

CITY OF



MITCHAM

MINUTES

OF THE

COUNCIL ASSESSMENT PANEL

HELD ON

THURSDAY 4 APRIL 2019



COUNCIL ASSESSMENT PANEL

MINUTES

4 APRIL 2019

MINUTES OF A MEETING OF THE COUNCIL ASSESSMENT PANEL HELD IN THE MAYOR'S PARLOUR, 131 BELAIR ROAD, TORRENS PARK ON THURSDAY, 4 APRIL 2019 AT 6:30PM.

MEMBERSHIP: *David Billington (Presiding Member), Andreea Caddy, Steve Hooper and Michael Osborn*

CR: *Andrew Tilley and Yvonne Todd*

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**COUNCIL ASSESSMENT PANEL****MINUTES****4 APRIL 2019**

1. PRESENT

David Billington (Presiding Member)
Andreea Caddy
Steve Hooper
Michael Osborn
Cr Yvonne Todd

2. APOLOGIES

Cr Andrew Tilley

3. ABSENT

Nil

4. CONFIRMATION OF MINUTES**RECOMMENDATION**

The Minutes of the Council Assessment Panel Meeting held on 7 March 2019 be confirmed.

CARRIED

5. DISCLOSURE OF PECUNIARY INTERESTS

Nil

6. DISCLOSURE OF INTERESTS

Cr Todd declared a potential interest as a member of the Council having debated the Master Plan for the Manson Oval Reserve application at Item 8.1 and will excuse herself from the hearing and debate for this item.

Andreea Caddy declared a potential interest in relation to Item 7.1 as she is personally known to one of the representors and will excuse herself from the hearing and debate for this item.



ANDREEA CADDY LEFT THE MEETING AT 7:25PM

7. CATEGORY 3 NOTIFIED APPLICATIONS

7.1 17 HANNAFORD ROAD BLACKWOOD

Author:	Sean Elliott
Proposal:	Construct Retaining Wall, Fencing and Associated Earthworks
Development Number:	080/0297/18
Date of Lodgement:	06/04/2018
Owner:	Ms F Crowe & Mr G H Morgan
Applicant:	Geoffrey Hugh Morgan & Francine Crowe
Location:	17 Hannaford Road BLACKWOOD SA 5051
Zone:	Residential (Hills) Zone
Application type:	Merit
Public Notification Category:	Category 3
Representations Received:	Yes - 3
Internal Referrals:	Nil
External Referrals:	Nil
Development Plan:	Consolidated 20 February 2018
Delegation:	CAP – Any Category 2 or 3 application where a representor wishes to be heard by the Council
Recommendation:	To Grant Development Plan Consent subject to conditions

Representors

CYNTHIA SEXTON OF 43 GREVILLEA WAY BLACKWOOD ADDRESSED THE PANEL CONCERNING THIS ITEM

LISA RANDALL OF 45 GREVILLEA WAY BLACKWOOD ADDRESSED THE PANEL CONCERNING THIS ITEM

Applicant

MR LOU FANTASIA OF LOU FANTASIA PLANNING PTY LTD (ON BEHALF OF MR G H MORGAN) ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER

Owner

MR G H MORGAN ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER



MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. REFUSES Development Plan Consent to the application by Geoffrey Hugh Morgan & Francine Crowe to Construct Retaining Wall, Fencing and Associated Earthworks at 17 Hannaford Road Blackwood, as detailed in Development Application No. 080/0297/18 for the following reasons:
 1. The proposed development would be contrary to the special character of the zone, in particular its rugged topography;
 2. The development is not designed and sited to relate to the slope of the land and natural character of the area and so contravenes in particular zone PDC 6(e) and (f);
 3. The development fails to comply with Council Wide PDC 65 due to the depth of filling proposed.

CARRIED

ANDREEA CADDY REJOINED THE MEETING AT 7:58PM

MICHAEL OSBORN LEFT THE MEETING AT 7:58PM



7.2 141-145 CROSS ROAD WESTBOURNE PARK SA 5041

Author:	Timothy Pride
Proposal:	Divide Land to Create 12 Community Strata Lots (2:12) and Construct a Two Storey Residential Flat Building Comprising 12 Dwellings, Associated Car Parking and Landscaping (non-complying)
Development Number:	080/0622/18
Date of Lodgement:	08/05/2018
Owner:	Mr W Wu & Ms R Lin
Applicant:	Dominion Property 1982 Pty Ltd
Location:	141-145 Cross Road WESTBOURNE PARK SA 5041
Zone:	Residential (Central Plains) Policy Area 9
Application type:	Non Complying
Public Notification Category:	Category 3
Representations Received:	2 – 1 support with concerns / does not wish to be heard & 1 opposing development / wishes to be heard
Internal Referrals:	Engineering / Waste / Heritage
External Referrals:	Department of Planning, Transport and Infrastructure
Development Plan:	Consolidated 20 February 2018
Delegation:	Council Assessment Panel – non complying form of development
Recommendation:	Subject to concurrence from SCAP, to Grant Development Plan Consent and Land Division Consent subject to conditions

Applicant

ANTHONY GATTI (ON BEHALF OF DOMINION PROPERTY 1982 PTY LTD) ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER

MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. Subject to concurrence from the State Commission Assessment Panel (SCAP), GRANTS Development Plan Consent, and Land Division Consent to the application by Dominion Property 1982 Pty Ltd to Divide Land to Create 10 Additional Community Strata Allotments (2:12) and Construct a Two-Storey Residential Flat Building Comprising 12 Dwellings. Associated Car Parking and Landscaping at 141-145 Cross Road, Westbourne Park, as detailed in Development Application No. 080/0622/18 subject to the following reserved matters, conditions and advisory notes:

Pursuant to Section 33(3) of the Development Act, 1993, the Council Assessment Panel RESERVES its decision in relation to the following matters, and AUTHORISES the Development Assessment Manager to determine whether consent should be granted in respect of each matter:



1. Detailed engineering site works and drainage plan for the appropriate collection, storage and staged release of stormwater from the site

The following measures must be incorporated in the stormwater design for large-scale residential developments and commercial developments:-

- Suitable stormwater management techniques including detention systems must be designed to reduce the post development flows to the equivalent flow derived from an effective run-off coefficient of 0.25 for a 5 year ARI event, and 0.45 in a 100 year ARI event. In addition, for the 5 year ARI event, the peak outflow from the detention system must be checked to ensure the outflow after 90 minutes for the critical storm duration from the detention system is not greater than the flow that would arise from a 90 minutes storm based on a pre-development catchment with a 0.25 runoff coefficient. Should this flow be larger, then the detention volume must be further increased to reduce the outflow to this undertrained 0.25 runoff coefficient level. The directly connected time of concentration must be appropriate for the development to industry standards.
- A “Limited Out Flow” from the development must be achieved by incorporating into the stormwater drainage design, measures for either On-site Stormwater Retention (OSR) and/or On-site Stormwater Detention (OSD).
- The “Limited Out Flow” from the development may be discharged to either Council infrastructure or to an area for OSR within the property (i.e. landscape area, rain garden, soakage trenches).
- Stormwater that is retained on-site (OSR) by utilising landscaped areas within the property, rain gardens, soakage trenches, or additional tank storage, must be contained within the site. Stormwater resulting from a storm up to and including a 20 year ARI, must not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
- Detention tank capacity must be in addition to any proposed rainwater storage tanks for domestic supply or OSR.
- An approved oil / grease arrestor or similar is to be installed to treat all stormwater runoff from the vehicles areas prior to being discharged into the Council stormwater system.
- Maximum stormwater discharge rate to the street water table (from any single outlet) must be limited to 20 litres per second, with a maximum discharge velocity of 2 metres per second.
- The stormwater design for the development must be certified by a “Chartered Professional Engineer” in the field of stormwater management.

Reserved conditions Pursuant to Section 42(1) of the Development Act, 1993:

The Council Assessment Panel reserves its decision on the form and substance of any further conditions for the Development Plan Consent that it considers appropriate to impose in respect of the reserved matter(s) outline above, and this is to be authorised to the Development Assessment Manager.



Development Plan consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 080/0622/18 and specifically the following plans:
 - Proposed Community Strata Plans of Division – Andrew Davidson and Associates – Sheets 1 to 4 – Reference 3386-PC301 - Dated Amended 21/03/2019
 - Apartment Site Plan – Intro – Drawing Number SK09 - Project Number 17011 – Revision C – Dated 20/03/2019
 - Floor Plan – Apartments – Intro – Drawing Number SK11 – Project Number 17011 – Revision D – Dated 6/03/2019
 - Floor Plan – Apartments – Intro – Drawing Number SK12 – Project Number 17011 – Revision B – Dated 06/03/2019
 - Apartment Elevations – Intro – Drawing Number SK50 – Project 17011 – Revision C – Dated 07/03/2019
 - Site Landscape Plan – Intro – Drawing Number SK05 – Project Number 17011 – Revision C – Dated 21/03/2019

Except where varied by any condition(s) listed below:

Reason: To ensure the proposal is developed in accordance with the approved plans

2. The landscaping is to be installed within 6 months of the occupation of any of the units, and is to be maintained in good health at all times, including the replacement of any serious diseased or dead plants/trees, to the satisfaction of Council.

Reason: To ensure the amenity of the locality is maintained.

3. The shared access shall be a minimum of 6 metres in width for the first 6 metres into the site.

Reason: To ensure that the site has safe and convenient access.

4. The 6 metres x 6 metres shared access area shall remain clear of any impediments to vehicle movements including, but not limited to, utility meters, fencing, vegetation and parked vehicles.

Reason: To ensure the site has safe and convenient access.

5. The Council three bin system is to be provided and shared between the paired units, such that only six of each type of bin is to be provided and collected by Council's waste collection service from the road reserve on Cross Road. No additional bins (except replacement bins) will be provided or collected by Council.

Reason: To ensure that the number of bins are limited to that which can be safely placed in the road reserve for collection.



6. In the event that some part of the frontage of the subject land is acquired which reduces the length of the driveway then the driveway shall be adjusted to continue to provide a 6 x 6 metre shared access area at the road interface.

Reason: To ensure safety of two way vehicle movements entering or leaving the site.

7. The detailed design and construction of the herein approved residential flat building, shall comply with the requirements of the *Minister's Specification, SA 78B, Construction requirements for the control of external sound*, February 2013.

Reason: To ensure that the units have adequate noise attenuation and amenity for occupants

Conditions Pursuant to Section 37 4(b) of the Development Act 1993 and Schedule 8 of the Development Regulations as directed by the Department of Planning, Transport and Infrastructure:

8. All vehicular access shall be gained via the common property access adjacent the western property boundary.

Reason: To ensure that the proposal has safe and convenient access.

9. Any obsolete crossovers shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense.

Reason: To ensure that the road is maintained in a safe manner

10. All vehicles shall enter and exit the site in a forward direction.

Reason: To ensure that vehicle movements are safe and do not impact on the adjoining arterial road.

11. All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004*. Furthermore, clear sightlines, as shown in Figure 3.3 in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Reason: To ensure that the site is development in way that supports safe vehicle movements.

12. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Cross Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Reason: To ensure that stormwater is discharged in a manner that does not impact the safety of the arterial road.



Land Division consent Conditions Pursuant to Section 33 1(c):

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0072157)

SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.

SA Water also advise that for further processing of this application by SA Water, to establish the full requirements and costs of this development, the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDeveloper/Custom+Connections+Centre.htm>

For further information or queries please contact SA Water Land Developments on 7424 1119.

2. Payment of \$68,300.00 into the Planning and Development Fund (10 allotment/s @ \$6830.00 /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 State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
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 State Commission Assessment Panel for Land Division Certificate purposes.

CARRIED



7.3 1 TAPSON CRESCENT PASADENA

Author:	Marissa Virgara
Proposal:	Single Storey Detached Dwelling, Garage, Verandah & Earthworks
Development Number:	080/1184/18
Date of Lodgement:	16/01/2019
Owner:	Mr & Mrs McInerney
Applicant:	Paul Craig
Location:	1 Tapson Crescent PASADENA SA 5042
Zone:	Hills Face Zone
Application type:	Non Complying
Public Notification Category:	Category 3
Representations Received:	Nil
Internal Referrals:	Engineering
External Referrals:	CFS
Development Plan:	20 February 2018
Delegation:	CAP - Non-complying applications
Recommendation:	To Grant Development Plan Consent subject to conditions

MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. Subject to concurrence from the State Commission Assessment Panel (SCAP), GRANTS Development Plan Consent to the application by Paul Craig to Construct a Single Storey Detached Dwelling with Garage, Verandah, Portico and Earthworks at 1 Tapson Crescent Pasadena, as detailed in Development Application No. 080/1184/18 and subject to the following conditions and advisory notes:

Development Plan consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 080/1549/18 and more specifically the following plans:
 - Site Plan – Balance Homes – Drawing Number PL-1 – Date March 2019
 - Floor Plan – Balance Homes – Drawing Number PL-2 – March 2019
 - Elevations – Balance Homes – Drawing Number PL-3 – March 2019
 - Schematic Section Through Dwelling – Drawing Number PL-4 – March 2019

Reason: To ensure the proposal is established in accordance with the plans and details submitted



2. The erosion control measures must be maintained throughout the progress of the work.

Reason: To protect the natural environment and minimise erosion

3. Any additional excavated material not required as fill for the site must be removed immediately after excavation to prevent bogging and soil washing away.

Reason: To protect the natural environment and to minimise erosion

4. The proposed landscaping must be established in accordance with the approved plan prior to the occupation of the building and must be maintained in good condition at all times. Any such landscaping must be replaced if it dies or becomes seriously diseased.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

5. **Conditions as Imposed by CFS**

ACCESS TO HABITABLE BUILDING

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large Bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres.

SA CFS notes the proposed development is sited less than 30 metres from the public road.

WATER SUPPLY

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) 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.

ACCESS (to dedicated water supply)

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) 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.

Where a water storage facility is required to have a fire authority fitting, the following will apply:-

SA CFS has no objection to the proposed location for the dedicated water supply as detailed on drawing named Site Plan dated at last revision 07.01.2019, providing the outlet is positioned remotely to comply with the following conditions:

- 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 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.
- Access to the building site 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.
- A gravity fed 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 draughting purposes shall be capable of withstanding the required pressure for draughting.

VEGETATION

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) 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 habitable building (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 habitable building (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.

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

6. Stormwater connections to the street water table, must be in accordance with Council's Engineering Detail SD-600, Sheet 19. Pipes through the Council verge area must be constructed of galvanized steel, not PVC. Trench reinstatements beneath the footpath area must be in accordance with Council's Engineering Detail SD-600 Sheets 14 B & 15 B.

Reason: To comply with Council policy and to ensure uniformity with stormwater connections from the property boundary to the kerb and gutter



7. Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's "Stormwater Pollution Prevention Codes of Practice";

- For the Community
- For Local, State and Federal Government
- For the Building and Construction Industry

Reason: To inform owners, developers, builders etc of their obligation in regard to the environment and to the appropriate measures of stormwater disposal from building sites

8. The driveway must be constructed and sealed with bound material (asphalt, pavers, or concrete etc.) appropriate to the grade, providing both structural integrity and traction in both wet and dry conditions. The use of unbound materials (gravel, or quarry rubble) is not permitted due to the steep grades of the driveway.

Reason: To ensure appropriate materials are used in driveways to provide sufficient traction to those driveways identified as being excessively steep

9. New residential driveway crossover(s) must be constructed in accordance with Council's Engineering detail SD-600, Sheets 8, 9 & 10.

NOTE: An application to construct an invert/crossover in a public street must also be lodged with Council.

Reason: To comply with Council standard invert/crossover construction specifications for residential driveways

10. All earthworks associated with the development must be stabilized in accordance with standard engineering design and practices against erosion and failure.

NOTE: The applicant is reminded that earthworks must not encroach across neighbouring property boundaries.

Reason: To ensure that all necessary measures are undertaken to stabilize all earthworks on site

11. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.

Reason: To ensure any damage to Council's infrastructure is reinstated



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12. The stormwater tank overflow pipe is to be discharged along the northern property boundary alignment to Kinnane Crescent to prevent stormwater sheeting directly across the Tapson / Kinnane Crescent road junction to the satisfaction of Council.

Reason: To ensure that the stormwater management does not impact the safety of the adjoining public road.

13. The applicant has nominated to install 3 x 22,000 litre stormwater tanks of which the following stormwater retention / detention method of stormwater management is required:-

- a. 1 x 22,000 designated CFS firefighting tank,
- b. 5,500 litre Stormwater Detention Tank,
- c. 38,500 litre capacity Rainwater Harvest (Retention) tank reticulated to the dwelling toilet, laundry and or hot water system.

Reason: To ensure the proposal has adequate stormwater management.

CARRIED

CR TODD LEFT THE MEETING AT 6:41PM



8. CATEGORY 2 NOTIFIED APPLICATIONS

8.1 29-37 SARGENT PARADE BELLEVUE HEIGHTS

Author:	Cassia Byrne
Proposal:	Sports Lighting located on Manson Oval (6 x 25 Metre High Light Poles)
Development Number:	080/1678/18
Date of Lodgement:	18/12/2018
Owner:	City of Mitcham
Applicant:	Sturt Lions Football Club Incorporated
Location:	29-37 Sargent Parade BELLEVUE HEIGHTS SA 5051
Zone:	Residential (Hills) Zone
Application type:	Merit
Public Notification Category:	Category 2
Representations Received:	6
Internal Referrals:	Nil
External Referrals:	Nil
Development Plan:	20 February 2018
Delegation:	Category 2 application where a representor wishes to be heard by CAP.
Recommendation:	To Grant Development Plan Consent subject to conditions

Representors

MR A G STEWART OF 16 EVE ROAD BELLEVUE HEIGHTS ADDRESSED THE PANEL CONCERNING THIS ITEM

MR M J MAIO OF 22 VAUCLUSE CRESCENT BELLEVUE HEIGHTS ADDRESSED THE PANEL CONCERNING THIS ITEM

MR H R FINK OF 2 ALPHA ROAD BELLEVUE HEIGHTS ADDRESSED THE PANEL CONCERNING THIS ITEM

Applicant

MR JOHN VANDER VEEKEN, PRESIDENT AND MS REBECCA RUTSCHACK, (ON BEHALF OF STURT LIONS FOOTBALL CLUB INCORPORATED) ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER

Owner

CITY OF MITCHAM ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER



MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. GRANTS Development Plan Consent to the application by Sturt Lions Football Club Incorporated to Construct Sports Lighting Located on Manson Oval (6 X 25 Metre High Light Poles) at 29-37 Sargent Parade BELLEVUE HEIGHTS SA 5051 as detailed in Development Application 080/1678/18 and subject to the following conditions and advisory notes:

Development Plan consent Conditions:

1. The proposal must be developed in accordance with the details submitted to the Council and approved plans relating to Development Application Number 080/1678/18, including:
 - Lighting plan prepared by Steve Tanner of Sports Lighting Australia, dated 30/01/2019, Rev B – Spill Reduction; and
 - Email submitted by Lino Fusco of the Sturt Lions Football Club dated 28 November 2018

Except where varied by the following conditions:

Reason: To ensure the proposal is established in accordance with the plans and details submitted

2. The lighting shall be used only on the following times and turned off and remain off outside these hours, unless prior consent has been provided by Council's Planning and Property Departments:

Monday to Friday: 5:00pm to 9:30pm

Reason: To protect the amenity of adjoining residents

3. An automated switch must be applied to the lighting system to ensure the turn off times occur as approved.

Reason: To protect the amenity of adjoining residents.

4. No amplified music or PA systems are to be used after 6pm on any given day

Reason: To protect the amenity of adjoining residents

CARRIED

CR TODD RETURNED TO THE MEETING AT 7:25PM



8.2 43 KENT STREET HAWTHORN

Author:	Marissa Virgara
Proposal:	Single Storey Detached Dwelling, Retaining Walls and Attached Fencing to 2.3m, and Front Masonry Pillar Fence
Development Number:	080/1692/18
Date of Lodgement:	02/01/2019
Owner:	J M Rorison
Applicant:	Lares Homes Pty Ltd
Location:	43 Kent Street HAWTHORN SA 5062
Zone:	Residential (Central Plains) Zone Policy Area 9
Application type:	Merit
Public Notification Category:	Category 2
Representations Received:	2
Internal Referrals:	Engineering
External Referrals:	Nil
Development Plan:	20 February 2018
Delegation:	Category 2 development where a Representor wishes to be heard
Recommendation:	To Grant Development Plan Consent subject to conditions

Representors

MR P BRUNNING (ON BEHALF OF MR D G BARNFIELD & MS C JUNIPER, 45 KENT STREET HAWTHORN) ADDRESSED THE PANEL CONCERNING THIS ITEM

Applicant

MR P HARNETT OF URPS PLANNING (ON BEHALF OF LARES HOMES PTY LTD) ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER

Owner

MR L A & MRS M HARVEY ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER

MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. GRANTS Development Plan Consent to the application by Lares Homes to Construct a Single Storey Detached Dwelling, Retaining Walls and Attached Fencing to 2.3m in Height & Front 1.5 Metre Masonary Pillar Fence at 43 Kent Street Lower Mitcham, as detailed in Development Application No. 080/1692/18 and subject to the following conditions and advisory notes:



Development Plan consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 080/1549/18 and more specifically the following plans:

- 3D Perspective – Lares Homes
- Streetscape – Sheet CD06 – Lares Homes – Dated 11/02/2019
- Landscaping Plan – Sheet CD02 – Lares Homes – Dated 11/02/2019
- Setback Analysis – REF: 19ADL-0039 – Lares Homes – Dated 12/03/2019
- Site Works Plan – Drawing No. 18789-C01 – Lares Homes – Dated 12/12/2018 with amendment 31/01/2019
- Site Plan – Job N. LH105 Sheet 1 of 10 – Lares Homes – Dated 19/02/2019
- Floor Plan – Job No. LH105 Sheet 10 of 10 – Lares Homes – Dated 19/02/2019
- Elevations – Job No. LH105 Sheet 2 of 10 – Lares Homes - Dated 19/02/2019
- Details & Sections – Job No. LH105 Sheet 4 of 10 – Lares Homes – Dated 19/02/2019
- Boundary Retaining Wall Details – Job No. LH105 Sheet P1 of P1 – Lares Homes – December 2018

Reason: To ensure the proposal is established in accordance with the plans and details submitted

2. The erosion control measures must be maintained throughout the progress of the work.

Reason: To protect the natural environment and minimise erosion

3. Any additional excavated material not required as fill for the site must be removed immediately after excavation to prevent bogging and soil washing away.

Reason: To protect the natural environment and to minimise erosion

4. Site work, demolition and building work must be carried out only between the hours of 7:30am to 6:30pm Monday to Friday inclusive.

Reason: To limit the effect of construction on the amenity of the locality

5. Stormwater connections to the street water table, must be in accordance with Council's Engineering Detail SD-600, Sheet 19. Pipes through the Council verge area must be constructed of galvanized steel, not PVC. Trench reinstatements beneath the footpath area must be in accordance with Council's Engineering Detail SD-600 Sheets 14 B & 15 B.

Reason: To comply with Council policy and to ensure uniformity with stormwater connections from the property boundary to the kerb and gutter



6. *Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.*

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's "Stormwater Pollution Prevention Codes of Practice";

- *For the Community*
- *For Local, State and Federal Government*
- *For the Building and Construction Industry*

Reason: To inform owners, developers, builders etc of their obligation in regard to the environment and to the appropriate measures of stormwater disposal from building sites

7. All earthworks associated with the development must be stabilized in accordance with standard engineering design and practices against erosion and failure.

NOTE: The applicant is reminded that earthworks must not encroach across neighbouring property boundaries.

Reason: To ensure that all necessary measures are undertaken to stabilize all earthworks on site

8. *Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/ reinstated to Council's satisfaction at the developer's expense.*

Reason: To ensure any damage to Council's infrastructure is reinstated

CARRIED



9. DEFERRED ITEMS (FROM PREVIOUS MEETING)

9.1 2 HARVEY AVENUE WESTBOURNE PARK

Author:	Sean Elliott
Proposal:	Two 2-Storey Semi-Detached Dwellings, Garage, Carport & Verandahs
Development Number:	080/0835/18
Date of Lodgement:	28/06/2018
Owner:	Atkins Building Group Pty Ltd
Applicant:	Atkins Building Group Pty Ltd
Location:	2 Harvey Avenue WESTBOURNE PARK SA 5041
Zone:	Residential (Central Plains) Zone & Policy Area 9
Application type:	Merit
Public Notification Category:	Category 2
Representations Received:	Yes - 5
Internal Referrals:	Nil
External Referrals:	Nil
Development Plan:	Consolidated 20 February 2018
Delegation:	Council Assessment Panel – 'Application was previously considered by CAP and deferred, and is presented back for a decision.
Recommendation:	To Grant Development Plan Consent subject to conditions

MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. GRANTS Development Plan Consent to the application by Atkins Building Group Pty Ltd to Construct Two Two-Storey Semi-Detached Dwellings, Garage, Carport and Verandahs at 2 Harvey Avenue Westbourne Park, as detailed in Development Application No. 080/0835/18 and subject to the following conditions and advisory notes:

Development Plan consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 080/0835/18 and more specifically the following plans:
 - Site Plan – Atkins Building Group – Dwg No. S765, Sh 01 of 10 – Issue 15 March 2019 - G
 - Locality Plan – Atkins Building Group – Dwg No. S765, Sh 02 of 10 – Issue 15 March 2019 – G
 - Ground Floor Plan – Atkins Building Group – Dwg No. S765, Sh 03 of 10 – Issue 15 March 2019 - G
 - First Floor Plan – Atkins Building Group – Dwg No. S765, Sh 04 of 10 – Issue 15 March 2019 - G



- Elevation SH1 – Atkins Building Group – Dwg No. S765, Sh 05 of 10 – Issue 15 March 2019 - G
- Elevation SH 2 – Atkins Building Group – Dwg No. S765, Sh 06 of 10 – Issue 15 March 2019 – G
- Elevation SH 3 – Atkins Building Group – Dwg No. S765, Sh 07 of 10 – Issue 15 March 2019 - G
- Fence Elevation – Atkins Building Group – Dwg No. S765, Sh 08 of 10 – Issue 15 March 2019 - G
- Front View 1 – Atkins Building Group – Dwg No. S765, Sh 09 of 10 – Issue 15 March 2019 - G
- Front View 2 – Atkins Building Group – Dwg No. S765, Sh 10 of 10 – Issue 15 March 2019 - G

Except where varied by any conditions listed below

Reason: To ensure the proposal is established in accordance with the plans and details submitted

2. All upper-storey windows other than street elevation(s) must comprise of fixed translucent glazing or fixed shutters to a minimum height of not less than 1.7m from the finished floor level and be nominated on a plan prior to issuing Full Development Approval.

Reason: To minimise the impact on privacy to the residents of adjacent dwellings

3. Stormwater connections to the street water table, must be in accordance with Council's Engineering Detail **SD-600, Sheet 19**. Pipes through the Council verge area must be constructed of galvanized steel, **not PVC**. Trench reinstatements beneath the footpath area must be in accordance with Council's Engineering Detail **SD-600 Sheets 14 B & 15 B**.

Reason: To comply with Council policy and to ensure uniformity with stormwater connections from the property boundary to the kerb and gutter

4. Stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

Reason: To provide adequate protection against the possibility of stormwater inundation to neighbouring properties

5. Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.



NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's "Stormwater Pollution Prevention Codes of Practice";

- For the Community
- For Local, State and Federal Government
- For the Building and Construction Industry

Reason: To inform owners, developers, builders etc of their obligation in regard to the environment and to the appropriate measures of stormwater disposal from building sites

6. The new residential driveway crossover(s) must be constructed in accordance with Council's Engineering detail **SD-600, Sheets 8, 9 & 10.**

Reason: To comply with Council standard invert/crossover construction specifications for residential driveways

7. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.

Reason: To ensure any damage to Council's infrastructure is reinstated

8. Stormwater from the site must be managed during construction and until the site is stabilised to ensure that it does not cause nuisance to any adjoining property. Temporary drainage must be installed as soon as the roof is constructed.

Reason: To ensure that all necessary measures are undertaken to stabilise all earthworks on site

CARRIED



9.2 2 COOLIDGE AVENUE LOWER MITCHAM

Author:	Marissa Virgara
Proposal:	Construct a Pair of Semi-Detached Dwellings, Garages, Verandahs & Porticos
Development Number:	080/1549/18
Date of Lodgement:	27/11/2018
Owner:	Mrs J F Schapel & Estate Of The Late W J Schapel
Applicant:	Contech
Location:	2 Coolidge Avenue LOWER MITCHAM SA 5062
Zone:	Residential (Central Plains) Zone Policy Area 8
Application type:	Merit
Public Notification Category:	Category 2
Representations Received:	4
Internal Referrals:	NIL
External Referrals:	NIL
Development Plan:	20 February 2018
Delegation:	CAP – application previously deferred by CAP, is presented back for further consideration.
Recommendation:	Grant Development Plan Consent subject to conditions

Applicant

***MARCUS ROLFE OF URPS PLANNING CONSULTANTS ON BEHALF OF CONTECH
ADDRESSED THE PANEL / ANSWERED QUESTIONS OF THE PANEL CONCERNING
THIS MATTER***

MOTION: That pursuant to the authority delegated to the Council Assessment Panel by the Council, the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and
2. DEFERS the decision on the application to allow the applicant to consider appropriate design measures to better comply with the requirements of the Council's development plan.

CARRIED



10. CATEGORY 1 APPLICATIONS

Nil

11. CONFIDENTIAL ITEMS

Nil

12. APPEALS UPDATE

12.1 PENDING APPEALS UPDATE AS AT 21 MARCH 2019

The report was received for information only.

13. OTHER BUSINESS

Nil

14. ASSESSMENT MANAGER REPORT

Discussion re appointment of acting Presiding Member for next meeting due to absence of David Billington.

Assessment Manager advised that Council has appointed Cr Andrew Tilley as the Council representative on the CAP with Cr Yvonne Todd acting as deputy.

15. STRATEGY AND POLICY CONSIDERATIONS

Nil

16. CLOSE

There being no further business, the meeting closed at 8:34pm.