MINUTES

OF THE

COUNCIL ASSESSMENT PANEL

HELD ON

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

MEMBERSHIP: David Billington (Presiding Member), Steve Hooper and Michael Osborn
CR: Andrew Tilley  CR: Yvonne Todd (Deputy for Cr Tilley)

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TIM PRIDE
ACTING ASSESSMENT MANAGER
1. **PRESENT**
   - David Billington (Presiding Member)
   - Steve Hooper
   - Michael Osborn
   - Cr Andrew Tilley
   - Cr Yvonne Todd – as deputy for Cr Andrew Tilley

2. **APOLOGIES**
   - Marc Duncan

3. **ABSENT**
   - Nil

4. **CONFIRMATION OF MINUTES**
   
   **RECOMMENDATION**
   
   The Minutes of the Council Assessment Panel Meeting held on 6 June 2019 are confirmed.
   
   **CARRIED**

5. **DISCLOSURE OF PECUNIARY INTERESTS**
   - Nil

6. **DISCLOSURE OF INTERESTS**
   - Michael Osborn declared a perceived interest to item 7.1 and item 7.4.
7. CATEGORY 3 NOTIFIED APPLICATIONS

7.1 48 CARRICK HILL DRIVE, MITCHAM

<table>
<thead>
<tr>
<th>Author:</th>
<th>Marc Duncan</th>
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<tbody>
<tr>
<td>Development Number:</td>
<td>080/0342/19</td>
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<tr>
<td>Date of Lodgement:</td>
<td>29/03/2019</td>
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<tr>
<td>Owner:</td>
<td>Z Teng</td>
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<tr>
<td>Applicant:</td>
<td>Future Urban Pty Ltd</td>
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<tr>
<td>Location:</td>
<td>48 Carrick Hill Drive MITCHAM SA 5062</td>
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<tr>
<td>Zone:</td>
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<tr>
<td>Application type:</td>
<td>Non Complying</td>
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<td>Category 3</td>
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<td>Representations Received:</td>
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<td>Internal Referrals:</td>
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<td>External Referrals:</td>
<td>Heritage SA / CFS</td>
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<td>Development Plan:</td>
<td>Consolidated 20 February 2018</td>
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<td>Delegation:</td>
<td>Council Assessment Panel – non-complying applications</td>
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<td>Recommendation:</td>
<td>Subject to SCAP concurrence, to Grant Development Plan Consent subject to conditions</td>
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Representors

**JACKIE FREEMAN OF 45 CARRICK HILL DRIVE, MITCHAM ADDRESSED/ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER**

**CHRISTINE HEARD OF 43 CARRICK HILL DRIVE, MITCHAM ADDRESSED/ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER**

**Applicant**

**FUTURE URBAN PTY LTD (MR FABIAN BARONE) ADDRESSED/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 the concurrence of the State Commission Assessment Panel (SCAP), GRANTS Development Plan Consent to the application by Future Urban Pty Ltd to demolish the existing dwelling and construct a single storey detached dwelling with basement, swimming pool and safety barrier, associated retaining walls, earthworks and landscaping at 48 Carrick Hill Drive, Mitcham, as detailed in Development Application No. 080/0342/19 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 addendum and plan(s) and information detailed in Application No. 080/0342/19, specifically;

   Drawings done by The Galvin Group – Revision A – dated 25/06/2019;
   - Survey
   - Site plan and planting schedule
   - Ground floor plan
   - Ground floor area / Basement floor plan / Basement floor area
   - Elevation and section plan
   - North and south boundary elevations
   - West and east boundary elevations
   - East and south house elevation
   - North and west house elevation
   - Architectural detail – east elevation
   - Sections X01 and X02
   - Sections Y01 and Y02
   - Sections Y03 and Y04
   - E1 and E2: Existing dwelling versus replacement dwelling
   - E3 and E4: Existing dwelling versus replacement dwelling
   - Site area/coverage between existing dwelling and replacement dwelling
   - Stormwater plan
   - Retaining wall plan
   - CFS site plan
   - Existing site photography and locations and proximity plan
   - On site photography
   - 3D perspectives
   - 3D aerial perspectives

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

2) The applicant must obtain a Heritage Engineers appraisal of the condition and structural capacity of the State Heritage listed tank, to establish a maximum future loading limit for people number and loose garden furniture, etc.

   Reason: To ensure the structural integrity of the State Heritage listed structure

3) All scarring or physical disturbances of the land during any excavation work must be restricted to only that which is shown on the approved plan and only as required for building work and/or access purposes. All exposed excavations and fill must be covered with top soil and planted with ground cover which will screen the changed land forms and prevent erosion within 6 months of the excavation work taking place.

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

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

Reason: To protect the natural environment and minimise erosion

5) 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

6) Existing trees which are to be retained in accordance with approved landscaping plans for the subject site must not be damaged or removed (including root damage).

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

7) All existing significant trees within the subject site not directly affected by site work and building work must be protected during development and retained. Prior to any earthworks on the site, fencing must be erected around the base of the trees to be retained. Vehicles must not be parked or earth/materials placed under the trees.

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

8) 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 galvanised 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

9) 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

10) 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

11) Stormwater and driveways located on the high side of a road must be collected at the front boundary of the property and discharged via the household stormwater system to the road water table. Stormwater from the driveway within the property must not be allowed to discharge over the footpath or nature strip to the road.

   Reason: To prevent stormwater sheeting across the verge and roadway and causing a hazard to pedestrians and motorists etc

12) Developments with proposed finished floor levels situated below the street water table level must incorporate a stormwater grate (300mm x 150mm) across the front of the garage and connected into the household stormwater system to provide greater protection against the possibility of stormwater inundation.

   Reason: To provide additional protection against the possibility of stormwater inundation to the garage and dwelling

13) 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

14) 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

15) Stormwater agricultural drains must be installed adjacent to all retaining walls to provide adequate drainage away from all associated building footings and discharged appropriately to the street to the satisfaction of Council.

Conditions as imposed by CFS:

16) ACCESS TO HABITABLE BUILDING

   • Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.

   • The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –

   i. A loop road around the building, OR
   ii. A turning area with a minimum radius of 12.5 metres, OR
   iii. A ‘T’ or ‘Y’ shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
• Private access shall have minimum internal radii of 9.5 metres on all bends.
• Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.
• Understorey vegetation either side of the access road shall be reduced to a maximum height of 10cm for a distance of 3 metres. Mature trees within this fuel reduced zone may remain.

Reason: 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.

17) ACCESS (to dedicated water supply)

• Water supply outlet shall be easily accessible and clearly identifiable from the access way, that is a distance of no greater than 30 metres (path of travel) from the proposed habitable building. 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.

• 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.

Reason: 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.

18) WATER SUPPLY

- A minimum supply of 22,000 litres of water shall be available at all times for
  bushfire fighting purposes.

- The minimum requirement of 22,000 litres may be combined with domestic use,
  providing the outlet for domestic use is located above the 22,000 litres of dedicated
  fire water supply in order for it to remain as a dedicated supply.

- 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 habitable building 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 habitable building).

- 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: 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.

19) VEGETATION

• 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.
Reason: 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.

Staging:

20) Pursuant to section 39(8) of the Development Act 1993 consent is given for the undertaking of the proposed development in stages;

- Stage 1 as shown on the Site Plan and Planting Schedule Revision A
- Stage 2 balance of works

Advisory Notes:

1) HERITAGE PLACES

You are advised of the following requirements of the Heritage Places Act, 1993:-

a. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.

b. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water & Natural Resources.

If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

CARRIED

MICHAEL OSBORN RETURNED TO THE MEETING AT 7:09PM
7.2 19 PRITCHARD GROVE PANORAMA

| Author: | Bethany Andretzke |
| Proposal: | Detached Dwelling, Garage, Verandah, Balcony, Retaining Walls, Associated Earthworks and Water Tanks. |
| Development Number: | 080/1217/18 |
| Date of Lodgement: | 28/09/2018 |
| Owner: | Mr M Maher & Mr E Azimi |
| Applicant: | Maurice Hood |
| Location: | 19 Pritchard Grove PANORAMA SA 5041 |
| Zone: | Hills Face Zone |
| Application type: | Non-Complying |
| Public Notification Category: | Category 3 |
| Representations Received: | 3 – 2 in support / 1 support with concerns |
| Internal Referrals: | Engineering and Horticulture |
| External Referrals: | CFS (Country Fire Service) |
| Development Plan: | Consolidated 20 February 2018 |
| Delegation: | Council Assessment Panel – Non-complying application |
| Recommendation: | To Grant Development Plan Consent subject to concurrence from SCAP |

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 the concurrence of the State Commission Assessment Panel (SCAP), GRANTS Development Plan Consent to the application by Maurice Hood to construct a detached dwelling, garage, verandah, balcony, retaining walls, associated earthworks and water tanks at 19 Pritchard Grove, Panorama, as detailed in Development Application No. 080/1217/18 and subject to the following conditions:

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. 080/1217/18 and more specifically the following plans:

- Civil Plan – FMG Engineering – Drawing no. HC01 – dated 07/12/2018
- Site Plan (with CFS vehicle turn around) – Wilcot Drafting – dated 23/05/2019
- Floor Plan – Wilcot Drafting – dated 30/12/2018
- Upper Floor Plan – Wilcot Drafting – dated 30/12/2018
- Northern and Western Elevation – Wilcot Drafting – dated 30/12/2018
• Eastern and Southern Elevation – Wilcot Drafting – dated 30/12/2018
• Sections – Wilcot Drafting – dated 30/12/2018
• Site Plan – Wilcot Drafting – dated 30/12/2018
• Landscaping Plan (using Site Plan – Wilcot Drafting – dated 30/12/2018)
• 3D images
• Statement of Effect prepared by Matt Maher – dated 5/1/2019
• Native Vegetation Clearance Assessment Data Report – assessed and compiled by Jeremy Tiller – Document number MM_001 – December 2018

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 must be established within 12 months from occupation of the herein approved dwelling, and the landscaping shall be maintained in good condition at all times, with the replacement of any landscaping that dies or becomes seriously diseased.

Reason: To ensure the amenity of the locality is maintained

3) All existing vegetation within the subject site not directly affected by site work and building work must be protected during development and retained. Prior to any earthworks on the site, fencing must be erected around the base of the trees to be retained. Vehicles must not be parked or earth/materials placed under the trees.

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

4) All scarring or physical disturbances of the land during any excavations work must be restricted to only that which is shown on the approved plan and only as required for building work and/or access purposes.

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

5) 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 minimise erosion

6) Retaining walls necessary for retention of earthworks associated with foundations for the development are required to be constructed prior to or concurrently with the earthworks.

Reason: To minimise soil erosion and ensure compaction of foundations

7) 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
8) 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 networks, 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

9) 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

10) Stormwater and driveways located on the high side of a road must be collected at the front boundary of the property and discharged via the household stormwater system to the road water table. Stormwater from the driveway within the property must not be allowed to discharge over the footpath or nature strip to the road.

*Reason:* To prevent stormwater sheeting across the verge and roadway and causing a hazard to pedestrians and motorists etc

11) The new residential driveway crossover 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 specification for residential driveways

12) All earthworks associated with the development must be stabilised 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 stabilise all earthworks on site
13) 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

14) The stormwater outlet to the street is to be angled to discharge into the directional flow of stormwater within the street to prevent it sheeting across the roadway and potentially causing a road hazard.

**Conditions as imposed by CFS:**

15) **ACCESS TO HABITABLE BUILDING**

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres.

- The ‘T’ shaped turning area, (utilising the public road or other areas designated unrestricted right of way) shall be a minimum formed length of 11 metres with minimum internal radii of 9.5 metres on bends, including bends connecting private access to public roads. *(Note: Radii not depicted in drawings, however must be an all weather formed surface)*

- Vegetation overhanding the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

- The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.

- Entry and exit angles to the driveway shall be designed to accommodate safe travel for large fire fighting vehicles with a long wheel base (Length 8.3 metres).

*Reason:* 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.

16) **ACCESS (to dedicated water supply)**

- Water supply outlet shall be easily accessible and clearly identifiable from the access way, that is a distance of no greater than 30 metres from the proposed habitable building. 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.
• 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.

Reason: 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.

17) WATER SUPPLY

• A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.

• The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.

• The water storage facility (and any support structure) shall be constructed of non-combustible material.

• The dedicated fire-fighting water supply shall be pressurised by a pump that has –
  
  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 habitable building 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 (ie. At opposite ends of the habitable building).

• 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:** 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 SA 78 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 SA 78.

18) **VEGETATION**

• 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 rooftop 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.

Reason: 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.

CARRIED
7.3 2/93 WINSTON AVENUE, DAW PARK

<table>
<thead>
<tr>
<th>Author:</th>
<th>Tegan Lewis</th>
</tr>
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<tbody>
<tr>
<td>Proposal:</td>
<td>Change of Use from Shop to Consulting Rooms (Chiropractic)</td>
</tr>
<tr>
<td>Development Number:</td>
<td>080/0583/19</td>
</tr>
<tr>
<td>Date of Lodgement:</td>
<td>07/06/2019</td>
</tr>
<tr>
<td>Owner:</td>
<td>Mr K Vletsis &amp; Mrs N Vletsis</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Philip Coulson</td>
</tr>
<tr>
<td>Location:</td>
<td>2/93 Winston Avenue DAW PARK SA 5041</td>
</tr>
<tr>
<td>Zone:</td>
<td>Residential (Central Plains) Zone Policy Area 8</td>
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<td>Non Complying</td>
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<td>Category 3</td>
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<td>Development Plan:</td>
<td>Consolidated 20 February 2018</td>
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<tr>
<td>Delegation:</td>
<td>Non-complying application</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>To Grant Development Plan Consent subject to conditions</td>
</tr>
</tbody>
</table>

MOTION: That pursuant to the authority delegated to the Council Assessment Panel by 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 the concurrence of the State Commission Assessment Panel (SCAP), GRANTS Development Plan Consent to the application P Coulson for the Change is Use from Shop to Consulting Rooms at 2/93 Winston Avenue, Daw Park, as detailed in Development Application No. 080/0583/19 and subject to the following reserved matters, 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. 080/0583/19 except where varied by any condition(s) listed below:

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

2) The premises must only be used between the hours of 8am and 6pm Monday to Friday and 9am to 3pm Saturday unless written approval to vary the times is given by Council.

   **Reason:** To ensure minimal impact on adjoining owners
3) The amount of Chiropractors operating at the site shall be limited to 2 at any given moment.

   *Reason:* To ensure minimal impact on adjoining owners.

4) It is not necessary to establish, and this consent does not rely upon, the two notional car parking spaces labelled “New Parks” on the Site Plan forming part of the approval documents.

   *Reason:* To ensure that safe and convenient car parking is maintained on the site.

**Advisory Notes:**

1) No advertising or signage has been included in this development application. The applicant is reminded that any advertising or signage erected on site will require a separate development application.

CARRIED
MICHAEL OSBORN LEFT THE MEETING AT 7:17PM

7.4 37 SHEOAK ROAD BELAIR

Author: Bethany Andretzke
Proposal: Detached Dwelling, Garage and Earthworks with Associated Retaining Walls
Development Number: 080/1180/18
Date of Lodgement: 26/10/2018
Owner: Mr D B Kitchen & Mrs H C Kitchen
Applicant: Construction Services Australia
Location: 37 Sheoak Road BELAIR SA 5052
Zone: Historic (Conservation) - Belair Village
Application type: Merit
Public Notification Category: Category 3
Representations Received: None
Internal Referrals: Local Heritage Consultant – Grieve Gillett Anderson / Project and Development Engineer
External Referrals: Country Fire Service (CFS)
Development Plan: Consolidated 20 February 2018
Delegation: Council Assessment Panel – applications for construction of a new dwelling in any Historic (Conservation) Zone
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 Construction Services Australia Pty Ltd to Construct a detached dwelling, garage and portico, and earthworks with associated retaining walls at 37 Sheoak Road, Belair, as detailed in Development Application No. 080/1180/18 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. 080/1180/18 and more specifically the following plans:

- Floor Plan – Hickinbotham – Sheet no. 1 of 3 – Date 15/02/2019
- Elevations – Hickinbotham – Sheet no. 2 of 3 – Date 15/02/2019
- Colour Selection Schedule – Date 09/08/2018
- Siteworks and Drainage Plan – Sheet 1 of 1 – Revision B – Date August 2018
- Siteworks and Drainage Plan (showing CFS tanks/connections) – Sheet 1 of 1 – Revision B – Date August 2018
2) The landscaping must be established within 6 months of the date of Development Approval 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 ensure landscaping is established within a reasonable time and enhance the visual amenity of the locality in which the subject land is situated

3) All scarring or physical disturbances of the land during any excavation work must be restricted to only that which is shown on the approved plan and only as required for building work and/or access purposes.

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

4) Retaining walls necessary for the retention of earthworks associated with foundations for the development are required to be constructed prior to or concurrently with the earthworks.

   Reason: To minimise soil erosion and ensure compaction of foundations

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 galvanised 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) 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

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”;

except where varied by any condition(s) listed below:
• 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 stormwater sump pump must be fitted with an external power plug to enable alternative power supply in the case of emergencies to the satisfaction of Council.

**Reason:** To provide adequate alternative power supply for pump sump system at all times of extensive power failures etc

9) All earthworks associated with the development must be stabilised in accordance with the 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 stabilise all earthworks on site

10) 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

11) 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

**Conditions as imposed by CFS:**

12) **ACCESS TO HABITABLE BUILDING**

• Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
• The ‘T’ shaped turning area, (utilising the public road) shall be a minimum formed length of 11 metres with 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 and a vertical height clearance of 4 metres.
Reason: 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.

13) ACCESS (to dedicated water supply)

Incorporating a site specific solution:

- A series of slimline non-combustible tanks, interconnected totalling 22,500 Litres;
- Fitted with a gravity fed fire authority outlet within 6m of the hardstand;
- Feed to Pump and Fire Hose Reels in accordance with Ministers Specification SA78;
- The first 15,000 Litres (west of the dwelling), shall be interconnected so that the water level descends simultaneously eliminating the need to operate multiple valves; and
- Total of all tanks shall be interconnected to allow the transfer of water, to and from, as the water level descends.

- Water supply outlet shall be easily accessible and clearly identifiable from the access way, that is a distance of no greater than 30 metres from the proposed habitable building. 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.

- 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.

- 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.
Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:

- The dedicated water supply outlet for draughting purposes shall not exceed 5 metre maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metre horizontal distance.

- 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:** 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.

### 14) WATER SUPPLY

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.

- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.

- The water storage facility (and any support structure) shall be constructed of non-combustible material.

- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
  
  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 habitable building 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 habitable building).

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: 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.

15) VEGETATION

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.

Reason: 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.

CARRIED

MICHAEL OSBORN RETURNED TO THE MEETING AT 7:20PM
8. CATEGORY 2 NOTIFIED APPLICATIONS

8.1 320A BELAIR ROAD LYNTON

<table>
<thead>
<tr>
<th>Author:</th>
<th>Cassia Byrne</th>
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</thead>
<tbody>
<tr>
<td>Proposal:</td>
<td>Multi-level detached dwelling, comprising a double garage with a partially suspended driveway, swimming pool and safety fence</td>
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<tr>
<td>Development Number:</td>
<td>080/1637/18</td>
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<td>Date of Lodgement:</td>
<td>18/12/2018</td>
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<tr>
<td>Owner:</td>
<td>N C Quici &amp; J S McCarthy</td>
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<tr>
<td>Applicant:</td>
<td>Janis Semets</td>
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<tr>
<td>Location:</td>
<td>320A Belair Road LYNTON SA 5062</td>
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<td>Development Plan:</td>
<td>20 February 2018</td>
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<td>CAP – Publicly notified application where a representor wishes to be heard</td>
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<td>Recommendation:</td>
<td>To Grant Development Plan Consent subject to conditions</td>
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**Representors**

**TREVOR THOMAS OF 320B BELAIR ROAD TORRENS PARK**

**ADDRESS/ANSWERED QUESTIONS OF THE PANEL CONCERNING THIS MATTER**

**Applicant**

**JANIS SEMETS ADDRESS/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 Janis Semets to Construct a Multi-level detached dwelling, comprising a double garage with a partially suspended driveway, swimming pool and safety fence at 320a Belair Road Lynton, as detailed in Development Application No. 080/1637/18 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. 080/1637/18 and in particular plans:

**Jan Semets Design**
- Survey plan - Drawing No: 18.143 DA.02 – Issue A – Dated: 7 December 2018;
- Proposed Lower Floor Plan: Drawing No: 18.143 DA.05 – Issue A – Dated: 7 December 2018;
- Proposed Site/Studio Floor Plan: Drawing No: 18.143 DA.06 – Issue A – Dated: 7 December 2018;
- Proposed Elevations: Drawing No: 18.143 DA.08 – Issue B – Dated: 11 June 2019; and

**Phil Weaver & Associates**
- Visitor Space B85 Entry Movement: Ref 19-086 – Dated 03/05/19
- Northern Garage Space B85 Entry Movement: Ref 19-086 – Dated 03/05/19
- Southern Garage Space B85 Entry Movement: Ref 19-086 – Dated 03/05/19
- Visitor Space B85 Exit Movement: Ref 19-086 – Dated 03/05/19
- Northern Garage Space B85 Exit Movement: Ref 19-086 – Dated 03/05/19
- Southern Garage Space B85 Exit Movement: Ref 19-086 – Dated 03/05/19

**Intrax Engineering Plans**
- Site and Drainage Plan – Ground Floor – Reference No 74614 – Drawing No C01 – Revision C – Dated 08/05/19
- Site and Drainage Plan – Lower Floor 1 – Reference No 74614 – Drawing No C02 – Revision C – Dated 08/05/19
- Site and Drainage Plan – Lower Floor 2 – Reference No 74614 – Drawing No C03 – Revision C – Dated 08/05/19
- Civil Details – Reference No 74614 – Drawing No C04 – Revision C – Dated 08/05/19
- Civil Computation – Reference No 74614 – Dated 27/02/2019

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

2) The proposed landscaping must be established on site in accordance with the approved plans within three (3) months of occupation of the development and must be maintained in good condition at all times to the satisfaction of Council. 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.

3) 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.

4) 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

5) The stormwater sump and pump must be fitted with an external power plug to enable alternative power supply in the case of emergencies to the satisfaction of Council.

Reason: To provide adequate alternative power supply for sump and pump system at all times of extensive power failures etc

6) All earthworks associated with the development must be stabilized in accordance with standard engineering design 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 stabilise all earthworks on site

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) 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) All vehicular access to/from this development shall be gained via Belair Road in general accordance with the Proposed Site and Drainage Plan produced by Intrax, Reference No. 74614, dated May 2019. No additional direct vehicular access onto Belair Road shall be permitted.

Reason: To ensure safe and convenient access

10) All vehicles must enter and exit Belair Road in a forward direction.

Reason: To ensure safe and convenient access

11) All on-site vehicle manoeuvring areas shall remain clear of any impediments (including parked vehicles, utility meters, letterboxes and vegetation)

Reason: To ensure safe and convenient access

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

Reason: To ensure the discharge of stormwater from the site does not cause a traffic hazard to motorists

Advisory Notes:

1) Council advises that in accordance with Environment Protection (Noise) Policy 2007 it is the owner/occupiers responsibility to ensure that the pool equipment does not emit noise levels greater than 52 dB(A) between 7am to 10pm, when measured at the receivers.
9.  DEFERRED ITEMS (FROM PREVIOUS MEETING)

9.1  39 CROSS ROAD KINGSWOOD

<table>
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<tr>
<th>Author:</th>
<th>Bethany Andretzke</th>
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<tbody>
<tr>
<td>Proposal:</td>
<td>Demolition of all Existing Structures</td>
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<tr>
<td>Development Number:</td>
<td>080/0577/19</td>
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<td>15/05/2019</td>
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<tr>
<td>Owner:</td>
<td>Ms S J Brown</td>
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<td>Applicant:</td>
<td>Stephanie Joy Brown</td>
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<td>39 Cross Road KINGSWOOD SA 5062</td>
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<td>Local Heritage Consultant – Grieve Gillett Anderson</td>
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<td>Development Plan:</td>
<td>Consolidated 20 February 2018</td>
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<tr>
<td>Delegation:</td>
<td>Council Assessment Panel – ‘Application was previously considered by CAP and deferred and is presented back for a decision’</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>To Grant Development Plan Consent subject to conditions</td>
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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 Stephanie Brown to Demolish all existing structures at 39 Cross Road, Kingswood, as detailed in Development Application No. 080/0577/19 for the following reasons:

1) The application fails to demonstrate PDC 8 of the Historic (Conservation) Policy Area 15 is satisfied;

2) The proposed development is contrary to PDC 3 of the Historic (Conservation) Policy Area 15, in that it would remove a building that contributes to the historic character of the area.

CARRIED
10. CATEGORY 1 APPLICATIONS
   Nil

11. CONFIDENTIAL ITEMS
11.1 17 HANNAFORD ROAD BLACKWOOD

   THE MEETING MOVED INTO CONFIDENCE SO CONFIDENTIAL MATTERS COULD BE DISCUSSED

   FOLLOWING DISCUSSION OF CONFIDENTIAL MATTERS, THE MEETING MOVED OUT OF CONFIDENCE

12. APPEALS UPDATE
12.1 APPEALS UPDATE

   The report was received for information only.

13. OTHER BUSINESS

   The Council Assessment Panel was made aware of Council’s Assessment Manager Marc Duncan’s resignation.

   The Panel indicated that some A1 electronic plans are difficult to read online, due to the format that the plans are saved in. Request was made for staff to continue to be vigilant in seeking quality plans from applicants/architects.

   Panel members requested to be considered as part of any information/training session on the implications and administration of the Planning Development and Infrastructure Act and Regulations. It was recommended that any information session would be most beneficial after the release of the draft Code.

14. ASSESSMENT MANAGER REPORT
   Nil

15. STRATEGY AND POLICY CONSIDERATIONS
   Nil

16. CLOSE

   There being no further business, the meeting closed at 8:15pm.