



MINUTES

of

COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 56A of the Development Act 1993

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 16 MARCH 2015
AT 6:00PM**

The meeting commenced at 6:00pm.

1 ATTENDANCE RECORD

1.1 Present

MR DAMIEN ELLIS - PRESIDING MEMBER

Cr Marilyn Baker
Mr Simon Weidenhofer

Cr Michael Joy

Mr Joel Taggart

Also in attendance for the meeting:

Practice Manager, Development & Infrastructure
Practice Manager, Planning Assurance
Service Coordinator, Planning
Senior Development Officer
Development Officer – Planning
Development Officer – Planning
Development Officer – Planning
Minutes Secretary

Mr Rob Veitch
Mr Matt Romaine
Mr Andrew Smith
Mr Gary Brinkworth
Mr Jordan Leverington
Mr Michael Bosio
Mr Jamie Hanlon
Ms Skye Launer

1.2 Apologies

Ms Carol Muzyk
Cr Denis Davey

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**RECOMMENDATION**

The Minutes of the Council Development Assessment Panel Meeting held 2 February 2015 be confirmed as a true and accurate record of proceedings.

PANEL RESOLUTION**CDAP143**

The Minutes of the Council Development Assessment Panel Meeting held 2 February 2015 be confirmed as a true and accurate record of proceedings.

CARRIED**3 DECLARATIONS OF INTEREST**

Mr Ellis declared an interest in the matter 4.5 due to a professional relationship with the applicants Project Manager. On the basis that he has had no dealings with the application before the Panel and that this will not compromise his ability to consider the item, he believes there is no conflict of interest.

4 REPORTS**Matters to be considered by the Panel Only****4.1 THE CONSTRUCTION OF A DETACHED DWELLING, DECKING, FOUR RAINWATER TANKS AND THE CONVERSION OF AN EXISTING DWELLING TO AN OUTBUILDING AND ANCILLARY LANDSCAPING (NON-COMPLYING).**

Representors: Mr Federico (against) (addressed the Panel)
Mr and Mrs Tevisan (against) (Mrs Tevisan addressed the Panel)
Mr and Mrs Harness (against)
Mr and Mrs Gagliardi (for)
Mr and Mrs Bateman (for)
Mr and Mrs Hewitson (for)
Mrs Chapman (for)
Mrs Harman (for)
Mr and Mrs Young (for)
Mr and Mrs Mierisch (for)
Mr and Mrs Hall (for) (Mrs Hall addressed the Panel)
Mrs Manz (for)
Mr and Mrs Sebastian (for)
Mrs Goode (for) (addressed the Panel)
Mr and Mrs Hewitson (for)

Applicant: Mr Williams (Mr Trevor White on behalf of the applicant addressed the Panel)

6:22pm the meeting adjourned to consider legal advice relating to the application.

6:23pm the meeting resumed.

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

A. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and,

B. GRANTS Development Plan Consent to the application by Jonathon Williams to The construct a detached dwelling, decking, four rainwater tanks and the conversion of an existing dwelling to an outbuilding and ancillary landscaping at 156 Tyeka drive, One Tree Hill, as detailed in Development Application No. 292/1185/2014 subject to the concurrence of the Development Assessment Commission, and subject to the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.

2. The existing dwelling is to be converted to a studio (non-habitable structure) within 6 months of the proposed dwelling being completed.

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

3. All exposed faces of cut and/or fill must be:

- a) rounded off to match and blend with the natural contours of the land;
- b) covered with approximately 100mm of topsoil;
- c) seeded to avoid erosion and visual concern.

Reason: To maintain the visual amenity of the locality in which the subject land is located.

4. The planting and landscaping identified on the plans submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwelling addition. Such planting and landscaping must not be removed, nor the branches of any tree lopped, and any plants which become diseased or die must be replaced with a suitable species to the reasonable satisfaction of Council.

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

5. The surroundings of the building must be planted with trees and shrubs which when mature will screen the building and enhance the amenity of the development without increasing bushfire danger and such trees and shrubs must be maintained in good health and condition thereafter.

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

6. All trees/plants shall be watered through the installation of an underground irrigation system that shall be maintained to the reasonable satisfaction of Council.

7. All stormwater must be suitably disposed of, and not discharged onto adjoining properties to the reasonable satisfaction of Council

Reason: To prevent discharge of stormwater onto adjoining properties.

8. All external materials, colours and finishes must be non-reflective, dark and natural so as to blend with the landscape.

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

9. Access to dwelling

- 9.1 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.
- 9.2 The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either:
- A loop road around the building, OR
 - A turning area with a minimum radius of 12.5 metres, OR
 - A 'T' or 'Y' shaped turning area with a minimum formed length of 11m and a minimum internal radii of 9.5m.
- 9.3 Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.

Reason: The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

10. Access (to dedicated water supply)

- 10.1 Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- 10.2 The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND
- 10.3 Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicle with a gross mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- 10.4 CFS appliance inlet is rear mounted; therefore the out/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing. (NOTE: the water outlet may be remotely located from the tank to provide adequate access).

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

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

11. Water Supply

- 11.1 A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- 11.2 The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adaptor which shall be accessible to bushfire fighting vehicles at all times.
- 11.3 The water storage facility (and any support structure) shall be constructed of non-combustible material.
- 11.4 The dedicated fire-fighting water supply shall be pressurised by a pump that has:
- A minimum inlet diameter of 38mm, AND

- Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp) OR
 - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- 11.5 The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- 11.6 The fire-fighting pump and flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- 11.7 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.
- 11.8 All non-metal water supply pipes for bushfire fighting purposes (other than flexible connection and hoses for firefighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- 11.9 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 hoses is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- 11.10 All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- 11.11 All fire-fighting hoses shall be of reinforced construction manufacture in accordance with AS 2620 or AS 1221.
- 11.12 All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- 11.13 All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- 11.14 All fire-fighting hoses shall be readily available at all times.

Reason: The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all time 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 Ministers Specification SA78.

12. Vegetation

- 12.1 A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
- 12.1.1 The number of understory plants established within the VMZ shall be maintained such that when considered overall a maximum coverage of 50% 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 50%'.
- 12.1.2 Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2003.
- 12.1.3 Trees and shrubs shall not be planted closer to the building(s) than

the distance equivalent to their mature height.

- 12.1.4 Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- 12.1.5 No understory vegetation shall be established within 1 metre of the dwelling (understory is defined as plants and bushes up to 2 metres in height).
- 12.1.6 The VMZ shall be maintained to be free of accumulated dead vegetation.

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

PANEL RESOLUTION

CDAP144

That the application be adjourned for one (1) month for Council administration to obtain legal advice on the process undertaken with respect to earthworks on the site.

CARRIED

4.2 CONSTRUCTION OF A PRIVACY SCREEN

- Representors:** Mr Confait (addressed the Panel)
Ms Wickham (addressed the Panel)
- Applicant:** Mr and Mrs Agostino (Mrs Agostino addressed the Panel)

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

REFUSES Development Plan Consent to the application by Mr Vince and Louisa Agostino to construct a privacy screen at 17 Chelmsford Street, Craigmore as detailed in Application No. 292/1215/2014 on the following grounds:

1. The screen will have an adverse visual impact on adjoining property owners;
2. The height of the screen is excessive and will obstruct views ordinarily afforded to adjoining properties; and,
3. The proposal is at variance with the following provisions of the Playford Council Development Plan – Consolidated 20 March 2014, in particular:

General Section (Landscaping, Fences and Walls)

- Principle of Development Control 4(g).

General Section (Design and Appearance)

- Principle of Development Control 12 and 13.

General Section (Sloping Land)

- Principle of Development Control 2(a) and (b).

Zone Section (Residential Hills Zone)

- Principle of Development Control 8.

PANEL RESOLUTION**CDAP145**

That the matter be adjourned to allow for the following information to be obtained:

- **Cross section of the subject site and adjoining land demonstrating view lines from a level of 1.5 metres above natural ground level.**
- **More detailed elevations in relation to existing ground levels.**

CARRIED**4.3 CONSTRUCTION OF A PRIVACY SCREEN**

Representors: Ms Wickham (addressed the Panel)
Mr and Mrs Saxon (Mr Saxon addressed the Panel)

Applicant: Mr Coles (addressed the Panel)

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council development Assessment Panel:

- A. **DETERMINES** that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and,
- B. **GRANTS** Development Plan Consent to the application by Mr. Christopher Coles to construct a privacy screen at 19 Chelmsford Street, Craigmore, as detailed in Development Application 292/1216/2014 subject to the following conditions:

Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.

PANEL RESOLUTION**CDAP146**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council development Assessment Panel:

- A. **DETERMINES** that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and,
- B. **GRANTS** Development Plan Consent to the application by Mr. Christopher Coles to construct a privacy screen at 19 Chelmsford Street, Craigmore, as detailed in Development Application 292/1216/2014 subject to the following conditions:

Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below.

CARRIED

4.4 ENCLOSURE OF A CARPORT

Representors: Mr and Mrs Bardsley (Mr Bardsley addressed the Panel)
Applicant: Mr Lehmann (not present)

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent to the application by Mr Shaun Lehmann to enclose the carport at 43 Carabeen Crescent, Andrews Farm, as detailed in Development Application 292/828/2014 subject to the following conditions of consent:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application 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 carport shall not to be used for human habitation and must be used for domestic storage only.

Reason: To ensure the development is not used inappropriately.

3. The roller door and side enclosure must be of a colour to match or complement the paintwork of the existing carport.

Reason: To maintain the amenity of the locality.

PANEL RESOLUTION

CDAP147

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent to the application by Mr Shaun Lehmann to enclose the carport at 43 Carabeen Crescent, Andrews Farm, as detailed in Development Application 292/828/2014 subject to the following conditions of consent:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application 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 carport shall not to be used for human habitation and must be used for domestic storage only.

Reason: To ensure the development is not used inappropriately.

3. The roller door and side enclosure must be of a colour and cladding profile to match or complement the paintwork of the existing carport.

Reason: To maintain the amenity of the locality.

CARRIED

4.5 THE CONSTRUCTION OF A PLACE OF WORSHIP WITH A SEPARATE AMENITIES BUILDING AND ASSOCIATED CAR PARKING

Representors: Nil
Applicant: Mr Lediaev

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:
PROCEED with an assessment of the application.

PANEL RESOLUTION

CDAP148

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

PROCEED with an assessment of the application.

CARRIED

4.6 DIVISION OF LAND (1 INTO 2) -NON-COMPLYING DEVELOPMENT

Representors: Nil
Applicant: Adelaide Development Company

STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:
PROCEED with an assessment of the application.

PANEL RESOLUTION

CDAP149

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

PROCEED with an assessment of the application.

CARRIED

5 OTHER BUSINESS

5.1 STAFF REPORTS

Nil

5.2 DISCUSSION FORUM

Nil

6 MOTIONS

Nil

7 CONFIDENTIAL MATTERS

Nil

8 CLOSURE

The meeting closed at 7:33pm.