



Development Assessment Panel Meeting Minutes

Tuesday 05 September 2017 at 6pm
Council Chambers, 401 Greenhill Road, Tasmore

PRESENT

Bill Chandler (Presiding Member)
 Ross Bateup, Peter Cornish, Mark Osterstock and Di Wilkins

1 APOLOGIES

Graeme Brown

2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kaurna people.

3 CONFIRMATION OF MINUTES

Don Donaldson joined the meeting at 6.02pm

P7184 It was the consensus of the Development Assessment Panel that the minutes of the Development Assessment Panel meeting held on Tuesday 01 August 2017 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4 APPLICATIONS WITHDRAWN FROM THE AGENDA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)

Report Number:	5720.1
Page:	9
Application Number:	180\0346\16
Applicant:	M Dawson-Jones
Location:	Little Sparrow 52 Alexandra Avenue ROSE PARK SA 5067
Proposal:	Change of land use to public land adjoining 52 Alexandra Avenue, Rose Park to a 'shop / restaurant' for outdoor dining purposes in association with and ancillary to the existing use of 52 Alexandra Avenue, Rose Park.
Recommendation:	Subject to concurrence from the Development Assessment Commission, that Development Approval be granted.
Representors:	<ul style="list-style-type: none"> • Bratislav Peivenvski - 50 Alexandra Avenue, Rose Park - represented by Bruce Debelle • Bruce and Pam Debelle - 27C Alexandra venue, Rose Park • Danielle Parker - 58 Alexandra Avenue, Rose Park • G L Bone - 27D Alexandra Avenue, Rose Park - represented by Jamie Botten • Healthier Twelftree- 46 Alexandra Avenue, Rose Park –not present • MV and David Hanoman - 66 Alexandra Avenue, Rose Park - represented by Bruce Debelle • Yan Wang - 64 Alexandra Avenue, Rose Park –represented by Bruce Debelle

<i>Applicant:</i>	<ul style="list-style-type: none"> • 44 Thomas Street, Unley - represented by Josh Skinner URPS
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P7185 The Development Assessment Panel resolved that:

That the matter be deferred for the following reasons:

1. Panel to be provided with further information clarifying the nature of development of the application with particular reference to the existing use rights associated with the site; and
2. Staff to review and advise the Panel on the public notification process in terms of whether it was a lawful process and what actions (if any) are necessary to meet legislative requirements.

CARRIED

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (HEARING)

Report Number:	5720.2
Page:	129
Application Number:	180\1122\16
Applicant:	J Hazebroek
Location:	369A The Parade KENSINGTON PARK SA 5068
Proposal:	Lighting to recreation court and cage/netting to cricket pitch associated with existing dwelling
Recommendation:	Development Plan Consent be granted.
<i>Representors:</i>	<ul style="list-style-type: none"> • Alison Clarke & John Waschl - 371 The Parade, Kensington Park - not present
<i>Applicant:</i>	<ul style="list-style-type: none"> • 403 Glen Osmond Road, Glen Osmond - represented by Greg Vincent

P7186 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\1122\16, by J Hazebroek 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 court lighting hereby approved shall not be operated:
 - Before 7:00am or after 10.00pm, 7 days per week.

Reason:

To ensure the amenity of the neighbouring properties is not adversely affected by the proposal.

MOVED by Ross Bateup, SECONDED by Peter Cornish

CARRIED

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (HEARING)

- P7187 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.

Report Number:	5720.3
Page:	179
Application Number:	180\0551\16
Applicant:	L Luppino
Location:	16 Mill Street DULWICH SA 5065
Proposal:	Cubby House (retrospective)
Recommendation:	Development Plan Consent be granted.
<i>Representors:</i>	<ul style="list-style-type: none"> • <i>Suzanne Munt (resident) - 18 Mill Street, Dulwich - not present</i>
<i>Applicant:</i>	<ul style="list-style-type: none"> • <i>12 Mill Street, Dulwich - not present</i>

Given that neither the representor or the applicant were present a formal hearing process was not held.

- P7188 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\0551\16, by L Luppino 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 privacy screen as depicted in the plans and supporting documents granted Development Plan Consent shall be installed prior to the use or occupation of the outbuilding and thereafter maintained to the satisfaction of the Council.

Reason:

To ensure the development does not adversely impact neighbor privacy.

CARRIED

Report Number:	5720.4
Page:	217
Application Number:	180\0485\17
Applicant:	Mr Darshana Appuhannaditota Hewage
Location:	8 Rowell Avenue GLENUNGA SA 5064
Proposal:	Two storey detached dwelling including garage, verandah (x2), balcony, in-ground swimming pool and safety fence and masonry pillar and plinth front fence
Recommendation:	Development Plan Consent be granted.
Representors:	<ul style="list-style-type: none"> • <i>Diana Truscott - 9A Glenunga Avenue Glenunga –not present</i> • <i>Luisa Van Den Bosch - 9B Glenunga Avenue Glenunga - not present</i> • <i>Damian Dawson on behalf of Suppressed - 11 Glenunga Avenue Glenunga</i> • <i>Richard and Toni-Jane Burchnall - 6 Rowell Avenue Glenunga –not present</i> • <i>Janet Worth - 139A Allinga Avenue Glenunga - not present</i>
Applicant:	<ul style="list-style-type: none"> • <i>Represented by Gregg Jenkins on behalf of Heynen Planning</i>

P7189 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\0485\17, by Mr D Appuhannaditota Hewage 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 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 1.7m 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 timber privacy screen as depicted on the stamped and approved plans granted Development Plan Consent located on the side and rear elevations to the upper level terrace shall be installed to a height of no less than 1.7 metres above the finished floor level of the terrace and shall be spaced at no less than 10mm gaps.

The screen 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. 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.

Engineering Requirements

Footpath Maintenance

- Existing footpath levels, grades etc. shall not be altered as a result of the new work 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.

MOVED by Mark Osterstock, SECONDED by Don Donaldson

CARRIED

Report Number:	5720.5
Page:	305
Application Number:	180\0572\17
Applicant:	Asor Pty Ltd
Location:	24 Rowland Road MAGILL SA 5072
Proposal:	Two two-storey group dwellings including garages and new carport and verandah to existing single storey dwelling
Recommendation:	Development Plan Consent granted.
<i>Representors:</i>	<ul style="list-style-type: none"> • <i>Kwee S Choong - 26 Rowland Road, Magill</i>
<i>Applicant:</i>	<ul style="list-style-type: none"> • <i>Carlo Scinto Sovereign Homes 125 Portrush Road, Evandale</i>

P7190 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\0572\17, by Asor Pty Ltd, be **refused** Development Plan Consent for the following reasons:
 1. The proposal is at variance with Council Wide Principle of Development Control 166 as it relates to private open space;
 2. The proposal is at variance with Council Wide Principle of Development Control 164 as it relates to site coverage and total floor area, representing an overdevelopment of the site;
 3. The proposal is at variance to Council Wide Principle of Development Control 14 and 15, and Residential Policy Area 3, Principle of Development Control 1, as they relate to bulk and scale;
 4. The proposal is at variance with Residential Policy Area 3, Objective 1 as it relates to the character and amenity of the locality, and the maintenance and enhancement of the low scale residential character.

Mark Osterstock left the meeting at 8.20pm.

CARRIED

Report Number:	5720.6
Page:	355
Application Number:	180\0582\17
Applicant:	Sonia Mercorella Of Trice Pty Ltd
Location:	6 Gothic Avenue STONYFELL SA 5066
Proposal:	Demolition of existing single storey dwelling and construction of a two storey detached dwelling, including swimming pool and alfresco
Recommendation:	Development Plan Consent be granted.
<i>Representors:</i>	<i>Farzon Mirzaei - 4 Gothic Avenue, Stonyfell</i>
<i>Applicant:</i>	<i>Trice Pty Ltd, Level 5, 420 King William Street, Adelaide represented by Matthew King URPS</i>

P7191 The Development Assessment Panel resolved that:

It is recommended that the Development 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\0582\17, by Sonia Mercorella Of Trice 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. All 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. 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.

4. The proposed driveway delineated on the stamped and approved plans shall be constructed with a permeable paving system on an aggregate base, installed above grade without any excavation within the Tree Protection Zone for Tree 2 (Council street tree).

Reason:

To ensure the health of the significant tree is not adversely impacted upon by the proposed development

5. The regulated tree located on the subject land and the significant tree located on the Council verge as detailed in the plans and supporting documents herein granted development plan consent shall be retained and maintained to the reasonable satisfaction of the Council and, more specifically, all tree protection measures detailed in the report prepared by Martin Ely dated 23 August 2017 under the heading "Tree Protection Zones" shall be implemented and adhered to at all times.

Reason:

To ensure the health of the regulated and significant trees is not adversely impacted upon by the proposed 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. 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.

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.

CARRIED**6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD****(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (NO HEARING)**

Report Number:	5720.7
Page:	403
Application Number:	180\0512\17
Applicant:	Mr Peter Woolman
Location:	8 Mountainview Place MOUNT OSMOND SA 5064
Proposal:	Alterations to existing residence including new living outdoor living area and Loggia and pool deck
Recommendation:	Subject to concurrence from the Development Assessment

	Commission, that Development Plan Consent be granted.
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P7192 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 concurrence from the Development Assessment Commission, that Development Application 180\0512\17, by Mr P Woolman, 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. Private roads and access tracks shall provide safe and convenient access/egress for bushfire fighting vehicles.

SA CFS has no objection to utilising existing access driveway as detailed on drawing named Part Site Plan dated at last revision May 2017 and upgraded where necessary to comply with the following conditions:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3m.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction; private access shall be a minimum formed length of 11 metres and minimum internal radii of 9.5 metres on bends, including bends connecting private access to public roads.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width a vertical height clearance of 4 metres.

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 proposed location of dedicated fire water has not been detailed on drawings provided.

SA CFS has no objection to the existing water supply being utilised as the dedicated supply, providing an outlet can be positioned to comply with the following conditions:

- Water supply outlet shall be easily accessible and clearly identifiable from the access way. Standalone 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 lettering in a colour contrasting with that of the background (ie 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 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.

(NOTE: 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.
- 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 with 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.

Ministers 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 supply of 22,000 litres of water shall be available for bushfire fighting purposes at all times.
- 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
 - i. A minimum inlet diameter of 38mm, AND
 - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - iii. 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.

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:
 - i. 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%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
 - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - vii. 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).
 - viii. 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
- ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

Reason:

To ensure requirements of the CFS are upheld.

CARRIED

Report Number:	5720.8
Page:	437
Application Number:	180\1154\16
Applicant:	D T Sanders
Location:	74 & 78 Waterfall Gully Road WATERFALL GULLY SA 5066
Proposal:	Boundary re-alignment
Recommendation:	Subject to concurrence from the Development Assessment Commission, that Development Approval be granted.

P7193 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 concurrence from the Development Assessment Commission, that Development Application 180\1154\16, by D T Sanders is **granted** Development Approval subject to the following conditions:

Conditions**Development Plan Consent 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.

Land Division Consent Conditions:

1. 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.

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

Report Number:	5720.9
Page:	469
Application Number:	180\0922\16
Applicant:	Scott Salisbury Homes
Location:	138 Grant Avenue TOORAK GARDENS SA 5065
Proposal:	Single storey alterations and additions including carport, verandah, internal alterations and associated demolition
Recommendation:	Development Plan Consent be refused.
Applicant:	<ul style="list-style-type: none"> • PO Box 2075, Morphettville

P7194 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\0922\16, by Scott Salisbury Homes is **refused** development plan consent for the following reasons:
 1. The proposal fails to satisfy Historic Conservation Zone Principle of Development Control 16 in that the development has not been designed in a manner which retains and reinforces the original appearance of the Contributory Item dwelling and conforms to the overall character of the policy area.
 2. The proposal fails to satisfy Historic Conservation Zone Principle of Development Control 17 in that the carport has not been positioned so as not to be prominently visible from the street, nor has it been set back behind the existing building alignment so as not to interfere with the streetscape.

MOVED by Don Donaldson, SECONDED by Ross Bateup

LOST

P7195 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\0922\16, by Scott Salisbury Homes is **granted** development plan consent subject to the following conditions and reserved matters:
 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.

MOVED Di Wilkins, SECONDED Peter Cornish

CARRIED

8 OTHER BUSINESS

The Presiding Member noted that this was the last Council Development Assessment Panel meeting under the Development Act as the new Council Assessment Panel (CAP) under the *Planning Development and Infrastructure Act 2016* will become operational from 1st October 2017.

The Presiding Member thanked all present for their contribution to the Panel activity during his tenure and requested that other staff and elected members who have participated in Panel activity be advised and thanked accordingly.

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

P7196 It was the consensus of the Development Assessment Panel, that, pursuant to Section 56A(12) of the Development Act, 1993, the public be excluded from this part of the meeting of the City of Burnside Development Assessment Panel meeting dated Tuesday 05 September 2017 (with the exception of members of Council staff who are hereby permitted to remain) to enable the Panel to receive, discuss or consider legal advice, or advice from a person who is providing specialist professional advice.

CARRIED

10 CONFIDENTIAL MATTERS

Nil

Closure

Meeting closed at 9pm.

CONFIRMED THIS 5th..... DAY September 2017

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Presiding Member