area, detention shall be provided to limit post development flows. Calculations shall be provided to verify the ability of the proposed detention quantity to meet the Council's default detention and discharge requirements below:
 - The volume of any detention device shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 75% and pervious ($C_p = 0.1$) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
 - The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 40% and pervious ($C_p = 0.1$) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.
- For stormwater management purposes, it is desirable that:
 - An additional detention storage of 1,000Ltrs be provided in addition to the standard 1,000Ltrs retention tank provided; and
 - The development utilises permeable paving for the proposed external paving work within the development site.

Stormwater Discharge

- The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
- If the cover to the stormwater pipe across the Council verge is less than 65mm, steel pipe housing is to be used as per Council's standards.
- The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
- Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
- Trenching and connections are to be undertaken as per Australian Plumbing Standards.
- Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of the Council.

- 5 **Noise**
- The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.

6 Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

CARRIED

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| Report Number: | 5727.3 |
| Page: | 37 |
| Application Number: | 180\0162\18 |
| Applicant: | Medallion Homes Pty Ltd |
| Location: | 19 Trevorten Avenue GLENUNGA SA 5064 |
| Proposal: | Single storey detached dwelling including boundary retaining walls and fencing |
| Recommendation: | Development Plan Consent be granted |
| Representors: | <ul style="list-style-type: none"> • <i>Beatrix Wenzlow – 16A Trevorten Avenue, Glenunga- represented by Christopher Lake</i> |
| Applicant: | <ul style="list-style-type: none"> • <i>A251 Glen Osmond Road, Frewville –represented by Tony Kelly of Future Urban Group</i> |

P7168 It is recommended that the Council Assessment Panel resolve that:

- Development Application 180\0162\18, by Medallion Homes Pty Ltd is **deferred** for the following reasons:
 - To provide the applicant an opportunity to give further consideration to the streetscape compatibility of the form and appearance of the external street façade taking into consideration the adjoining built form as illustrated on Lot 1 of the Streetscape elevation; and
 - To provide a comprehensive schedule of materials and finishes to complement the streetscape and
 - To provide further details of proposed landscaping.

CARRIED

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| Report Number: | 5727.4 |
| Page: | 51 |
| Application Number: | 180\0151\18 |
| Applicant: | S Slp Pty Ltd. |
| Location: | 326 Kensington Road LEABROOK SA 5068 |
| Proposal: | Two storey dwelling including boundary retaining walls and fencing |
| Recommendation: | Development Plan Consent be granted |
| Representors: | <ul style="list-style-type: none"> • <i>Peter Di Lernia & Gail E Di Lernia– 324 Kensington Road, Leabrook – represented by Nicolette DiLernia</i> |
| Applicant: | <ul style="list-style-type: none"> • <i>P.O. Box 891, Glenelg- represented by Chris Vounasis of Future Urban Group.</i> |

P7169 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. That Development Application 180\0151\18 is delegated to the Assessment Manager to **grant** Development Plan Consent subject to the following conditions and subject also to the satisfactory resolution of stormwater management particularly in relation to the stormwater disposal to Perry Lane, and including the imposition of any relevant conditions and notes relating to stormwater:

Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 All front, side and rear upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to a minimum height of 1.6m above the finished floor level.

The fixed and obscured glazing shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

- 3 The landscaping shown on the stamped plans granted Development Plan Consent shall be undertaken within three (3) months of the substantial completion of development and in any event prior to the occupation or use of the development.

Such landscaping shall be maintained in good health and condition to the satisfaction of the Council at all times and any dead or diseased plants or trees shall be immediately replaced to the reasonable satisfaction of the Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.

Advisory Notes

- 1 **Building Consent**
Development Approval will not be granted until a Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.
- 2 **Expiration Time of Approval**
Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced

by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

3 **Boundaries**

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

4 **Footpath Maintenance**

- Existing footpath levels, grades etc. shall not be altered as a result of the new works associated with the development.

Stormwater Detention

- Due to the increase of the impermeable area, detention shall be provided to limit post development flows. Calculations shall be provided to verify the ability of the proposed detention quantity to meet the Council's default detention and discharge requirements below:
 - The volume of any detention device shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 75% and pervious ($C_p = 0.1$) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
 - The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 40% and pervious ($C_p = 0.1$) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.
- For stormwater management purposes, it is desirable that:
 - An additional detention storage of 1,000Ltrs be provided in addition to the standard 1,000Ltrs retention tank provided; and
 - The development utilises permeable paving for the proposed external paving work within the development site.

Stormwater Discharge

- The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
- If the cover to the stormwater pipe across the Council verge is less than 65mm, steel pipe housing is to be used as per Council's standards.
- The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
- Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
- Trenching and connections are to be undertaken as per Australian Plumbing Standards.
- Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of the Council.

5 **Noise**

The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.

6 **Fences Act 1975**

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary

fence, a 'Notice of Intention' must be served to adjoining owners.

Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

CARRIED

6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (NO HEARING)

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| Report Number: | 5727.5 |
| Page: | 65 |
| Application Number: | 180\0848\17 |
| Applicant: | Mr Rob May (Rebecca Thomas from Ekistics present to answer questions) |
| Location: | 63-65 Waterfall Gully Road WATERFALL GULLY SA 5066 |
| Proposal: | Additions to existing dwelling including detached garage & store, roofed deck, verandah, swimming pool and associated excavation and fill (non-complying) |
| Recommendation: | Subject to concurrence from the Development Assessment Commission, that Development Plan Consent be granted |

P7170 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Subject to concurrence from the State Commission Assessment Panel, that Development Application 180\0848\17 is **granted** Development Plan Consent subject to the following conditions:

Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 All mechanical machinery associated with the heating, cleaning and filtration of the swimming pool shall not emit any noise which exceeds 45dB(A) when measured from the boundary of the subject land at the closest point to the mechanical machinery.

Reason:

To ensure minimal amenity loss of adjacent properties.

- 3 **Access to Dwelling**

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either -
 - A loop road around the building, OR

- A turning area with a minimum radius of 12.5 metres, OR
- A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.
- The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.
- The all-weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run-off to appropriate drains, at one or both sides of the traffic surface.
- The accumulated volumes of water shall be directed via:
 - open drains, or
 - culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

4 **Vegetation**

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries - whichever comes first) as follows:
- The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
- Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
- Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
- Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
- Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
- Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
- Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
- The VMZ shall be maintained to be free of accumulated dead vegetation.

5 **Water Supply**

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least
- 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.

- The dedicated fire-fighting water supply shall be pressurised by a pump that has:
 - A minimum inlet diameter of 38mm, AND
 - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

6 Access (to dedicated water supply)

- Water supply outlet shall be easily accessible and clearly identifiable from the access way. Stand-alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant letting in a colour contrasting with that of the background (i.e. blue sign with white lettering.)
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- The water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for drafting purposes shall be capable of withstanding the required pressure for drafting.

Advisory Notes

- 1 **Building Consent**
Development Approval will not be granted until a Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.
- 2 **Expiration Time of Approval**
Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.
- 3 **Boundaries**
It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.
- 4 **Noise**
The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- 5 **Fences Act 1975**
The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

CARRIED

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (NO HEARING)

Nil

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (NO HEARING)

| | |
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| Report Number: | 5727.6 |
| Page: | 79 |
| Application Number: | 180\1140\17 |
| Applicant: | Fyfe Pty Ltd |
| Location: | 30 LEstrange Street GLENSIDE SA 5065 |
| Proposal: | Land Division (Torrens Title) - Creating two (2) allotments from one (1) existing to accommodate a new single-storey group dwelling including garage and alfresco, and a carport to the rear of the existing dwelling |
| Recommendation: | Development Plan Consent be granted |

Kate Shierlaw declared a conflict of interest and left the meeting at 8pm.

P7171 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\1140\17, by Fyfe Pty Ltd, is **granted** Development Plan Consent subject to the following conditions:

Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 The establishment of all landscaping shall be undertaken within two (2) months of the substantial completion of development and in any event prior to the occupation or use of the development.

Such landscaping shall be maintained in good health and condition to the satisfaction of the Council at all times and any dead or diseased plants or trees shall be immediately replaced to the reasonable satisfaction of the Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.

- 3 The driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 6m at the property boundary.

Reason:

To ensure minimal impacts to Council verge.

Land Division Consent

- 1 Pursuant to Section 33 of the Development act 1993, it is necessary for the developer to satisfy the following requirements of the SA Water Corporation:
 - The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
 - The alteration of internal drains to the satisfaction of SA Water is required.
 - Subject to our new process, 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 of non standard fees.
 - On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Reason:

To satisfy the requirements of the SA Water Corporation.

- 2 Payment of \$6830 shall be made into the Planning and Development Fund (1 allotment(s) @ \$6830/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 Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

Reason:

To satisfy the requirements of the Development Assessment Commission.

- 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 Development Assessment Commission for Land Division Certificate purposes.

Reason:

To satisfy the requirements of the Development Assessment Commission.

- 4 Eaves or walls within 900mm from a boundary shall comply with Part 3.7.1.5, and walls separating Class 1 buildings shall comply with Part 3.7.1.8 of the National Construction Code Building Code of Australia 2016 Vol 2.

Any eaves/walls required to comply with these provisions are to be inspected and confirmed in writing by a suitably qualified builder or Private Certifier that the walls satisfy this provision of the Building Code of Australia, prior to Council issuing Section 51 Clearance.

Reason:

To ensure the proposal satisfies the requirements of the Building Code of Australia.

- 5 All buildings, structures, concrete slabs, deleterious materials and alike shall be removed from the area of land comprising 'Lot 11' prior to issuing of section 51 clearance.

Where building work is required to be undertaken to ensure compliance with the above, a separate application under the *Development Act 1993* shall be lodged for assessment and approved by Council prior to the works being undertaken.

Reason:

To ensure the land is in a fit purpose for subdivision.

- 5 All buildings, structures, concrete slabs, deleterious materials and alike shall be removed from the area of land comprising 'Lot 11' prior to issuing of section 51 clearance.

Where building work is required to be undertaken to ensure compliance with the above, a separate application under the *Development Act 1993* shall be lodged for assessment and approved by Council prior to the works being undertaken.

Reason:

To ensure the land is in a fit purpose for subdivision.

Advisory Notes

1 Engineering Requirements:

Driveway Conditions:

- Unless approved otherwise, construction of the driveway crossover shall be in accordance with Council's Standard Specification and General Conditions and completed to the reasonable satisfaction of Council.
- A shared driveway width of 6 metres is permitted across the verge and a crossover width of 7 metres (maximum) is permitted at the kerb and gutter.
- A minimum distance of 1.0 metre shall be maintained from the closest point of the driveway to the stobie pole.
- If you elect to carry out the works yourself (or via a contractor) evidence of Public Liability Insurance must be provided to Council before any works can commence on the public verge/road.

Footpath Maintenance:

- Existing footpath levels, grades etc. shall not be altered as a result of the new works associated with the development.

Stormwater Detention:

- Due to the significant increase of the impermeable area, detention shall be provided to limit post development flows. Calculations shall be provided to verify the ability of the proposed detention quantity to meet the Council's default detention and discharge requirements below:
 - The volume of any detention device shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 75% and pervious ($C_p = 0.1$) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
 - The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 40% and pervious ($C_p = 0.1$) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.
- For stormwater management purposes, it is desirable that:
 - An additional detention storage of 1,000Ltrs be provided in addition to the standard 1,000Ltrs retention tank provided; and
 - The development utilises permeable paving for the proposed external paving work within the development site.

Stormwater Discharge:

- The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
- If the cover to the stormwater pipe across the Council verge is less than 65mm, steel pipe housing is to be used as per Council's standards.
- The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
- Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
- Trenching and connections are to be undertaken as per Australian Plumbing Standards.

- Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of the Council.

Street Trees:

- The proposed widening of the crossover requires a Setback of 2.2m from the adjacent Jacaranda street tree.
- Street trees to be protected during development with bunting set 1.5m from trunk for duration of works.
- Crossover to be constructed using Permeable materials.
- No storing of materials on road verge during construction.
- No pruning of street trees.
- No vehicles on road verge at any time during development.
- The applicant will be liable for any damage caused to public trees during the development process, including damage by privately engaged contractors.

CARRIED

Kate Shierlaw re-joined the Meeting at 8:10pm.

7 CATEGORY 1 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

| | |
|-----------------------|--|
| Report Number: | 5727.7 |
| Page: | 85 |
| Application Number: | 180\0027\18 |
| Applicant: | J S Beaumont |
| Location: | 1 Bolingbroke Grove TOORAK GARDENS SA 5065 |
| Proposal: | Demolition of existing outbuilding (garage) and construction of replacement outbuilding (garage) |
| Recommendation: | Development Plan Consent be granted |

P7172 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0027\18, by J S Beaumont is **granted** Development Plan Consent subject to the following conditions:

Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

CARRIED

| | |
|-----------------------|---|
| Report Number: | 5727.8 |
| Page: | 95 |
| Application Number: | 180\0655\17 |
| Applicant: | Abell Design & Construction |
| Location: | 4 Cudmore Avenue TOORAK GARDENS SA 5065 |
| Proposal: | Pergola including masonry pillars |
| Recommendation: | Development Plan Consent be granted |

P7173 It is recommended that the Council Assessment Panel resolve that:

1. Development Application 180\0655\17, by Abell Design & Construction is **deferred** for the following reasons:
 - To provide the applicant an opportunity to provide clarification on vehicle access/egress from the site and vehicle manoeuvrability within the site particularly in relation to accessing the existing carport (western plinth remaining);
 - To further clarify the use and purpose of the proposed structure,
 - To provide further details with respect to the low western plinth wall of the existing carport and whether this is to remain or be demolished to provide access to the carport from the west; and
 - To provide clarification on the specific positioning of the pergola columns relative to existing structures on the land.

CARRIED

| | |
|-----------------------|--|
| Report Number: | 5727.9 |
| Page: | 105 |
| Application Number: | 180\0132\18 |
| Applicant: | Wendy's ELC Holdings Pty Ltd |
| Location: | 47 Glen Osmond Road EASTWOOD SA 5063 |
| Proposal: | Amendment to DA 180\1031\16 - Reconfiguration of rear entrance fencing (retrospective) |
| Recommendation: | Development Plan Consent be granted |

Graeme Brown left the room at 8:44pm and returned at 8:47pm.

MOVED Di Wilkins, SECONDED Ross Bateup

That Development Application 180\1031\16 be **refused** & not granted as, on balance, the proposed development does not accord with the relevant provisions of the Development Plan, in that;

- It does not conserve and enhance the established historic character of the Zone;
- It does not maintain and enhance the low scale, medium density residential character; and
- It does not meet the Fences and Gates guideline in Table Bur\1 (Conservation and Development guidelines for Historic (Conservation) Zone and Local Heritage Places
- There has been a reduction in parking spaces for staff from the approved 10 places (DA 180\1031\16) to only 4 parking spaces for staff, one for rubbish bins and one for disabled parking. (HCZ Principle 11)
- The rear entrance & Wall on Main Street has not been constructed of masonry or concrete block & in accordance with the stamped and approved plans, by the DAP 7.2.17 and construction did not halt or stop when advised by letter to all parties from Council's Compliance Officer, dated 25 January 2018. (Council Wide principles 71 & 72 & 73.

- The landscaping has not been completed as delineated on the approved plans of the DAP on 7 February 2017.

LOST

MOVED Graeme Brown, SECONDED Kate Shierlaw

P7174 It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0132\18, by Wendy's ELC Holdings Pty Ltd, is **granted** Development Plan Consent subject to the following conditions:

Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 The walls and landscaping shall be maintained in good and reasonable condition at all times to the reasonable satisfaction of Council.

Reason:

To ensure the development is maintained to a reasonable standard.

- 3 The revised wall configuration shall not impact upon the requirements for off-street car parking as approved in DA180/1031/16.

Reason:

- 4 To ensure the approved car parking scheme is not reduced by the revised wall and landscaping design.

The conditions attached to the previous Development Approval no 180/1031/16 shall continue to apply in addition to the abovementioned conditions.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted and maintained to a satisfactory standard and to ensure the development is in accordance with the previous approvals issued via DA180/1031/16.

CARRIED

8 OTHER BUSINESS

Di Wilkins requested staff to investigate and check that the rear car parking configuration (general layout and numbers) for the site at 47 Glen Osmond Road, Eastwood and accessed from Main Street, is in accordance with the approval issued via DA 180/1031/16.

9 ORDER FOR EXCLUSION OF THE PUBLIC FROM THE MEETING TO DEBATE CONFIDENTIAL MATTERS

Nil

10 CONFIDENTIAL MATTERS

Nil

Closure

Meeting closed at 9:07pm.

CONFIRMED THIS DAY 2018

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Presiding Member