



## Development Assessment Panel Meeting Minutes

Tuesday 04 July 2017 at 6pm  
Council Chambers, 401 Greenhill Road, Tusmore

### PRESENT

Bill Chandler (Presiding Member)  
Don Donaldson (Deputy Presiding Member)  
Ross Bateup, Graeme Brown, Peter Cornish and Di Wilkins

### 1 APOLOGIES

M Osterstock

### 2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kurna people.

### 3 CONFIRMATION OF MINUTES

P7174

It was the consensus of the Development Assessment Panel that the minutes of the Development Assessment Panel meeting held on Tuesday 06 June 2017 be taken as read and confirmed.

**CARRIED**

### 4 APPLICATIONS WITHDRAWN FROM THE AGENDA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)

P7175 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.

<b>Report Number:</b>	<b>5718.1</b>
<b>Page:</b>	<b>4</b>
Application Number:	180\1177\16
Applicant:	J Capone
Location:	16 Clark Street STONYFELL SA 5066
Proposal:	Two storey detached dwelling including split level garage, verandah (x2), balcony (x2), porch, in-ground swimming pool and retaining walls
Recommendation:	Development Plan Consent be granted

<i>Representors:</i>	<ul style="list-style-type: none"> <li>• <i>Josh Skinner (URPS) on behalf of Julie Douglass - 14 Clark Street, Stonyfell and 11-13 Gandys Gully Road Stonyfell (wish to be heard)</i></li> </ul>
<i>Applicant:</i>	<ul style="list-style-type: none"> <li>• <i>Garth Heynen (Heynen Planning Consultants) on behalf of J Capone - 297 Kensington Road, Kensington Park SA 5068</i></li> </ul>

P7176 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\1177\16, by J Capone 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 Upper level windows as depicted on 'C Elevation' as they relate to WC 2, bathroom and bedroom 2, and 'D Elevation' as they relate to bedroom 4 on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to a minimum height of 1.95m 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.

### Reserved Matters

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:

- 1.1 The applicant shall supply a landscaping plan including species selection, planting regime and management program that demonstrates how western views from "Balcony 2", "Bed 3" and the "Terrace" area will be appropriately screened to prevent direct and unreasonable overlooking into the property 14 Clark 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.

## Advisory Notes

### 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 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.
- A minimum distance of 1.5 metres shall be maintained from the closest point of the driveway to the adjacent street tree.
- 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 surfaces within the subject land shall be controlled and managed within the subject land.

- 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:**

- A minimum distance of 1.5 metres is to be maintained from the closest point of the trenching to the adjacent street tree.

**CARRIED**

**6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**

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

Nil

**(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (NO HEARING)**

Nil

**(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (NO HEARING)**

Nil

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

Nil

**8 OTHER BUSINESS**

The Administration gave an update in relation to the 102 Alexandra Avenue appeal and will consider how to make public the CEO’s decision in relation to appeal.

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

Nil

**10 CONFIDENTIAL MATTERS**

Nil

**Closure**

Meeting closed at 7:12pm.

**CONFIRMED THIS ..... DAY ..... 2017**

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Presiding Member