



Development Assessment Panel Meeting Minutes

Tuesday 07 February 2017 at 6pm

Linden/Tusmore Rooms, 401 Greenhill Road, Tusmore

PRESENT

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

1 APOLOGIES

Nil

2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kurna people.

3 CONFIRMATION OF MINUTES

P7129 It was the consensus of the Development Assessment Panel that the minutes of the Development Assessment Panel meeting held on Tuesday 06 December 2016 be taken as read and confirmed.

Di Wilkins joined the meeting at 6.01pm.

4 APPLICATIONS WITHDRAWN FROM THE AGENDA

Item 5713.3 was withdrawn from the agenda by the administration at the request of the applicant.

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)

P7130 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.

Report Number:	5713.1
Page:	5
Application Number:	180\0934\16
Applicant:	Q Fang
Location:	61 Sydney Street, Glenunga
Proposal:	Demolition of existing dwelling and ancillary structures and construction of a two-storey detached dwelling, masonry fence and habitable outbuilding

Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> • Alice Davidson & Ted Jennings • Ainslie L Kemp & Derrick Roberts
Applicant:	<ul style="list-style-type: none"> • Q Fang

Mark Osterstock declared he knew Derrick Roberts as an acquaintance, who is a representor, but that it was not a conflict of interest.

MOVED Mark Osterstock, SECONDED Di Wilkins

That the matter be deferred for the following reason:

To allow the applicant the opportunity to consider amended plans that meet setback guidelines, and further that the applicant clarifies the location of adjacent solar panels, and provides clearer shadow diagrams for the winter and summer solstices.

The motion was lost.

MOVED Don Donaldson, SECONDED Ross Bateup

P7131 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\0934\16, by Q Fang, is **granted** Development Plan Consent / Approval 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 first floor windows as depicted on the stamped and approved plans granted Development Plan Consent shall fitted with fixed obscure glass and shall be installed prior to the occupation or use of the building 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

Advisory Notes

Engineering Requirements

- 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 driveway width of 3 metres must be maintained across the verge

- A minimum distance of 1.5 metres shall be maintained from the closest point of the driveway to the adjacent street tree.
- 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.
- Existing footpath levels, grades etc. shall not be altered as a result of the new works associated with the development.
- 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.
- 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.
- Excess stormwater runoff from the roof catchment can be connected to the Council's main underground drainage system. Required permits from the Council are to be obtained prior to undertaking the connection to the main drainage pipe.

CARRIED

Report Number:	5713.2
Page:	43
Application Number:	180\1031\16
Applicant:	Parolin Pty Ltd
Location:	47 Glen Osmond Road, Eastwood
Proposal:	Single storey alterations and additions to existing Local Heritage Place building including partial demolition, internal alterations, construction of pergolas (x2), masonry walls, landscaping and change in land use to office and pre-school
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> • <i>Martin Oldfield</i> • <i>Peter Alldritt</i>

	• <i>Graham Fraenkel</i>
<i>Applicant:</i>	• <i>Parolin Pty Ltd</i>

Di Wilkins declared that she was a Ward Councillor for the area but that there was no conflict of interest, as she has an interest in common.

P7132 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\1031\16, by Parolin 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 landscaping delineated on the stamped and approved plans shall be planted within three months of the substantial completion of the development and in any case prior to the occupation of the building. The landscaping shall thereafter be maintained in good health and condition at all times to the reasonable satisfaction of 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 use of the rear car park accessed from Main Street shall at all times be restricted to staff.

Reason:

To reduce traffic congestion along Main Street and ensure minimal disturbance to local residents.

4. All drop off and pick up of children for the Childcare Centre shall be undertaken via the Glen Osmond Road car park and access only.

Reason:

To reduce traffic congestion along Main Street and ensure minimal disturbance to local residents.

CARRIED

Report Number:	5713.3
Page:	104
Application Number:	180\1062\16
Applicant:	A L H Lim
Location:	59 Linden Avenue, Hazelwood Park
Proposal:	Demolition of existing dwelling and construction of two single storey dwellings including garages, verandahs, retaining walls and fencing

Recommendation:	Development Plan Consent be refused
Representors:	<ul style="list-style-type: none"> • Gary William Murdock • J C & E M Runciman • Tom Sexton • Bruce McDonald • John Brinias • Charmane Lucas-Cresswell & Etienne Beetge
Applicant:	• A L H Lim

Withdrawn from the agenda at the request of the applicant.

CARRIED

Report Number:	5713.4
Page:	147
Application Number:	180\0919\16
Applicant:	Metricon Homes Pty Ltd
Location:	4 Brae Road, St Georges
Proposal:	Two storey detached dwelling, including garage, entry portico, front balcony, rear verandah, retaining walls and fencing
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> • M McMillan • Jason E Otto & Thi V Ly
Applicant:	• Metricon Homes

P7133 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\0919\16, by Metricon Homes Pty Ltd, 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. All side 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 1.7m 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 driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 4.5m at the property boundary.

Reason:

To ensure minimal impacts to Council verge.

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:
 - Detailed landscaping plan that includes species that will address the potential for direct overlooking from the first floor balcony to 6 Brae Road, St Georges.

Advisory Notes

Engineering Requirements

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

CARRIED

6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

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

Report Number:	5713.5
Page:	209
Application Number:	180\0993\16
Applicant:	R Steen
Location:	28 Hayward Drive, Mount Osmond
Proposal:	(Non-Complying) Establishment of residential use of the land through the construction of a two-storey detached dwelling including swimming pool, rainwater tank, driveway construction and associated earthworks
Recommendation:	Subject to concurrence from the Development Assessment Commission, that Development Plan Consent be granted

P7134 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Subject to the concurrence of the Development Assessment Commission, Development Application 180\0993\16, by R Steen, 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 Code Part 2.3.3.1 describes the mandatory provision for 'private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large bushfire-fighting vehicles:
 - Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3m and must allow forward entry and exit for large bushfire fighting vehicles.
 - Vegetation overhanging the access road shall be pruned to achieve a minimum vertical height clearance of 4m.
 - The all-weather road shall incorporate passing bays. The combined width of the passing bay & access track shall be 7 metres, and a minimum formed length of 17 metres. The passing bays should be constructed at 200 metre intervals along the driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bays, passing bays may be required at intervals of less than 200 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 stormwater run-off to appropriate drains, at one or both sides of the traffic surface.
 - The accumulated volumes of water shall be directed via:
 - a) open drains, or
 - b) 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 fire appliances (GVW 21 tonnes).

Reason:

To ensure requirements of the CFS are upheld.

3. The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

- The water supply outlet shall be easily accessible and clearly visible from the access way.
- 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 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.
- CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the 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 the minimum depth of 300mm with no metal parts above ground level.
- All water pipes for drafting purposes shall be capable of withstanding the required pressure for drafting.
- The dedicated water supply outlet must not exceed the 5 metre maximum vertical lift for drafting purposes (calculated on the height of the road surface to the lowest point of the storage).
- The suction outlet pipework from the tank shall be fitted within an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

Reason:

To ensure requirements of the CFS are upheld.

4. The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Minister's Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78.

- A minimum supply of 22,000 (thirty thousand) 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 CFS compliant fire service adaptor, which shall be accessible to bushfire-fighting vehicles at all times.
- The water storage facility (and any supporting 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. Note: 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 fire-fighting water supply pipes, other than flexible connections to fire-fighting pumps, shall be buried at least 300mm below finished ground level 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.

Reason:

To ensure requirements of the CFS are upheld.

5. The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

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 2003.
- 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 1.5 times their mature height.
- Grasses within the zone must 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 2m in height).
- Flammable objects such as plants, mulches and fences must not be located adjacent

- vulnerable parts of the building such as windows, decks and eaves.
- The VMZ shall be maintained to be free of accumulated dead vegetation.

Reason:

To ensure requirements of the CFS are upheld.

6. Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).

For construction requirements and performance provisions, refer to the BCA Part 3.7 "FIRE SAFETY" Australian Standard 3969 (AS3959) "Construction of buildings in bushfire prone areas".

Compliance with the fire protection requirements is not a guarantee that the dwelling will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information, please contact the CFS Development Assessment Service on (08) 8391 6077.

Reason:

To ensure requirements of the CFS are upheld.

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:
 - Landscaping and finishing treatments to be applied to the cut surfaces adjacent the driveway entrance and the area of fill adjacent the CFS turnaround bay. The details should be produced in accordance with CFS requirements and the required engineering standards.
 - The applicant shall provide additional information regarding on site stormwater management, including the disposal of stormwater to Council infrastructure.

The above matters shall be provided for further consideration by Council administration and subject to the reasonable satisfaction of the Manager, City Development and Safety.

Advisory Notes*Engineering Requirements*

- 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 maximum driveway gradient of 1 in 5.
- 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.
- Due to the significant increase of the impermeable area, detention shall be provided to limit post development flows. 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 (Cp = 0.9) site coverage of 75% and pervious (Cp = 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 (Cp = 0.9) site coverage of 40% and pervious (Cp = 0.1) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.
- 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.

CARRIED

(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 Panel put forward its view that there should be a consistently high standard of shadow diagrams provided by applicants that clearly shows shadowing created by proposals, and where relevant positioning of, and shadowing of, adjoining solar collectives.

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

Nil

10 CONFIDENTIAL MATTERS

Nil

Closure

Meeting closed at 7:56pm.

CONFIRMED THIS DAY 2016

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Presiding Member