

CITY OF



MITCHAM

MINUTES

OF THE

COUNCIL ASSESSMENT PANEL

HELD ON

THURSDAY 6 JUNE 2019



COUNCIL ASSESSMENT PANEL

MINUTES

6 JUNE 2019

MINUTES OF A MEETING OF THE COUNCIL ASSESSMENT PANEL HELD IN THE MAYOR'S PARLOUR, 131 BELAIR ROAD, TORRENS PARK ON THURSDAY, 6 JUNE 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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**COUNCIL ASSESSMENT PANEL****MINUTES****6 JUNE 2019**

1. PRESENT

David Billington (Presiding Member)
Steve Hooper
Michael Osborn
Cr Andrew Tilley
Cr Yvonne Todd

2. APOLOGIES

Nil

3. ABSENT

Nil

4. CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the Council Assessment Panel Meeting held on 2 May 2019 be confirmed.

CARRIED

5. DISCLOSURE OF PECUNIARY INTERESTS

Nil

6. DISCLOSURE OF INTERESTS

Nil



7. CATEGORY 3 NOTIFIED APPLICATIONS

7.1 7 STANLAKE AVENUE ST MARYS

Author:	Sean Elliott
Proposal:	Construct Two Single Storey Semi-Detached Dwellings & Divide Land to Create One Additional Allotment (1:2)
Development Number:	080/0170/19
Date of Lodgement:	25/02/2019
Owner:	Ms S J Cross
Applicant:	Cameron Stock
Location:	7 Stanlake Avenue ST MARYS SA 5042
Zone:	Residential (Central Plains) / Policy Area 8
Application type:	Non Complying
Public Notification Category:	Category 3
Representations Received:	3
Internal Referrals:	Horticulture
External Referrals:	Nil
Development Plan:	Consolidated 20 February 2018
Delegation:	Non-complying application
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:

DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and

Subject to the concurrence of the State Commission Assessment Panel (SCAP):
GRANTS Development Plan Consent to the application by Cameron Stock to Construct Two Single Storey Semi-Detached Dwellings & Divide Land to Create One Additional Allotment (1:2) (Non-Complying) at 7 Stanlake Avenue ST MARYS SA 5042, as detailed in Development Application No. 080/0170/19 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. 080/0917/18 and more specifically the following plans:
 - Proposed Plan of Division – Stock Land Division – Ref no. CAM1/19 – 22/01/19
 - Proposed Site Plan – Stock Land Division – Job 5141.19, Sheet 1 of 4 – 09/04/19
 - Proposed Floor Plans – Stock Land Division – Job 5141.19, Sheet 2 of 4 – 09/04/19
 - Front and Rear Elevations – Stock Land Division – Job 5141.19, Sheet 3 of 4 – 09/04/19
 - Elevation a and b – Stock Land Division – Job 5141.19, Sheet 4 of 4 – 09/04/19



- Level Plan – KP Square Engineering – Project No. 190314, Drawing No. C1 – 21/03/2019
- Civil and Drainage Plan – KP Square Engineering – Project No. 190314, Drawing No. C2 – 10/04/2019
- Stormwater Details – KP Square Engineering – Project No. 190314, Drawing No. C3 – 21/03/2019
- Earthworks and Paving Details – KP Square Engineering – Project No. 190314, Drawing No. C4 – 21/03/2019

Except where varied by any conditions listed below

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

2. The proposed landscaping must be established on the site in accordance with the approved plan prior to the occupation of the dwellings 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

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

State Commission Assessment Panel Requirements (for the division of land):

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0082296)

A preliminary desktop investigation has determined that our development will be costed as standard. We will require a proposed water meter position for allotment 621.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries

2. Payment of \$7253.00 into the Planning and Development Fund (1 allotment/s @ \$7253.00 /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



8. CATEGORY 2 NOTIFIED APPLICATIONS

8.1 39 CROSS ROAD KINGSWOOD SA 5062

Author:	Bethany Andretzke
Proposal:	Demolition of all Existing Structures
Development Number:	080/0577/19
Date of Lodgement:	15/05/2019
Owner:	Ms S J Brown
Applicant:	Stephanie Joy Brown
Location:	39 Cross Road KINGSWOOD SA 5062
Zone:	Residential (Central Plains) / Historic (Conservation) Policy Area 15
Application type:	Merit
Public Notification Category:	Category 2
Representations Received:	1 – support with concerns
Internal Referrals:	Local Heritage Consultant – Grieve Gillett Anderson
External Referrals:	Nil
Development Plan:	Consolidated 20 February 2018
Delegation:	Council Assessment Panel – applications for demolition of a dwelling in any Historic (Conservation) Zone or policy area
Recommendation:	To Grant Development Plan Consent subject to conditions

Representors

AMANDA KOZUCH OF 2A CAMBRIDGE TERRACE KINGSWOOD WAS CALLED BUT DID NOT APPEAR

Applicant/Owner

DAVID HUTCHISON 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:

DEFERS further consideration of this item pending the receipt of costings for the rehabilitation work, together with expert heritage advice concerning the heritage value of the dwelling. Staff may wish to supply the advice from the Council's building department.

CARRIED



9. DEFERRED ITEMS (FROM PREVIOUS MEETING)

Nil



10. CATEGORY 1 APPLICATIONS

10.1 37 SHEOAK ROAD BELAIR

Author:	Bethany Andretzke
Proposal:	Demolition of Existing Dwelling
Development Number:	080/1345/18
Date of Lodgement:	26/10/2018
Owner:	Mr D B Kitchen & Mrs H C Kitchen
Applicant:	Douglas Brewster Kitchen
Location:	37 Sheoak Road BELAIR SA 5052
Zone:	Historic (Conservation) - Belair Village
Application type:	Merit
Public Notification Category:	Category 1
Representations Received:	N/A
Internal Referrals:	Local Heritage Consultant – Grieve Gillett Anderson
External Referrals:	Nil
Development Plan:	Consolidated 20 February 2018
Delegation:	Council Assessment Panel – applications for demolition of a 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:

DETERMINES that the proposed development is not seriously at variance with the policies in the City of Mitcham Development Plan; and

GRANTS Development Plan Consent to the application by Douglas Kitchen to Demolish the existing dwelling at 37 Sheoak Road, BELAIR, as detailed in Development Application No. 080/1345/18 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. 080/1345/18 and more specifically the following plans;

- Demolition application form – dated 12/10/2018
- Contour survey plan by Herriot Consulting – File number 1102-028 – dated March 2011

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

2. The domestic outbuilding (shed) must only be used for private domestic purposes associated with a dwelling on the subject land and not as a Store.

Reason: To maintain the amenity of the locality and ensure that the building is not used for a non-complying use, namely a Store, within the zone

CARRIED



11. CONFIDENTIAL ITEMS

Nil

12. APPEALS UPDATE

The report was received for information only.

13. OTHER BUSINESS

Nil

14. ASSESSMENT MANAGER REPORT

Nil

15. STRATEGY AND POLICY CONSIDERATIONS

Nil

16. CLOSE

There being no further business, the meeting closed at 6.51pm.