



Development Assessment Panel of City of Prospect

(Presiding Member: Mr David Cooke)

The meeting of the Development Assessment Panel will be held in the Civic Centre,
128 Prospect Road, Prospect at **5.30pm Monday 12 October 2015.**

A handwritten signature in black ink, appearing to read 'Nathan Cunningham'.

Nathan Cunningham
Director Community, Planning & Communications

Members: Mr David Cooke, Ms Alison Bowman, Mr Sam Green,
Ms Monica Lee, Mr Darren Starr, Mr Simon Weidenhofer

A G E N D A

1. **On Leave**
2. **Apologies**
3. **Confirmation of the Minutes of the Development Assessment Panel held on 14 September 2015.**
4. **Protocol**
 - 4.1 The Panel has adopted the protocol that only those agenda items on the Panel reports reserved by Members on a callover by the Presiding Member will be debated and the recommendations of all other items will be adopted without further discussion.

5. Development Applications for Decision

5.1 151 Prospect Road, Prospect – Eight Row Dwellings and associated retaining walls and landscaping (DA 050/108/2015)

(Pages 1 - 46, Recommendation pages 6 - 10)

5.2 3-7 Allan Street, Prospect – Compromise Proposal: Two, Three Storey Residential Flat Buildings comprising 22 Dwellings with associated Fencing and Landscaping (DA 050/190/2015)

(Pages 47 - 108, Recommendation pages 51 - 54)

6. Other Reports

6.1 Summary of Development Assessment Commission (DAC) Decisions and Proposals Greater than \$3 Million called in by the Coordinator-General

(Page 109)

7. Matters Before the Environment, Resources and Development Court

7.1 Summary of Court Appeals

(Pages 110 - 111)

8. Time, date and place of next meeting

5.30pm Monday 9 November 2015 - Civic Centre, 128 Prospect Road, Prospect

9. Closure

AGENDA ITEM: 5.1

To: Development Assessment Panel (DAP) on 12 October 2015

From: Susan Giles, Development Officer, Planning

Proposal: Eight Row Dwellings and associated retaining walls and landscaping (DA 050/108/2015)

Address: 151 Prospect Road, Prospect (CT 5348/565)

SUMMARY:

Applicant: Wealth in Property Pty Ltd

Owner: Mr Gavin Pinksteboer

Planning Authority: Council

Mandatory Referrals: Department of Planning, Transport and Infrastructure

Independent Advice: Lumen Studio
Council's Assets and Infrastructure Department

Public Notification: Category 2

Representations/Submissions: Not applicable

Respondent: Not applicable

Development Plan Version: Consolidated 12 February 2015

Zone and Policy Area: Urban Corridor Zone (Transit Living Policy Area)

Key Considerations: Vehicular Access, Waste Management, Landscaping, Articulation and Materials and Finishes, Stormwater Management, Private Open Space, Building Envelope

Recommendation: **Approval**

ATTACHMENTS:

Attachment 1 Amended Site Plan and Floor Plans

Attachment 2 Amended Elevations

Attachment 3-4 Outline of amendments made

Attachment 5 Proposed plan of division

Attachments 6-7 Amended 3D perspectives

Attachment 8 Amended Landscaping Plan

Attachment 9-29 Stormwater Plan and Catchment Analysis

Attachments 30-34 Traffic and Parking response by Phil Weaver and Associates

Attachments 35-36 Superseded plans

1. EXECUTIVE SUMMARY

- 1.1 This matter was considered by the Development Assessment Panel at its meeting of 14 September 2014, whereby the Panel resolved to defer the application to allow the applicant to pursue amendments. Accordingly, amended plans and additional documentation have been provided for assessment. The proposal remains for the construction of eight row dwellings, of which seven would be three-storey and one would be two storeys in height.
- 1.2 The amended plans were not referred back to the Department of Planning, Transport and Infrastructure or the Design Review Panel, nor was the proposal renotified to adjoining land owners, given the modifications would not substantially vary those elements of the proposal that related to the comments previously received.
- 1.3 The key considerations are with regard to amendments made in respect to the vehicular access, waste management, landscaping, articulation to Prospect Road, materials and finishes to the southern elevation, stormwater management, providing adequate private open space and satisfying the desired building envelope.

2. BACKGROUND

- 2.1 The Development Assessment Panel (DAP) previously considered a proposal for the construction of eight row dwellings at its meeting of 14 September 2015. The application was deferred to a subsequent meeting of the Development Assessment Panel, to enable Council's planning staff to seek independent advice regarding the traffic movement to the dwellings and for the applicant to pursue amendments to address the following matters:
 - Waste management – Greater consideration on the method of storage and the integration of Council's 3 bin system.
 - Landscaping to be increased and amendments made to the configuration. Clarification is required on location of landscaping in relation to the proposed allotment boundaries.
 - Provide clarification of the type of materials and finishes to the southern wall.
 - Revision of the articulation and detailing to the western elevation, so that the building addresses Prospect Road.
 - Provide a Stormwater Management Plan, which includes the proposed method of stormwater capture and disposal and the anticipated flow rates.
 - Shortfall in private open space.
 - Encroachment of the building envelope.
- 2.2 The report from the previous DAP meeting is available for viewing on the City of Prospect website (www.prospect.sa.gov.au).
- 2.3 The applicant has subsequently provided amended plans which address the matters sought by the DAP, including advice from a traffic engineer regarding the adequacy of the proposed vehicular access to dwelling 1 and 2.
- 2.4 As requested by the DAP, Council's planning staff is in the process of seeking independent advice regarding vehicle access to dwellings 1 and 2. This advice has not yet been received at Council, and should the application be supported, it is recommended that it is subject to supportive correspondence being provided by Council's independent traffic engineer.

3. PROPOSAL

- 3.1 The applicant has provided amended plans which modify the materials and finishes used on the southern wall, revise the articulation of the western elevation so that the dwelling addresses Prospect Road, makes modifications the roof line of dwelling 8 so that the building does not encroach beyond the desired building envelope, and increased the size of ground level private open space. The proposal plans are attached (refer **Attachments 1-2**), along with a covering email from Mr George Manos of Botten Levinson Lawyers on behalf of the applicant (refer **Attachments 3-5**). Revised 3D perspective plans have also been provided (refer **Attachments 6-7**).
- 3.2 A revised landscaping plan has been provided (refer **Attachment 8**), along with a detailed stormwater management plan (refer **Attachments 9-29**) and supporting documentation from Phil Weaver and Associates with regard to the proposed vehicular access to dwellings 1 and 2 (refer **Attachments 30-34**).

4. REFERRALS

4.1 Internal (Advisory) Referrals

- 4.1.1 The previous comments provided by Lumen Studio during the Design Review process outlined that the south facing facade was not as well articulated as the north and west elevations. The proposed changes include the use of Matrix Feature cladding to the southern elevation, which improves the appearance of the building as viewed from Prospect Road.
- 4.1.2 Notwithstanding the above, the remainder of the proposed changes would not vary the previous advice provided by Lumen Studio as part of the Design Review process, therefore no further consultation was undertaken.

4.2 External (Legislated) Referrals

- 4.2.1 The proposal was previously referred to the Commissioner of Highways as required by Schedule 8 of the Development Regulations 2008. Within their response, the Department of Planning, Transport and Infrastructure (DPTI) recommended that the building be moved east to enable better vehicular access to dwelling 1 and 2 and so that the crossover achieves the required 6m separation from the tangent point, and meets the road at 90 degrees.
- 4.2.2 Modifications have been made to enable the location of the building to be moved east. While the driveways to dwellings 1 and 2 have changed, the location of the crossover to dwelling 1 has not. The crossover would still be located 6m from the tangent point, so no further consultation with DPTI was required.

5. PUBLIC NOTIFICATION

- 5.1 The application is a Category 2 form of development pursuant to Section 38 of the *Development Act 1993* and Urban Corridor Zone Principle of Development Control 22.
- 5.2 The application was not re-notified as no further consultation is required by the Development Regulations 2008.

6. PLANNING ASSESSMENT

6.1 Vehicular Access

- 6.1.1 The location of the crossover to dwelling 1 remains unchanged. The width of the building has been modified to enable the location of the driveway for dwelling 1 to be at 90° to Cane Street and in line with the crossover. The opening of the roller door has also been widened to 2.7m.
- 6.1.2 The amendments would provide each dwelling with a separate driveway and ensure that the potential for vehicular conflict would be minimised.
- 6.1.3 The applicant has provided advice from Phil Weaver and Associates supporting the proposed layout. Mr Weaver has provided turning path diagrams that identify that it would be possible for cars to access the driveways of both dwellings 1 and 2 without the need to encroach into the area of the driveway of the adjoining dwelling (refer **Attachments 30-34**).
- 6.1.4 The turning paths demonstrate that a B85 vehicle would require the driver to pull to the northern side of the road, however Mr Weaver advises that this is acceptable under the Australian Road rules, and is subsequently typical for most residential properties within Metropolitan Adelaide (refer **Attachment 30**).
- 6.1.5 It is acknowledged that Cane Street has been identified by Council's Infrastructure and Assets Department as a 'narrow street'. A narrow street is defined as a local road that has a section less than 7m in width. As such parking on both sides of the road can cause problems for all users of the street.
- 6.1.6 The northern side of the Cane Street is a "no-standing zone" with no vehicular parking permitted. Accordingly, the turning paths as demonstrated and provided by Phil Weaver and Associates can be achieved with minimal contact expected with vehicles parked along Cane Street.
- 6.1.7 While an independent consultant has been engaged for advice regarding vehicle access, this report has not yet been completed. It is anticipated that it will arrive at a similar conclusion to that of Phil Weaver and Associates. It is considered that the vehicular access issue has been successfully resolved and it supported.

6.2 Waste Management

- 6.2.1 The location for the storage of wheelie bins to dwelling 1 and 8 has been revised, with the bins proposed to be stored to the outside of the garages, located to the side or rear of the dwellings. Mr Manos, in his supportive correspondence, advises that it is not uncommon for the bins to be stored in the garages of the remaining dwelling (refer **Attachment 3**).
- 6.2.2 The placement of 16 bins for collection could be accommodated adjacent the proposed crossovers, and reasonably separated from the Prospect Road intersection. It is anticipated that the placement and collection of the bins could be accommodated without impacting upon traffic movement. The waste management solution is therefore supported.

6.3 Landscaping

- 6.3.1 A revised landscaping plan has been provided which includes additional species and their location (refer **Attachment 8**). The location of the plants has been identified, with each allotment having a combination of low-level shrubs and feature plantings adjacent the driveways. Low-level plantings have also been

proposed to the rear of each dwelling. Trees are no longer proposed to the future boundaries between the dwellings' front yards.

- 6.3.2 Together with the small trees proposed in front of the building adjacent Cane Street and Prospect Road, the landscaping proposed would provide visual softening of the built form and provide a buffer between driveways, the landscaping scheme is therefore supported.

6.4 Design and Appearance

- 6.4.1 The external built form has been amended to introduce additional articulation and detailing to the southern and western elevations.
- 6.4.2 The southern elevation would include Matrix Feature express joint cladding to levels 2 and 3, finished in Dulux 'Prestige Blue'. The remainder of the southern elevation would comprise a render paint finish, in Dulux 'Lexicon Quarter". The proposed finishes to the southern elevation would match the materials and colours proposed to the remainder of the building.
- 6.4.3 The articulation and detailing of the western elevation has been revised, with the front door for dwelling 1 facing Prospect Road. The balcony on the first floor of dwelling 1 has also been modified with the use of frameless glass balustrading.
- 6.4.4 The appearance of the development has improved as a result of the changes and is therefore supported.

6.5 Stormwater Management

- 6.5.1 A detailed stormwater management plan has been provided (refer **Attachments 9-29**). A slimline dual purpose detention and retention tank is proposed for each dwelling, and stormwater is proposed to be directed to Prospect Road, rather than a combination of Prospect Road and Cane Street.
- 6.5.2 Council's Infrastructure and Assets department have advised that the stormwater management plan is appropriate as it demonstrates that the stormwater can be disposed in an appropriate manner without impacting adjoining properties. As such, stormwater management has been appropriately addressed and is supported.

6.6 Private open space provision

- 6.6.1 The building has been setback a further 200mm from the rear boundary and subsequently closer to Cane Street to provide additional private open space at ground level to the rear of each dwelling. Dwellings 2-7 would have an area of 15.2m² available at ground level.
- 6.6.2 Council-wide PDC 149 anticipates a minimum of 16m² should be provided at the rear or side of a dwelling that has a site area less than 300m², and a total area of 24m². Overall, each dwelling would have a minimum of 24m², of which comprises the first floor balcony. With the exception of dwelling 8, it is noted that the balconies have also increased in size.
- 6.6.3 The ground floor private open space would still fall slightly less than desired for dwellings 2-7, however it is acknowledged that the dwellings would overall be provided with the minimum amount of private open space desired, and which would have sufficient area and shape to be functional. The provision of private open space is therefore considered to be acceptable.

6.7 Setbacks

- 6.7.1 The roof line of dwelling 8 has been modified so that the building would be located within the desired building envelope (UCZ PDC 14). The amendment is therefore considered to improve the interface with the residential zone (refer **Attachment 2**), without detracting from occupant amenity.
- 6.7.2 The width of dwellings 2-7 have been reduced by 110mm. This allows the size of the allotment for dwelling 1 to be slightly larger. The setback of the building from Prospect Road has increased to 3.8m while the setback to the eastern boundary remains the same.
- 6.7.3 The setback to Cane Street has been decreased to allow for additional room to the ground floor private open space. The building is proposed to be setback 3205mm to the balconies, and 5500mm to the garages. Previously the balconies were proposed at 3536mm and the garages 5536mm from Cane Street.
- 6.7.4 Notwithstanding the amendments, the setbacks would satisfy the desired setback requirements within Council's Development Plan.

7. **CONCLUSION AND RECOMMENDATION**

- 7.1 The proposal seeks to establish a medium density residential land use. The building height would not exceed the maximum height anticipated within the Transit Living Policy Area or encroach beyond the desired building envelope.
- 7.2 The building would provide fenestration and articulation to both the primary and secondary streets, while maximising the northern aspect. The proposal would achieve the required setbacks, and is considered to have adequate private open space and capacity for waste collection. Landscaping to the site would complement the built form and provide a visual buffer between driveway areas.
- 7.3 Vehicular access would be provided from a side street and would satisfy DPTI requirements. It has been demonstrated that the proposed configuration of car parking for each dwelling would be adequate and provide safe and convenient movement to and from the site.
- 7.4 The application is therefore considered to be consistent with the relevant provisions of the Prospect (City) Development Plan and warrants the granting of development plan consent, subject to the advice being received from Tonkin Consulting, and subject to conditions.

It is recommended:

That with reference to the relevant provisions of the Prospect (City) Development Plan, the zoning of the land within which the proposed development is situated and the locality within which the land is situated, the Panel resolves that development application 050/108/2015 is not seriously at variance with the Development Plan and as such a decision shall be made on the merits of the application; and

That the Development Assessment Panel resolves to delegate to the Manager Development Services the ability to grant Development Plan Consent to DA 050/108/2015 from Wealth in Property Pty Ltd for Eight Row Dwellings and associated Retaining Walls and Landscaping at 151 Prospect Road, Prospect (CT 5348/565), following the receipt of a supportive report/recommendation by an independent parking engineer concerning access to dwellings 1 and 2, and subject to the following conditions:

Conditions:

1. The development shall take place in accordance with plans and details stamped by Council relating to Development Application Number 050/108/2015, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation of the approved development.
2. The drainage system shall be installed and maintained at all times thereafter to ensure that water from the site does not:
 - a) Flow or discharge onto adjoining properties;
 - b) Flow across the surface of footpaths or public ways;
 - c) Affect the stability of any building; or
 - d) Create unhealthy or dangerous conditions on the site or within any building.
3. The upper level windows facing east and south of dwelling 8 shall have:
 - a) Minimum window sill heights of 1.7m above finished floor level; or
 - b) Fixed and obscured glass to a minimum height of 1.7m above floor level; or
 - c) An awning window with obscured glass to a minimum height of 1.7m above floor level, with an opening restricted to no more than 150mm; or
 - d) Permanently fixed external screens that provide an effective screening height of 1.7m above the upper floor level and complement the external appearance of the dwelling.

The screening solution(s) shall be established prior to occupation of the dwellings and maintained to the reasonable satisfaction of Council at all times thereafter.
4. Any difference in finished ground levels between the subject site and adjoining sites at the boundary shall be retained by an appropriate wall or plinth of masonry, concrete or similar construction. Retaining walls must be designed to accepted engineering standards and will not be of timber construction if retaining a difference in ground levels exceeding 200 mm.
5. Air-conditioning units and similar mechanical units shall be provided with screening devices designed to complement the colours, materials and finishes of the building approved herein, and shall be sited to adequately screen the units from view to the reasonable satisfaction of Council.
6. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving and maintained to the reasonable satisfaction of Council. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of materials or goods including waste products and refuse. The obsolete crossover and/or any portion of crossover that is not required for the subject development shall be reinstated to Council standard kerb and gutter at the applicant's cost prior to occupation of the completed development.
7. To maximise the efficiency of waste recycling:
 - a) Provision shall be made for the separation of recyclable materials for collection and recycling, including paper, cardboard, glass and plastic containers, tins, and any other plastic that 'holds its shape';
 - b) Separate provision shall be made for the collection of food waste (food organics) and food-contaminated cardboard, paper or paper products, which are to be collected for composting; and
 - c) Paper attached to plastic, wax paper or chemically-treated/gloss cardboard will not be included with the materials collected for composting.

8. The landscaping shall be planted prior to occupancy of the development, and maintained at all times to the reasonable satisfaction of Council and to ensure appropriate lines of sight for vehicles and pedestrians. Mature trees shall be no less than 2.0m in height at time of planting. The applicant or the persons making use of the subject land shall cultivate, tend and nurture the landscaping, and shall replace any landscaping that becomes diseased or dies. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.
9. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths traversed by vehicles using the site are to be maintained in a reasonable condition for the duration of the works, and are to be reinstated to the satisfaction of Council on completion of the works.

No obstruction of the footpath or roadway may occur without the prior permission of Council. For further advice, please contact Council's Infrastructure and Environment Department on 8269 5355.

The following conditions have been imposed by the Department of Planning, Transport and Infrastructure in accordance with Section 37(7) of the Development Act 1993:

10. The access points shall be suitably flared to allow convenient ingress and egress movements.

Advisory Notes:

- (1) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

- (2) The development plan consent granted herein is effective for a period of twelve (12) months from the date of the decision. Unless Council extends this period, building rules consent is required within this time or the consent will lapse. Any request for an extension of the operative period of the consent must be submitted to Council in writing, accompanied by the applicable fee.
- (3) The Metropolitan Adelaide Road Widening Plan shows that a 4.5 metre by 4.5 metre cut-off may be required from the Prospect Road / Cane Street corner of this site for possible future road purposes. Whilst DPTI supports the 3.0 x 3.0 corner cut-off shown on this plan of division, the consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act (MARWP) will be required to all building works on or within 6.0 metres of the possible MARWP requirement. Accordingly, the attached consent form should be completed by the applicant and forward to DPTI with tree copies of the approved plans.
- (4) To ensure vehicle access is unobstructed, no vehicles should park within the portion of the driveways of Dwellings 1 and 2 that is forward of the dwellings.
- (5) The construction of the building shall be undertaken in accordance with the Ministers Specification SA78B – Construction requirements for the control of external sound. Compliance with the Minister's Specification would be required as part of the Building Code of Australia (BCA).

- (6) Prior to the commencement of construction of the development herein approved, it is strongly recommended that you employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Failure to correctly site the development on the land in accordance with the plans approved herein would constitute a breach of the *Development Act 1993*. Any amendments required to the approved plans as a result of the survey are to be submitted to Council for approval prior to works commencing.

- (7) You are required to give formal notification to, and consult with, the adjoining property owner if you are removing, replacing or altering an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence (Section 5 of the *Fences Act 1975*).

You should also note that you will need to obtain prior permission from your neighbour should you wish to access their property through any construction work adjacent the boundary.

- (8) The applicant is required to obtain the approval from Council for the subsequent trimming or removal of any street tree. Application forms are available from Council. The cost of removal and replacement will be the responsibility of the applicant/owner.

- (9) During construction of the development approved herein, measures should be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures should include as necessary:

- a) A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
- b) Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
- c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
- d) The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
- e) All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.

- (10) To ensure compliance with applicable standards as described in the Environment Protection (Noise) Policy established under the Environment Protection Act, construction activities should only take place between the hours of 7:00am and 7:00pm, Monday to Saturday inclusive, and not on Sundays or public holidays.

- (11) If you (the building owner) are undertaking building work that affects the stability of other land or premises, namely:

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below natural ground level at a boundary with an adjoining site (as depicted in figure 1); or
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the

boundary is within a distance equal to twice the depth of the excavation (as depicted in figure 2); or

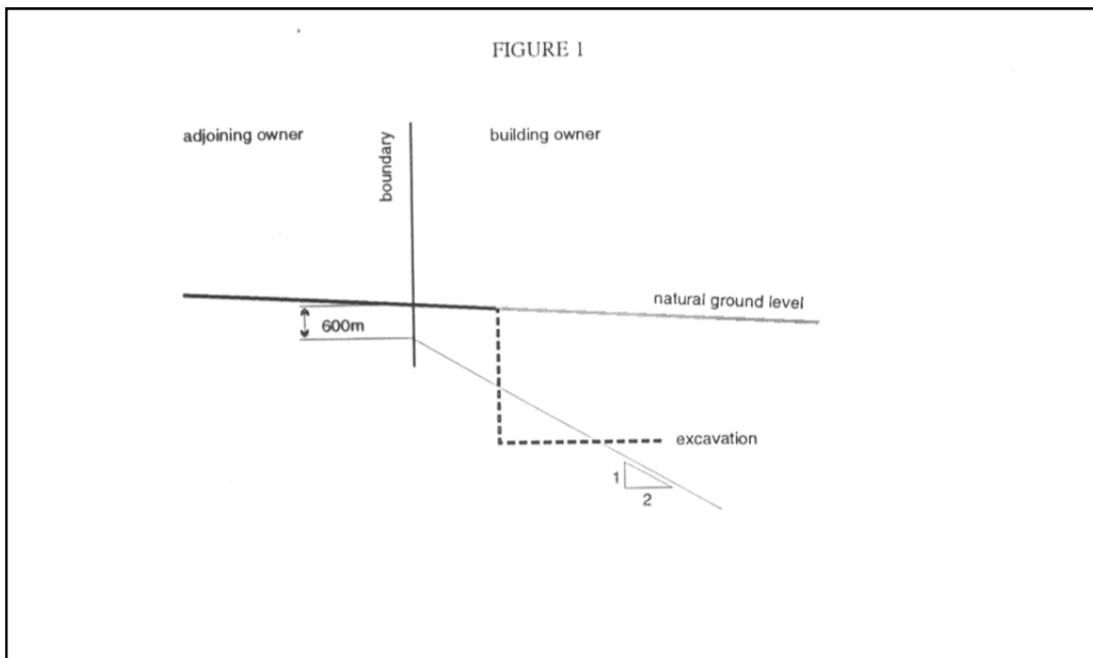
- any fill which is within 600mm of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes;

Then you (the building owner) must, at least 28 days before the building work is commenced:

- serve on the owner of the affected land or premises a notice of intention to perform the building work and describing the nature of that work; and
- you must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

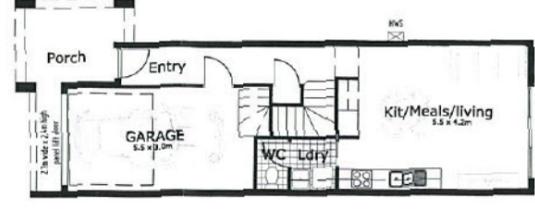
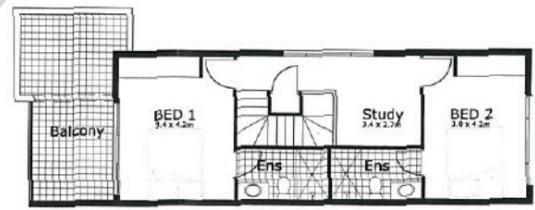
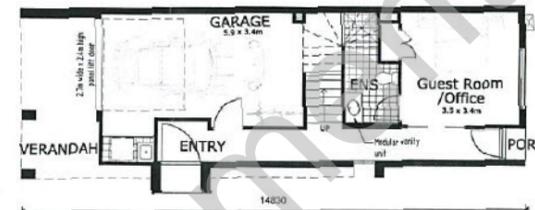
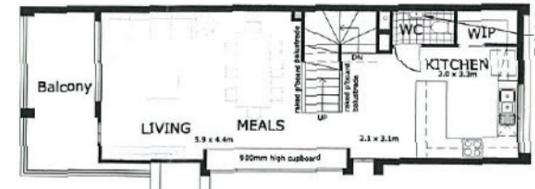
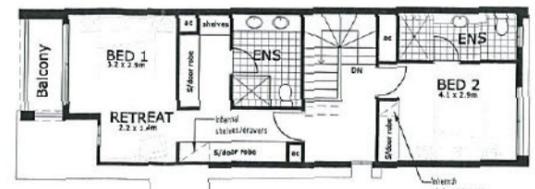
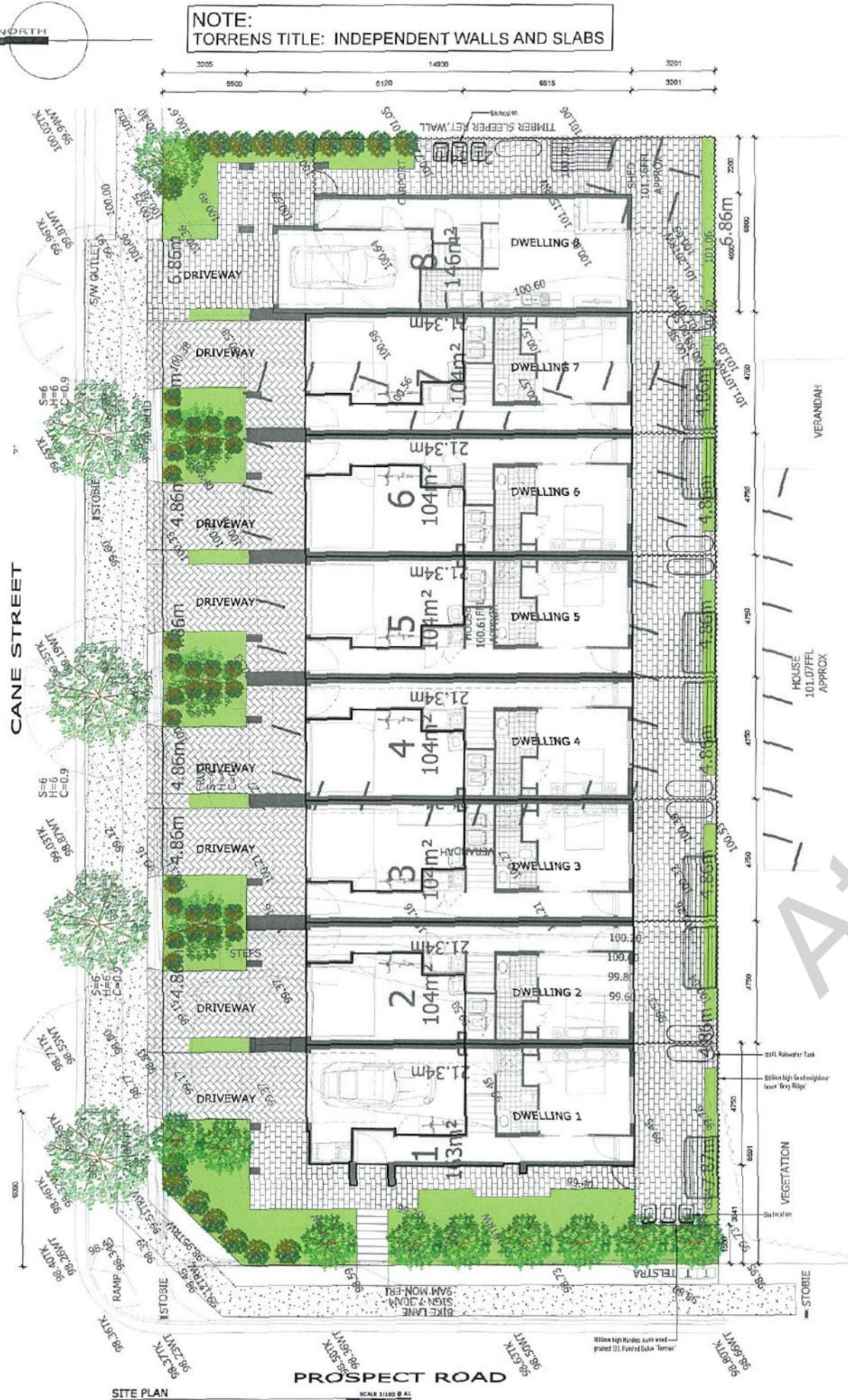
If you fail to comply with these notification requirements, then you are guilty of an offence with a maximum penalty of \$10 000.

You may apply to the Court for a determination of what proportion (if any) of the expense incurred by you in the performance of the building work requested by the owner of affected land or premises (under subsection (b) above) should be borne by the owner of that land or premises, and you may recover an amount determined by the Court from the owner of the affected land or premises as a debt.



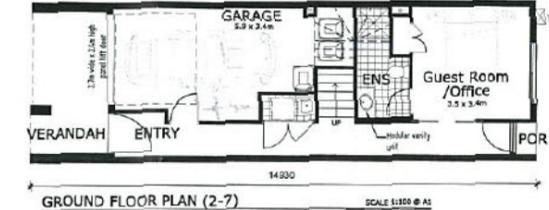
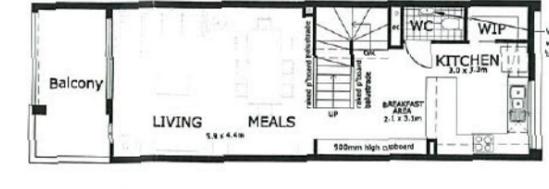
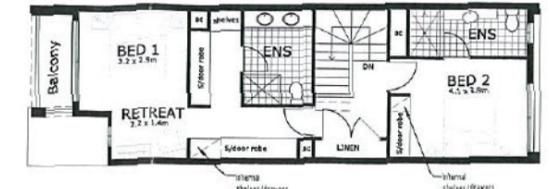
Susan Giles

Susan Giles
Development Officer, Planning



DWELLING 1	Site Area: 145.00m ²	Private Open Space: 38.71m ²	Building Foot Print: 72.57m ²	Site Plot Ratio: 50.05%
DWELLING 2	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%
DWELLING 3	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%
DWELLING 4	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%

DWELLING 5	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%
DWELLING 6	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%
DWELLING 7	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%
DWELLING 8	Site Area: 101.00m ²	Private Open Space: 29.88m ²	Building Foot Print: 70.61m ²	Site Plot Ratio: 69.90%



AMENDED PLAN

REVISIONS

AMENDMENT	DATE
Concept Issue	9 Dec 2014
Design Amendment	29 Jan 2015
Design Amendment	6 March 2015
Design Amendment	11 March 2015
Design Amendment due to Pre-Ins Engineer's	09 April 2015
Design 1 Drawings amendment (according to DPTI)	19 April 2015
Design 2 Drawings: Facade Update throughout to match neighbouring residential	09 June 2015
Design 3 Drawings: Retention & adjustment	11 Sept 2015
Reduce driveway, and column & change as per client request (see)	23 Sept 2015
Adjust landscaping as per traffic consultant (see DMM)	28 Sept 2015

rivergum homes

387-391 South Road, MILE END SOUTH SA 5031
 Phone: (08) 8354 7800 Fax: (08) 8234 8099
 A.B.N. 70 065 456 337 B.Lic. BLD 113681
 Web: rivergumhomes.com.au

Client: **G. Pinksterboer**

Project: **Proposed Development**

At: **151 Prospect Road PROSPECT**

Drawn: **HF** Date: **04 Jan 2015**

Scale: **1:100 (UNCD)** Sheet No: **1 of 2**

Project No: **ISSUE NO 9**

The structure shall be constructed in accordance with current edition of National Construction Code. Figure dimensions shall take preference over scaled drawings. Where site conditions do not reflect the intent shown in the drawings or where site measurements conflict with dimensions, levels or location shown seek clarification before commencement. These plans remain the exclusive property of Rivergum Homes and are protected by Copyright laws. Legal action will be taken against any infringement whether it be in part or in full, unless written permission is given.

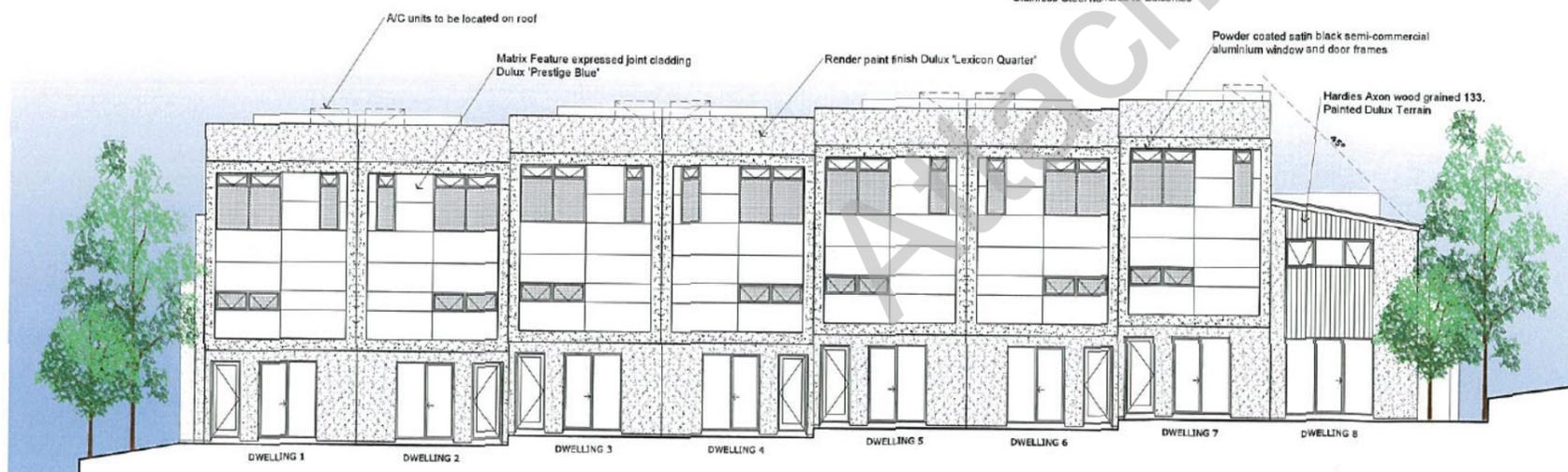
Preliminary Concept



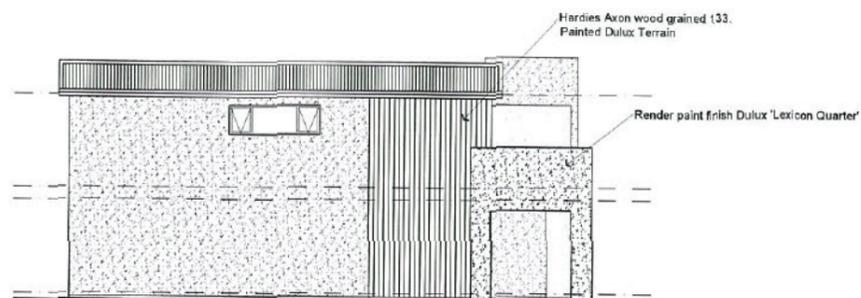
CANE STREET (NORTH) ELEVATION SCALE 1:100 @ A1



PROSPECT ROAD (WEST) ELEVATION SCALE 1:100 @ A1



REAR (SOUTH) ELEVATION SCALE 1:100 @ A1



SIDE (EAST) ELEVATION SCALE 1:100 @ A1

AMENDED PLAN

REVISIONS	
AMENDMENT	8 Dec 2014
Concept Plan	30 Jan 2015
Design Amendments	8 March 2015
Design Amendments	11 March 2015
Design Amendments due to client Engineering	09 April 2015
Dwelling 1 Driveway amendment according to CURT	18 April 2015
Dwelling 8 Terrace. Facade updates throughout to match neighbouring apartment	05 June 2015
Dwelling 1 Driveway extension & adjustment	11 Sept. 2015
Reduce walling, add screens & changes as per client request (NW)	21 Sept. 2015
Adjust landscaping as per traffic consultant request (NW)	23 Sept 2015

rivergum
homes

387-391 South Road, MILE END SOUTH SA 5031
 Phone: (08) 8354 7800 Fax: (08) 8234 8099
 A.B.N. 70 065 466 337 B.Lic. BLD 113681
 Web: rivergumhomes.com.au

Client	G. Pinksterboer
Project	Proposed Development
At	Cnr Prospect Road & Cane Street PROSPECT
Drawn	HF
Date	4 Jan. 2015
Scale	1:100 (UNO)
Sheet No.	2 of 2
Project No.	ISSUE NO. 9

The structure shall be constructed in accordance with current edition of National Construction Code. Figured dimensions shall take preference over scaled drawings. Where site conditions do not reflect the intent shown in the drawings or where site measurements conflict with dimensions, levels or notation shown seek clarification before commencement. These plans remain the exclusive property of Rivergum Homes and are protected by Copyright laws. Legal action will be taken against any infringement whether it be in part or in full, unless written permission is given.

Susan Giles

From: George Manos
Sent: Thursday, 24 September 2015 5:53 PM
To: Susan Giles
Cc: Chris Newby; Gavin Pinksterboer 'Phil Weaver' Paul Hanna
Subject: DA 050/108/2015 - AMENDED PLANS - 151 Prospect Road Prospect
Attachments: Prospect 151 - Prospect Road 15.09.23.pdf; Prospect 151 dwelling 1 site - Prospect Road 15.09.23.pdf; Camera2-email.jpg; Camera1-email.jpg; 151 Prospect Road.pdf
Importance: High

Dear Ms Giles

As you know I act for the Applicant for Consent.

Attached hereto are some amended plans as indicated would be provided in my email to you dated 22 September 2015 which was in part response to your email to Gavin Pinksterboer sent on that day.

The plans identify the following changes/details:-

1. The zone boundary encroachment of Dw 8 in to the building envelope has been eliminated.
2. Changes to the width of the proposed lot for Dw 1 results in changes to the driveway issue for dwelling 1 and 2 (crossover @6090 from tangent point , driveway is straight and roller door widened to 2700mm. This has been done by moving dwelling 1 east 770mm, by reducing the width of dwellings 2-7. The setback to Prospect Road has also been increased to 3841;
3. Moved the front door to Dw 1 to the Prospect Road elevation;
4. Improved (altered) the façade/articulation to the Prospect Road Elevation
5. Improved (altered) the façade/articulation to the rear (south) elevation
6. Created bin storage outside of garages for dwelling 1 & 8 noting that it is not uncommon for bins to be stored in garages
7. Increased private open space for all dwellings to exceed the 24sqm sought In the DP by increasing southern setback to 3200 which has been achieved by reducing the N-S depth of the dwellings slightly)
8. Provided a specific colour palette and labelled various materials , textures etc
9. Mechanical services details provided
10. Revised colour 3d elevations but only of the Prospect Road elevations.
11. An amended plan of division which relates to the site areas the subject of the amended plans. I understand this plan was uploaded to EDALA today.

Further it is proposed to provide by tomorrow:-

1. Updated landscape architects plan with a specific planting schedule together with the respective species and locations of plant shown on the body of the plan;
2. Stormwater management plan or at the very least a suitable plan of documentation from the engineers that evidences the fact the stormwater from the site can be dealt with to comply with council requirements
3. A report from Mr Phil Weaver, traffic engineer regarding the amended plans and in particular access to Dw's 1 & 2.

For obvious reasons my client is anxious that the matter be presented to the DAP at its next meeting understood to be on 8 October 2015.

In your email sent Tuesday 22 September I note you stated

The cut-off date is this Friday (25th September). It could be stretched out to Monday 28th September but I don't think 151 will be ready by then as I doubt the independent traffic report Council are arranging will be have been completed.

The only "delay" therefore may be a traffic report. A report is to be provided by Mr Weaver by tomorrow (no later than Monday) regarding the amended plans and turning circles. Mr Weaver is a very experienced and highly regarded traffic engineer who will report on the amended plans and access to Dw1 & 2 having regard to the Australian Standards.

It is respectfully submitted that such plans can be promptly checked within a very short time frame by Council's consulting engineer - and before the finalization of your report for the DAP meeting on 8 October 2015.

My client has worked earnestly to amend the plans and to provide the information as recorded in the letter from the Council 21 dated September following the resolution of the DAP meeting held on 14 September. My client therefore requests that every effort be made by Council's administration to present the amended scheme to the DAP meeting on 8 October 2015.

I trust that this later request will be achieved.

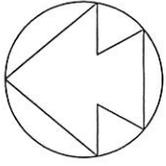
Regards



George Manos
e. gm@bllawyers.com.au

t. 8212 9777 | f. 8212 8099
Botten Levinson Lawyers | 140 South Terrace Adelaide SA 5000
www.bllawyers.com.au

Please notify us immediately if this communication has been sent to you by mistake.
If it has, client legal privilege is not waived or lost and you are not entitled to use it in any way.



PROPOSED PLAN OF DIVISION

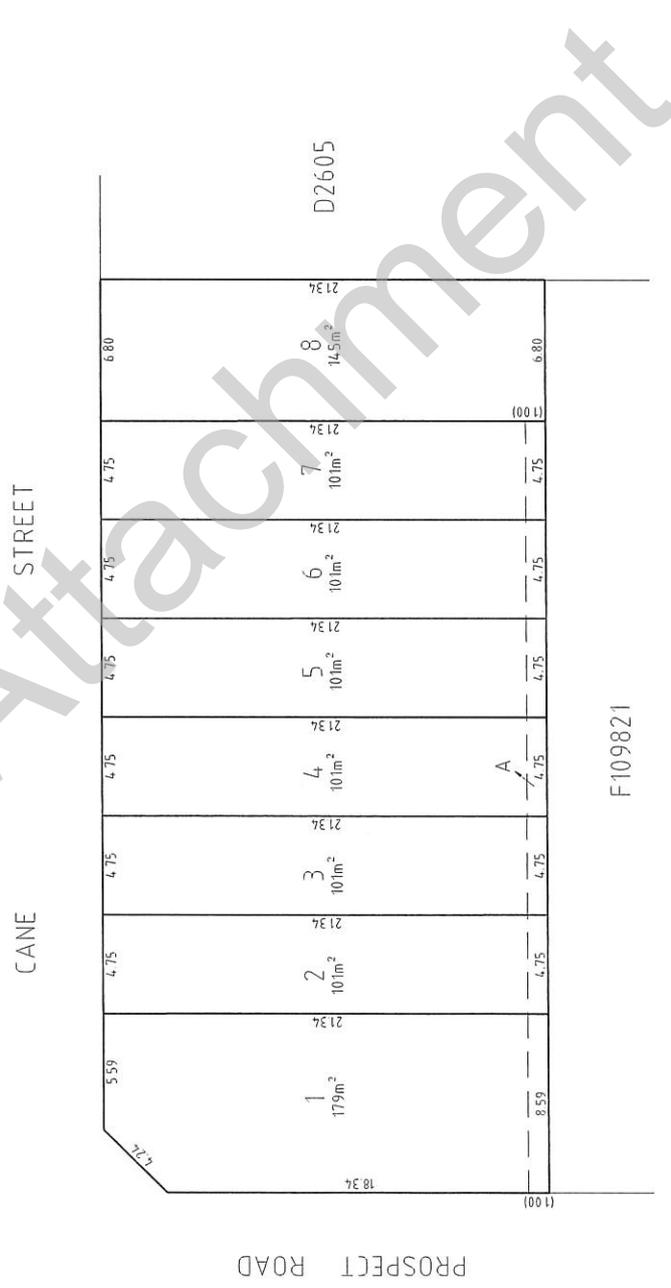
ALLOTMENT 57 IN FP 109822

IRRIGATION AREA	YATALA	DIVISION	
HUNDRED	PROSPECT		
AREA	CITY OF PROSPECT		
COUNCIL			
TITLE REFERENCE	CT 5348 / 565		
MAP REFERENCE	6628-4.0-m	TOTAL AREA	94.1m ²
DEV. No.			



ANNOTATIONS

EXISTING DWELLING TO BE REMOVED
 PORTION MARKED A OVER ALLOTMENTS 1, 2, 3, 4, 5, 6, 7 TO BE
 SUBJECT TO PRIVATE EASEMENT FOR STORMWATER
 PURPOSES.



DATA IS APPROXIMATE AND SUBJECT TO SURVEY

THIS PLAN IS PROVIDED AS A PROPOSED SUBMISSION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S RESPONSIBILITIES ARE LIMITED TO THE REQUIREMENTS OF COUNCIL AND OTHER RELEVANT AUTHORITIES.

NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DECISIONS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

PINKSTERBOER DEVELOPMENT CONSULTANTS
 PROPERTY CONVEYANCING - DEVELOPMENT CONSULTANTS
 141 HENLEY BEACH ROAD MILE END PH 8340 2207
 REF - T1018 DIV-V-ERZ





SCREENING SHRUBS TO BE PLANTED 500mm FROM FENCE LINE WILL PROVIDE CONTRASTING FOLIAGE AND COLOUR TO THE FENCE AND SURROUNDING HARD MATERIALS

REINSTATE DOLOMITE VERGE TO COUNCIL SPECIFICATIONS

EXISTING LOPHOSTEMON CONFERTUS TO BE REPLACED WITH NEW TREES OF SAME SPECIES

SCREENING SHRUBS TO GIVE PRIVACY TO EACH RESIDENT'S DRIVEWAY

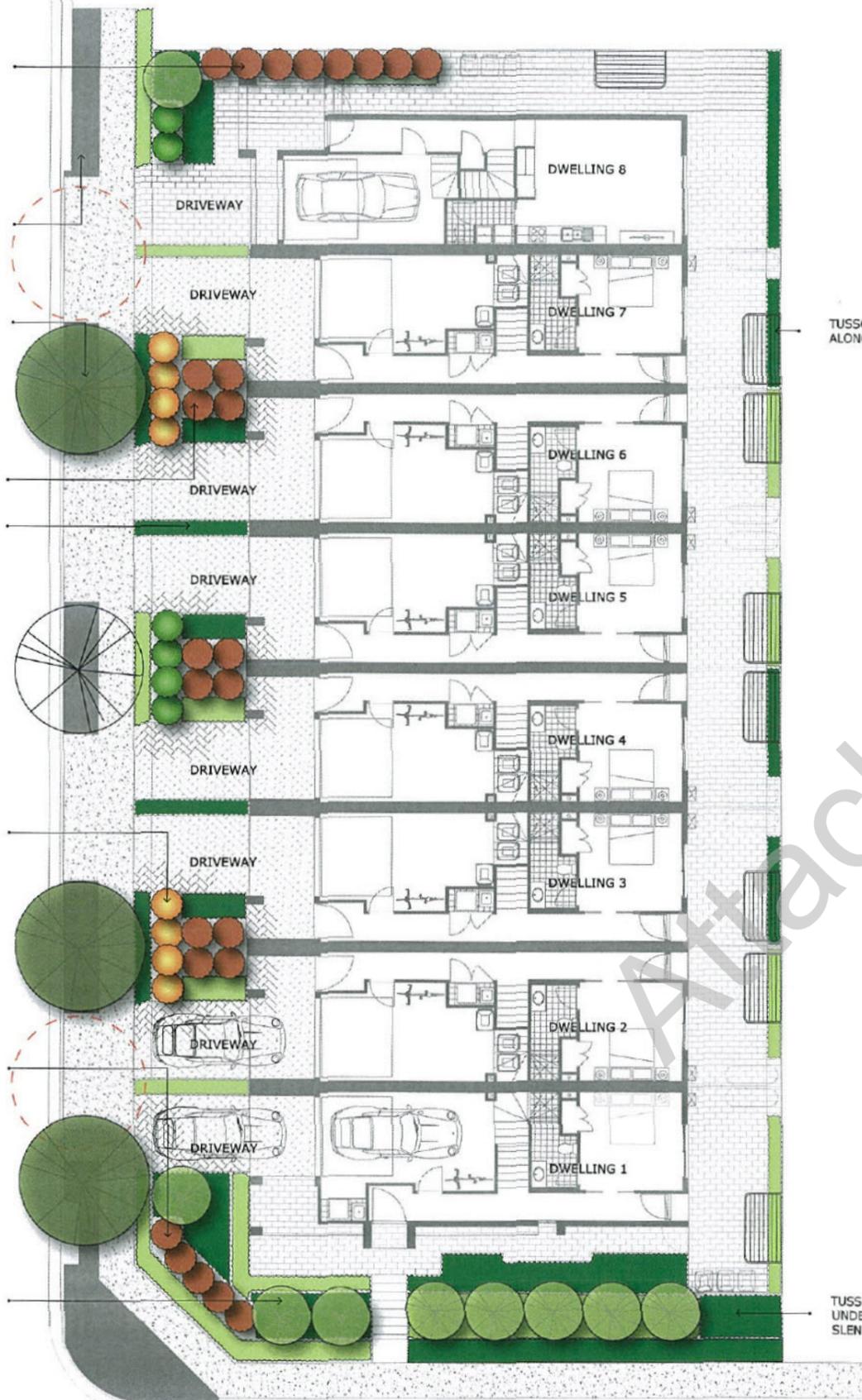
TUSSOCK PLANTING TO BE PLANTED IN BETWEEN DRIVEWAY

CANE STREET

FEATURE PLANTING TO GIVE IMMEDIATE IMPRESSION TO RESIDENTS AND THE DEVELOPMENT

SCREENING SHRUBS TO SCREEN FENCE LINE TO PROVIDE CONTRASTING FOLIAGE AND COLOUR

TREE PLANTINGS WITH NARROW FORM TO PROSPECT ROAD FRONTAGE TO SCREEN DWELLINGS



TUSSOCK PLANTINGS ALONG FENCE

TUSSOCK PLANTINGS UNDERNEATH TALL SLENDER TREES

TREE PLANTING



Prunus cerasifera
Oakville Crimson Spire
H: 6m W: 2m
Spacing : As Shown

TUSSOCK PLANTING



Liriope muscari
Just Right
H: 0.5m W: 0.5m
Spacing : 0.4m



Dianella tasmanica
Tasman Flax Lily
H: 0.4m W: 0.4m
Spacing : 0.6m

FEATURE PLANTING



Kniphofia uvaria
Red Hot Poker
H: 0.7m W: 0.8m
Spacing : 0.8m



Anigozanthus flavidus
Big Red
H: 1m W: 1m
Spacing : 0.7m

SCREENING SHRUB



Correa reflexa
Common Correa / Native Fuschia
H: 1m W: 1m
Spacing : 0.9m

AMENDED PLAN

DESIGN STATEMENT

THE PROPOSED LANDSCAPE DESIGN SEEKS TO COMPLEMENT THE RIVERGUM HOMES DEVELOPMENT BOTH IN STYLE AND CHARACTER. THE PLANTING PALETTE HAS A RANGE OF HARDY, LOW MAINTENANCE, NATIVE AND EXOTIC SPECIES.

THE APPROACH FROM CANE STREET WILL CONSIST OF FEATURE PLANTING THAT WILL PROVIDE AN ATTRACTIVE SENSE OF ARRIVAL TO ALL RESIDENTS.

SCREENING SHRUB SPECIES HAVE BEEN CHOSEN TO BE USED NEAR FENCE LINES TO GIVE CONTRASTING COLOUR AND FOLIAGE TO THE DEVELOPMENT. THE PROPOSED LANDSCAPING UNDERNEATH THE TREES IS TO BE COMPRISED OF SHADE TOLERANT, ATTRACTIVE PLANTING, STRAPPY LEAF SPECIES.

UNDERNEATH THE CLOTHES LINE ARE HARDY, LOW GROWING, STRAPPY LEAF SPECIES. THESE HAVE BEEN CHOSEN TO PROVIDE CONTRASTING COLOUR AND TEXTURE ALL YEAR ROUND.

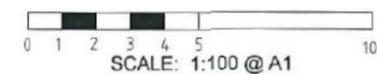
LEGEND

- EXISTING LOPHOSTEMON CONFERTUS TREE TO REMAIN
- REMOVE EXISTING LOPHOSTEMON CONFERTUS TREES
- NEW LOPHOSTEMON CONFERTUS
- NEW TREES
- SCREENING SHRUB - CORREA REFLEXA
- FEATURE PLANTING - KNIPHOFIA UVARIA
- FEATURE PLANTING - ANIGOZANTHUS FLAVIDUS
- REINSTATED DOLOMITE VERGE TREATMENT
- TUSSOCK PLANTING - LIRIOPE MUSCARI
- TUSSOCK PLANTING - DIANELLA TASMANICA



288a north street Adelaide 5000
t 08 8233 3228
www.outerspace.net.au

PROJECT CLIENT DRAWING 151 PROSPECT ROAD, PROSPECT SA RIVERGUM HOMES PROPOSED LANDSCAPE CONCEPT PLAN



DATE: 25/09/15

DWG NO.: OS496_CP02A

DRAWN BY: SG

APPROVED BY: DS

ADELAIDE | MELBOURNE



PO Box 707
Kent Town SA 5071
42 Fullerton Rd
Norwood SA 5067
P 08 8363 0222
F 08 8363 1555
ABN 58 083 071 185
fmgengineering.com.au

Job No: S23430-238792

Stormwater Catchment Analysis

at
151 cnr Prospect Road and Cane Street
PROSPECT, SA
for
Rivergum Homes Pty Ltd

Attachment

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²	
Roofs Area	377.40 m ²	C
Impervious Area	71.83 m ²	0.90
Pervious Area	483.04 m ²	0.75
Total Area	932.27	0.20
Equivalent Runoff Coefficient	0.5257	CA = 490.14 m ²
Time of concentration	10 min	
Rainfall Intensity	59.1 mm/hr	
Q5	0.00805 m ³ /s	
Q5-Lot 1	0.00174 m ³ /s	

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 1**

Total roof area	72.95 m ²	C
Total paved area	48.62 m ²	0.90
Pervious area	57.27 m ²	0.75
Total Area	178.84	0.20

Discharge to Detention Tank

Roof Area	72.95	C
Total roof area	72.95 m ²	0.90
		CA = 65.65 m ²

Directly Discharged to Street

Total roof area	0 m ²	C
Total paved area	48.62 m ²	0.90
Pervious area	57.27 m ²	0.75
Total Area	105.89	0.20
Equivalent Runoff Coefficient	0.4525	CA = 47.92 m ²

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 1

20 year Flow

Tc (mins)	Intensity, I (mm/hr)	Qin m ³ /s	Qall m ³ /s	Q Total m ³ /s	VOLin (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0022	0.0001	0.0021	0.63	0.63
10	111.00	0.0020	0.0002	0.0018	0.65	0.65
15	88.60	0.0016	0.0005	0.0011	0.66	0.66
20	61.50	0.0011	0.0009	0.0002	0.29	0.29
30	48.40	0.0009	0.0011	-0.0002	-0.31	-0.31
60	31.20	0.0006	0.0013	-0.0007	-2.56	-2.56
120	19.60	0.0004	0.0014	-0.0011	-7.76	-7.76

PEAK STORAGE REQUIRED 0.66 m³

Minimum Detention Tank Capacity

Proposed Dwelling 0.66 m³

Adopt Detention Tank = 1000L

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.52 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00019457 \text{ m}^2$$

$$\text{Therefore } d = 15.7 \text{ mm}$$

$$\text{use } \span style="border: 1px solid black; padding: 2px;">16 \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²		
			C
Roofs Area	377.40 m ²		0.90
Impervious Area	71.83 m ²		0.75
<u>Pervious Area</u>	483.04 m ²		0.20
Total Area	932.27		
Equivalent Runoff Coefficient	0.5257	CA =	490.14 m ²
Time of concentration	10 min		
Rainfall Intensity	59.1 mm/hr		
Q5	0.00805 m ³ /s		
Q5-Lot 2	0.0008 m ³ /s		

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 2**

			C
Total roof area	70.62 m ²		0.90
Total paved area	24.18 m ²		0.75
<u>Pervious area</u>	6.59 m ²		0.20
Total Area	101.39		

Discharge to Detention Tank

			C
Roof Area	70.62		
<u>Total roof area</u>	70.62 m ²		0.90
		CA=	63.55 m ²

Directly Discharged to Street

			C
Total roof area	0 m ²		0.90
Total paved area	24.18 m ²		0.75
<u>Pervious area</u>	6.59 m ²		0.20
Total Area	30.77		

Equivalent Runoff Coefficient	0.6322	CA=	19.45 m ²
-------------------------------	--------	-----	----------------------

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 2

20 year Flow

12 (mins)	Intensity, I (mm/hr)	Q _{in} m ³ /s	Q _{all} m ³ /s	Q Total m ³ /s	VOL _{in} (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0021	0.0002	0.0020	0.59	0.59
6	111.00	0.0020	0.0002	0.0018	0.63	0.63
10	88.60	0.0016	0.0003	0.0012	0.75	0.75
20	61.50	0.0011	0.0005	0.0006	0.74	0.74
30	48.40	0.0009	0.0005	0.0003	0.57	0.57
60	31.20	0.0006	0.0006	-0.0001	-0.29	-0.29
120	19.60	0.0003	0.0007	-0.0003	-2.51	-2.51

PEAK STORAGE REQUIRED m³

Minimum Detention Tank Capacity

Proposed Dwelling m³

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.32 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00012086 \text{ m}^2$$

$$\text{Therefore } d = 12.4 \text{ mm}$$

$$\text{use } \input{type="text" value="12"} \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²		
			C
Roofs Area	377.40 m ²		0.90
Impervious Area	71.83 m ²		0.75
<u>Pervious Area</u>	<u>483.04 m²</u>		0.20
Total Area	932.27		
Equivalent Runoff Coefficient	0.5257	CA =	490.14 m ²
Time of concentration	10 min		
Rainfall Intensity	59.1 mm/hr		
Q5	0.00805 m ³ /s		
Q5-Lot 3	0.0008 m ³ /s		

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 3**

			C
Total roof area	70.62 m ²		0.90
Total paved area	24.18 m ²		0.75
<u>Pervious area</u>	<u>6.59 m²</u>		0.20
Total Area	101.39		

Discharge to Detention Tank

			C
Roof Area	70.62		
<u>Total roof area</u>	<u>70.62 m²</u>		0.90
		CA=	63.55 m ²

Directly Discharged to Street

			C
Total roof area	0 m ²		0.90
Total paved area	24.18 m ²		0.75
<u>Pervious area</u>	<u>6.59 m²</u>		0.20
Total Area	30.77		

Equivalent Runoff Coefficient	0.6322	CA=	19.45 m ²
-------------------------------	--------	-----	----------------------

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 3

20 year Flow

12 (mins)	Intensity, I (mm/hr)	Q _{in} m ³ /s	Q _{all} m ³ /s	Q Total m ³ /s	VOL _{in} (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0021	0.0002	0.0020	0.59	0.59
6	111.00	0.0020	0.0002	0.0018	0.63	0.63
10	88.60	0.0016	0.0003	0.0012	0.75	0.75
20	61.50	0.0011	0.0005	0.0006	0.74	0.74
30	48.40	0.0009	0.0005	0.0003	0.57	0.57
60	31.20	0.0006	0.0006	-0.0001	-0.29	-0.29
120	19.60	0.0003	0.0007	-0.0003	-2.51	-2.51

PEAK STORAGE REQUIRED m³

Minimum Detention Tank Capacity

Proposed Dwelling m³

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.32 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00012086 \text{ m}^2$$

$$\text{Therefore } d = 12.4 \text{ mm}$$

$$\text{use } \boxed{12} \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²	
		C
Roofs Area	377.40 m ²	0.90
Impervious Area	71.83 m ²	0.75
Pervious Area	483.04 m ²	0.20
Total Area	932.27	
Equivalent Runoff Coefficient	0.5257	CA = 490.14 m ²
Time of concentration	10 min	
Rainfall Intensity	59.1 mm/hr	
Q5	0.00805 m ³ /s	
Q5-Lot 4	0.0008 m ³ /s	

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 4**

		C
Total roof area	70.62 m ²	0.90
Total paved area	24.18 m ²	0.75
Pervious area	6.59 m ²	0.20
Total Area	101.39	

Discharge to Detention Tank

Roof Area	70.62	C
Total roof area	70.62 m ²	0.90
		CA= 63.55 m ²

Directly Discharged to Street

		C
Total roof area	0 m ²	0.90
Total paved area	24.18 m ²	0.75
Pervious area	6.59 m ²	0.20
Total Area	30.77	

Equivalent Runoff Coefficient	0.6322	CA= 19.45 m ²
-------------------------------	--------	--------------------------

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 4

20 year Flow

12 (mins)	Intensity, I (mm/hr)	Qin m ³ /s	Qall m ³ /s	Q Total m ³ /s	VOLin (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0021	0.0002	0.0020	0.59	0.59
6	111.00	0.0020	0.0002	0.0018	0.63	0.63
10	88.60	0.0016	0.0003	0.0012	0.75	0.75
20	61.50	0.0011	0.0005	0.0006	0.74	0.74
30	48.40	0.0009	0.0005	0.0003	0.57	0.57
60	31.20	0.0006	0.0006	-0.0001	-0.29	-0.29
120	19.60	0.0003	0.0007	-0.0003	-2.51	-2.51

PEAK STORAGE REQUIRED m³

Minimum Detention Tank Capacity

Proposed Dwelling m³

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.32 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00012086 \text{ m}^2$$

$$\text{Therefore } d = 12.4 \text{ mm}$$

$$\text{use } \boxed{12} \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²		
			C
Roofs Area	377.40 m ²		0.90
Impervious Area	71.83 m ²		0.75
Pervious Area	483.04 m ²		0.20
Total Area	932.27		
Equivalent Runoff Coefficient	0.5257	CA =	490.14 m ²
Time of concentration	10 min		
Rainfall Intensity	59.1 mm/hr		
Q5	0.00805 m ³ /s		
Q5-Lot 5	0.0008 m ³ /s		

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 5**

			C
Total roof area	70.62 m ²		0.90
Total paved area	24.18 m ²		0.75
Pervious area	6.59 m ²		0.20
Total Area	101.39		

Discharge to Detention Tank

Roof Area	70.62		C
Total roof area	70.62 m ²		0.90
		CA=	63.55 m ²

Directly Discharged to Street

			C
Total roof area	0 m ²		0.90
Total paved area	24.18 m ²		0.75
Pervious area	6.59 m ²		0.20
Total Area	30.77		

Equivalent Runoff Coefficient	0.6322	CA=	19.45 m ²
-------------------------------	--------	-----	----------------------

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 5

20 year Flow

12 (mins)	Intensity, I (mm/hr)	Q _{in} m ³ /s	Q _{all} m ³ /s	Q Total m ³ /s	VOL _{in} (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0021	0.0002	0.0020	0.59	0.59
6	111.00	0.0020	0.0002	0.0018	0.63	0.63
10	88.60	0.0016	0.0003	0.0012	0.75	0.75
20	61.50	0.0011	0.0005	0.0006	0.74	0.74
30	48.40	0.0009	0.0005	0.0003	0.57	0.57
60	31.20	0.0006	0.0006	-0.0001	-0.29	-0.29
120	19.60	0.0003	0.0007	-0.0003	-2.51	-2.51

PEAK STORAGE REQUIRED m³

Minimum Detention Tank Capacity

Proposed Dwelling m³

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.32 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00012086 \text{ m}^2$$

$$\text{Therefore } d = 12.4 \text{ mm}$$

$$\text{use } \boxed{12} \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²		
			C
Roofs Area	377.40 m ²		0.90
Impervious Area	71.83 m ²		0.75
<u>Pervious Area</u>	<u>483.04 m²</u>		0.20
Total Area	932.27		
Equivalent Runoff Coefficient	0.5257	CA =	490.14 m ²
Time of concentration	10 min		
Rainfall Intensity	59.1 mm/hr		
Q5	0.00805 m ³ /s		
Q5-Lot 6	0.0008 m ³ /s		

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 6**

			C
Total roof area	70.62 m ²		0.90
Total paved area	24.18 m ²		0.75
<u>Pervious area</u>	<u>6.59 m²</u>		0.20
Total Area	101.39		

Discharge to Detention Tank

			C
Roof Area	70.62		
<u>Total roof area</u>	<u>70.62 m²</u>		0.90
		CA=	63.55 m ²

Directly Discharged to Street

			C
Total roof area	0 m ²		0.90
Total paved area	24.18 m ²		0.75
<u>Pervious area</u>	<u>6.59 m²</u>		0.20
Total Area	30.77		

Equivalent Runoff Coefficient	0.6322	CA=	19.45 m ²
-------------------------------	--------	-----	----------------------

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 6

20 year Flow

12 (mins)	Intensity, I (mm/hr)	Q _{in} m ³ /s	Q _{all} m ³ /s	Q Total m ³ /s	VOL _{in} (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0021	0.0002	0.0020	0.59	0.59
6	111.00	0.0020	0.0002	0.0018	0.63	0.63
10	88.60	0.0016	0.0003	0.0012	0.75	0.75
20	61.50	0.0011	0.0005	0.0006	0.74	0.74
30	48.40	0.0009	0.0005	0.0003	0.57	0.57
60	31.20	0.0006	0.0006	-0.0001	-0.29	-0.29
120	19.60	0.0003	0.0007	-0.0003	-2.51	-2.51

PEAK STORAGE REQUIRED m³

Minimum Detention Tank Capacity

Proposed Dwelling m³

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.32 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00012086 \text{ m}^2$$

$$\text{Therefore } d = 12.4 \text{ mm}$$

$$\text{use } \boxed{12} \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²	
		C
Roofs Area	377.40 m ²	0.90
Impervious Area	71.83 m ²	0.75
<u>Pervious Area</u>	483.04 m ²	0.20
Total Area	932.27	
Equivalent Runoff Coefficient	0.5257	CA = 490.14 m ²
Time of concentration	10 min	
Rainfall Intensity	59.1 mm/hr	
Q5	0.00805 m ³ /s	
Q5-Lot 7	0.0008 m ³ /s	

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 7**

		C
Total roof area	70.62 m ²	0.90
Total paved area	24.18 m ²	0.75
<u>Pervious area</u>	6.59 m ²	0.20
Total Area	101.39	

Discharge to Detention Tank

		C
Roof Area	70.62	
<u>Total roof area</u>	70.62 m ²	0.90
		CA= 63.55 m ²

Directly Discharged to Street

		C
Total roof area	0 m ²	0.90
Total paved area	24.18 m ²	0.75
<u>Pervious area</u>	6.59 m ²	0.20
Total Area	30.77	

Equivalent Runoff Coefficient	0.6322	CA= 19.45 m ²
-------------------------------	--------	--------------------------

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling -Lot 7

20 year Flow

12 (mins)	Intensity, I (mm/hr)	Q _{in} m ³ /s	Q _{all} m ³ /s	Q Total m ³ /s	VOL _{in} (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0021	0.0002	0.0020	0.59	0.59
6	111.00	0.0020	0.0002	0.0018	0.63	0.63
10	88.60	0.0016	0.0003	0.0012	0.75	0.75
20	61.50	0.0011	0.0005	0.0006	0.74	0.74
30	48.40	0.0009	0.0005	0.0003	0.57	0.57
60	31.20	0.0006	0.0006	-0.0001	-0.29	-0.29
120	19.60	0.0003	0.0007	-0.0003	-2.51	-2.51

PEAK STORAGE REQUIRED m³

Minimum Detention Tank Capacity

Proposed Dwelling m³

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.32 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00012086 \text{ m}^2$$

$$\text{Therefore } d = 12.4 \text{ mm}$$

$$\text{use } \boxed{12} \text{ mm Dia.}$$

DETENTION DESIGN

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015

Q5 Pre-Development

Total Area	932.27 m ²	
		C
Roofs Area	377.40 m ²	0.90
Impervious Area	71.83 m ²	0.75
<u>Pervious Area</u>	483.04 m ²	0.20
Total Area	932.27	
Equivalent Runoff Coefficient	0.5257	CA = 490.14 m ²
Time of concentration	10 min	
Rainfall Intensity	59.1 mm/hr	
Q5	0.00805 m ³ /s	
Q5-Lot 8	0.00135 m ³ /s	

Q20 Postdeveloped flow rate:**Proposed Dwelling-Lot 8**

		C
Total roof area	73.30 m ²	0.90
Total paved area	57.63 m ²	0.75
<u>Pervious area</u>	14.13 m ²	0.20
Total Area	145.07	

Discharge to Detention Tank

		C
Roof Area	73.30	
<u>Total roof area</u>	73.30 m ²	0.90
		CA = 65.97 m ²

Directly Discharged to Street

		C
Total roof area	0 m ²	0.90
Total paved area	57.63 m ²	0.75
<u>Pervious area</u>	14.13 m ²	0.20
Total Area	71.77	
Equivalent Runoff Coefficient	0.6417	CA = 46.05 m ²

Project: 151 cnr Prospect Road and Cane Street PROSPECT
 Job No. S23430-238792
 Date 29/09/2015



DETENTION TANK VOLUME CALCULATIONS

Proposed Dwelling-Lot 8

20 year Flow

Tc (mins)	Intensity, I (mm/hr)	Q _{in} m ³ /s	Q _{all} m ³ /s	Q Total m ³ /s	VOL _{in} (m ³)	STORAGE VOL. (m ³)
5	120.00	0.0022	0.00001	0.0022	0.66	0.66
6	111.00	0.0020	0.00013	0.0018	0.69	0.69
10	88.60	0.0016	0.00042	0.0012	0.72	0.72
20	61.50	0.0011	0.00076	0.0004	0.44	0.44
30	48.40	0.0008	0.00093	0.0000	-0.08	-0.08
60	31.20	0.0006	0.00115	-0.0006	-2.08	-2.08
120	19.60	0.0004	0.00130	-0.0009	-6.77	-6.77

PEAK STORAGE REQUIRED 0.72 m³

Minimum Detention Tank Capacity

Proposed Dwelling 0.72 m³

Adopt Detention Tank = 1000L

Design of Outlet System

Orifice Outlet Control

$$Q = C_d \cdot A_o \cdot \sqrt{2gh}$$

$$Q = 0.42 \text{ L/s}$$

$$C_d = 0.6$$

$$h = 1.00 \text{ m}$$

$$A_o = 0.00015676 \text{ m}^2$$

$$\text{Therefore } d = 14.1 \text{ mm}$$

$$\text{use } 14 \text{ mm Dia.}$$



LOCATION 34.875 S 138.600 E * NEAR.. PROSPECT

LIST OF COEFFICIENTS TO EQUATIONS OF THE FORM

$$ln(I) = A + B \times (ln(T)) + C \times (ln(T))^2 + D \times (ln(T))^3 + E \times (ln(T))^4 + F \times (ln(T))^5 + G \times (ln(T))^6$$

T = TIME IN HOURS AND I = INTENSITY IN MILLIMETRES PER HOUR

RETURN PERIOD	A	B	C	D	E	F	G
1	2.455621	-0.60670E+0	-0.54098E-2	0.11922E-1	-0.35769E-2	-0.76669E-3	0.18078E-3
2	2.747572	-0.61526E+0	-0.83669E-2	0.12316E-1	-0.32452E-2	-0.80955E-3	0.17712E-3
5	3.061571	-0.63385E+0	-0.14447E-1	0.10946E-1	-0.23296E-2	-0.61255E-3	0.12002E-3
10	3.239221	-0.64548E+0	-0.18208E-1	0.10536E-1	-0.17803E-2	-0.52964E-3	0.89975E-4
20	3.439092	-0.65592E+0	-0.21052E-1	0.10383E-1	-0.14110E-2	-0.48711E-3	0.72744E-4
50	3.678611	-0.66823E+0	-0.24373E-1	0.10228E-1	-0.10047E-2	-0.44480E-3	0.55626E-4
100	3.847387	-0.67672E+0	-0.26929E-1	0.98459E-2	-0.65388E-3	-0.38094E-3	0.36129E-4

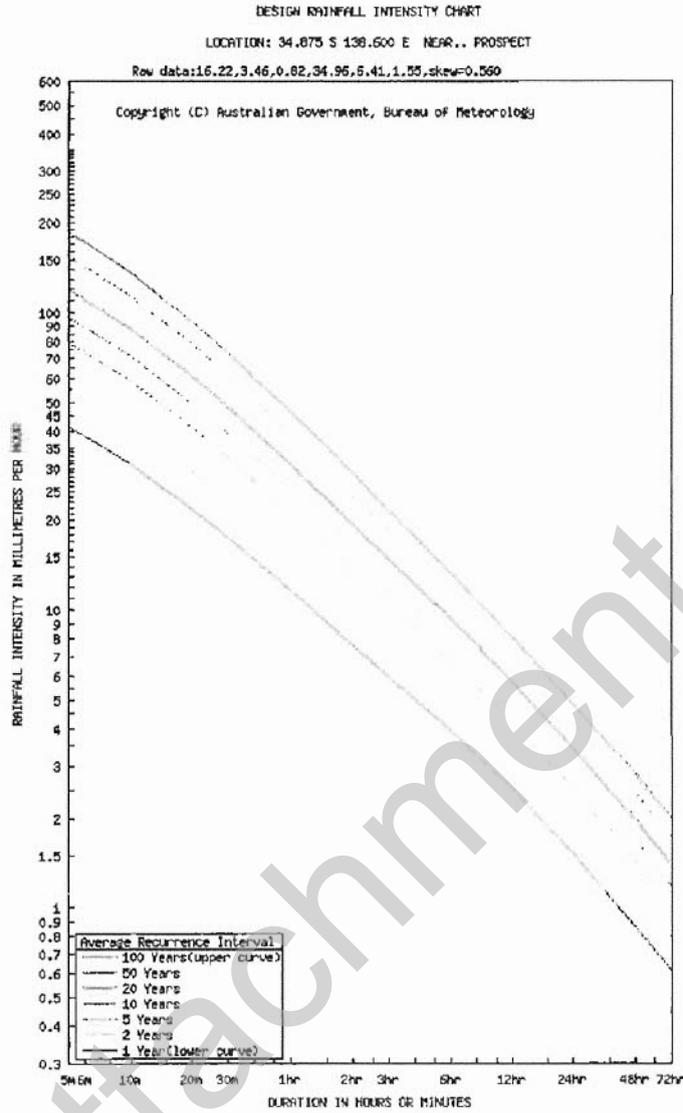
RAINFALL INTENSITY IN mm/h FOR VARIOUS DURATIONS AND RETURN PERIODS

DURATION	RETURN PERIOD (YEARS)						
	1	2	5	10	20	50	100
5 mins	41.5	56.3	79.6	96.8	120.	156.	187.
6 mins	38.6	52.3	73.9	89.8	111.	144.	173.
10 mins	31.2	42.1	59.1	71.6	88.6	114.	137.
20 mins	22.1	29.8	41.4	49.9	61.5	79.0	96.2
30 mins	17.6	23.7	32.8	39.4	48.4	62.0	73.7
1 hour	11.7	15.6	21.4	25.5	31.2	39.6	46.9
2 hours	7.66	10.2	13.7	16.2	19.6	24.7	29.0
3 hours	6.00	7.94	10.6	12.4	14.9	18.7	21.8
6 hours	3.95	5.19	6.76	7.84	9.35	11.5	13.4
12 hours	2.54	3.31	4.25	4.89	5.79	7.06	8.15
24 hours	1.53	2.00	2.56	2.95	3.48	4.25	4.89
48 hours	.866	1.13	1.45	1.68	2.00	2.45	2.83
72 hours	.611	.792	1.02	1.18	1.40	1.72	1.99

(Raw data: 16.22, 3.49, 0.82, 31.98, 6.41, 1.65, skew= 0.550)

HYDROMETEOROLOGICAL ADVISORY SERVICE
(C) AUSTRALIAN GOVERNMENT, BUREAU OF METEOROLOGY

* ENSURE THE COORDINATES ARE THOSE REQUIRED SINCE DATA IS BASED ON THESE AND NOT LOCATION NAME



Help

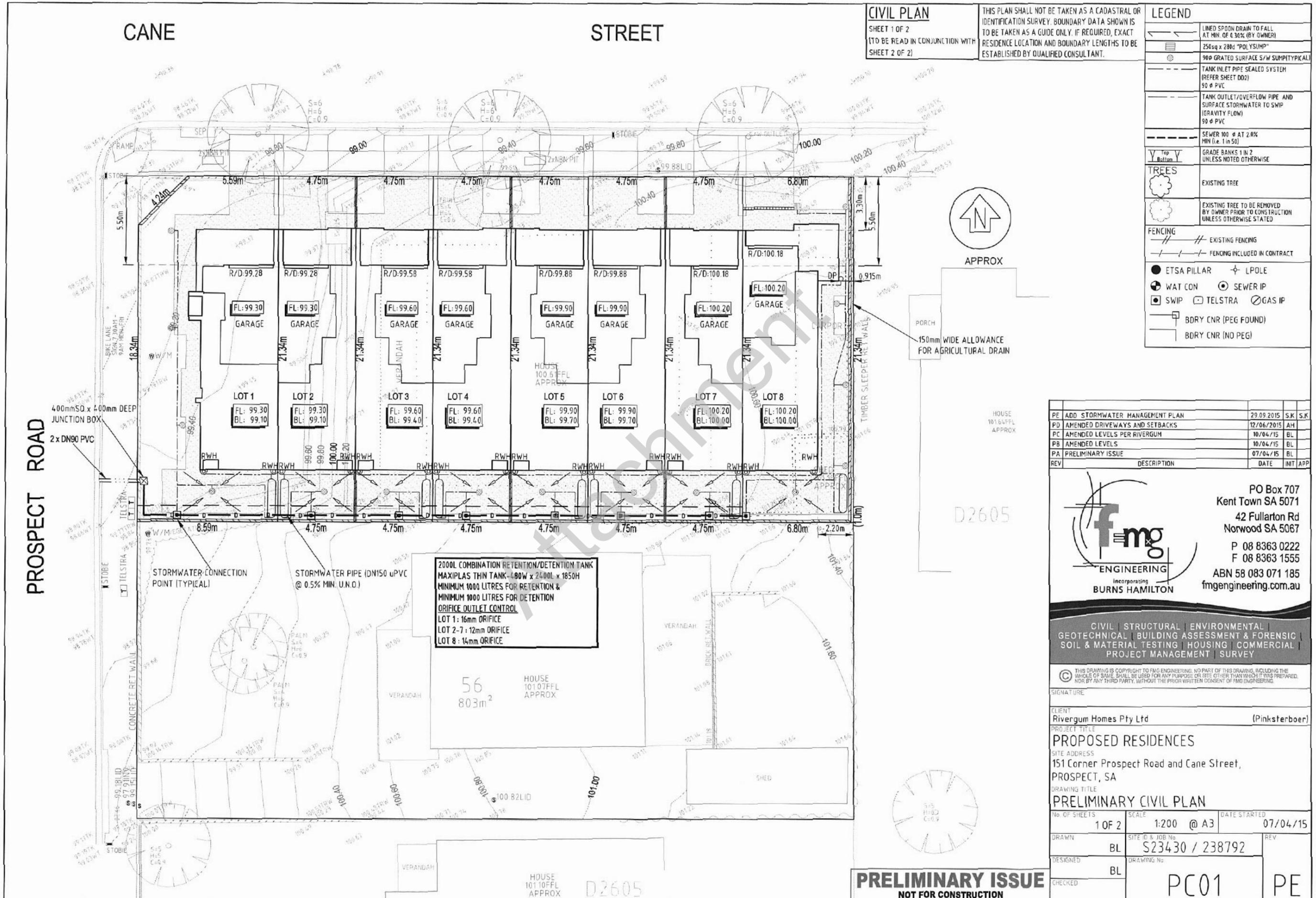
[View Documentation] Opens new window

Try another

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Attachment



CIVIL PLAN
SHEET 1 OF 2
(TO BE READ IN CONJUNCTION WITH SHEET 2 OF 2)

THIS PLAN SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. IF REQUIRED, EXACT RESIDENCE LOCATION AND BOUNDARY LENGTHS TO BE ESTABLISHED BY QUALIFIED CONSULTANT.

LEGEND	
	LINED SPOON DRAIN TO FALL AT MIN. OF 1:36% (BY OWNER)
	250sq x 280d "POLYSUM"
	900 GRATED SURFACE S/W SUMPTYPICAL
	TANK INLET PIPE SEALED SYSTEM (REFER SHEET 002) 90 Ø PVC
	TANK OUTLET/OVERFLOW PIPE AND SURFACE STORMWATER TO SWIP (GRAVITY FLOW) 90 Ø PVC
	SEWER 100 Ø AT 2.0% MIN (i.e. 1 in 50)
	GRADE BANKS 1 IN 2 UNLESS NOTED OTHERWISE
	TREES EXISTING TREE
	EXISTING TREE TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED
	FENCING EXISTING FENCING
	FENCING INCLUDED IN CONTRACT
	ETSa PILLAR
	LPOLE
	WAT CON
	SEWER IP
	SWIP
	TELSTRA
	GAS IP
	BDRY CNR (PEG FOUND)
	BDRY CNR (NO PEG)

REV	DESCRIPTION	DATE	INT	APP
PE	ADD STORMWATER MANAGEMENT PLAN	29/09/2015	S.K	S.K
PD	AMENDED DRIVEWAYS AND SETBACKS	12/06/2015	AH	
PC	AMENDED LEVELS PER RIVERGUM	10/04/15	BL	
PB	AMENDED LEVELS	10/04/15	BL	
PA	PRELIMINARY ISSUE	07/04/15	BL	

fmg ENGINEERING
incorporating BURNS HAMILTON

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CIVIL | STRUCTURAL | ENVIRONMENTAL | GEOTECHNICAL | BUILDING ASSESSMENT & FORENSIC | SOIL & MATERIAL TESTING | HOUSING | COMMERCIAL | PROJECT MANAGEMENT | SURVEY

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SIGNATURE _____
CLIENT: Rivergum Homes Pty Ltd (Pinksterboer)
PROJECT TITLE: PROPOSED RESIDENCES
SITE ADDRESS: 151 Corner Prospect Road and Cane Street, PROSPECT, SA
DRAWING TITLE: PRELIMINARY CIVIL PLAN

No. OF SHEETS	1 OF 2	SCALE	1:200 @ A3	DATE STARTED	07/04/15
DRAWN	BL	SITE ID & JOB No	S23430 / 238792	REV	
DESIGNED	BL	DRAWING No	PC01		
CHECKED				PE	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

Susan Giles

From: Phil Weaver
Sent: Friday, 25 September 2015 2:52 PM
To: 'George Manos'; Susan Giles
Cc: Chris Newby; 'Gavin Pinksterboer'; 'Paul Hanna'; 'Phil Weaver'
Subject: RE: DA 050/108/2015 - AMENDED PLANS - 151 Prospect Road Prospect
Attachments: 151 Prospect Road 25.9.2015 - Figure 4.pdf; 151 Prospect Road 25.9.2015 - Figure 1.pdf; 151 Prospect Road 25.9.2015 - Figure 3.pdf; 151 Prospect Road 25.9.2015 - Figure 2.pdf; 151 Prospect Road - 25.9.2015 Figure 1.dwg

Dear Ms Giles,

I have been requested by Mr George Manos, Botten Levinson, to review vehicular access associated with the car parking areas of the above proposed development based on most recent amended design.

On the above basis, we have prepared the attached turning path diagrams which identify that it should be possible for the B85 design vehicle to access the visitor spaces in front of dwellings 1 and 2 without the need to encroach into the area of the driveway of the adjoining dwellings.

The attached drawings identify forward entry of the design vehicle into the visitor space in front of dwellings 1 and 2 including both left and right turn entry movements. I consider that these turning path diagrams would also be representative of vehicular access associated with access into and out of the on eh remaining dwellings.

While the turning path drawings for a vehicle turning from the east along Cane Street would require the driver to pull to the northern side of the road, it is my understanding that this is acceptable under the relevant Australian Road rules and is typical of accessibility into driveways of residential properties on many local roadways throughout Metropolitan Adelaide.

Consequently I consider that appropriate access would be provided for drivers entering and exiting the car parking areas of each dwelling associated proposed development.

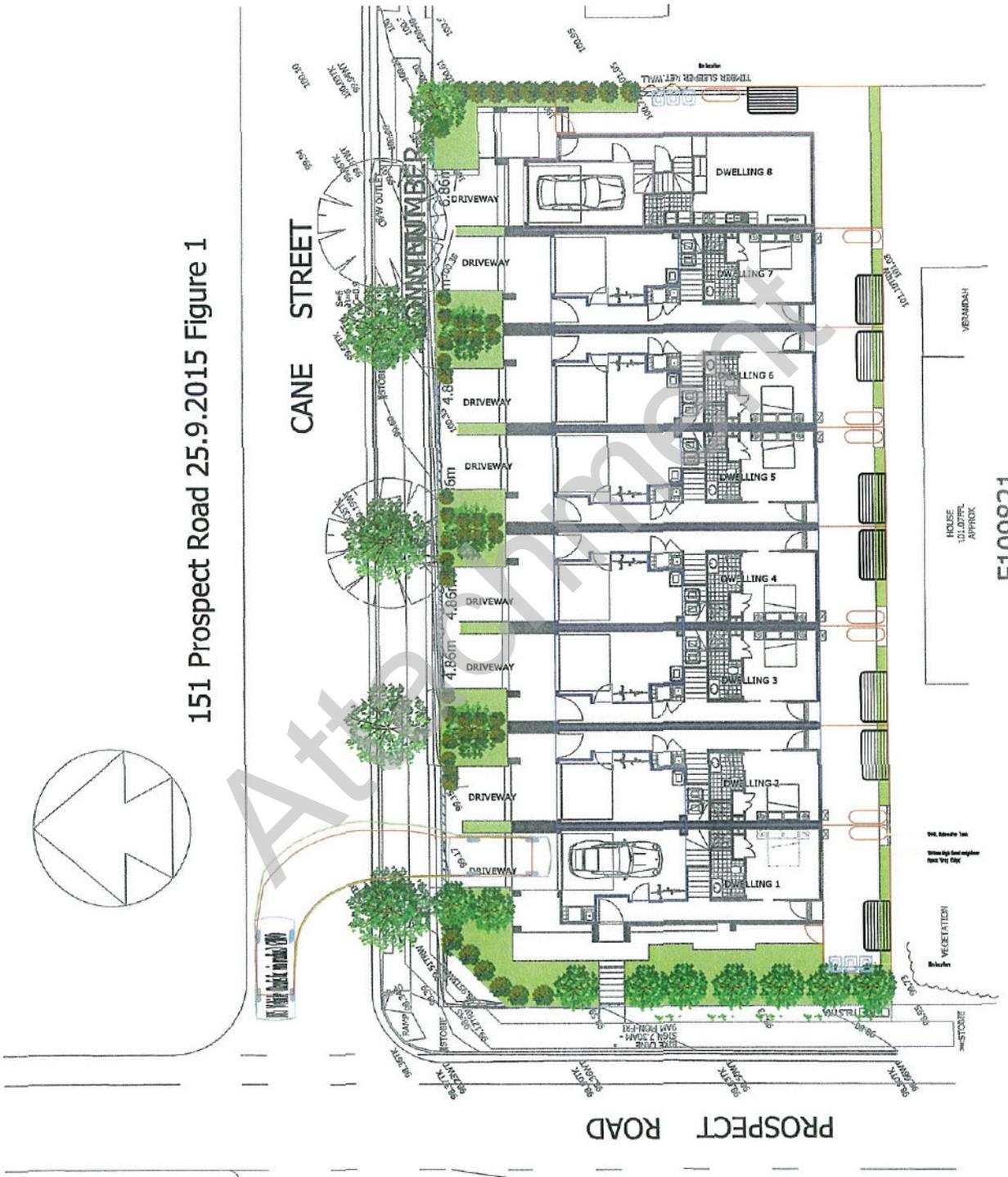
I have attached copies of relevant turning path drawings as PDF files with the DWG file of Figure 1 also attached.

I would be pleased to discuss if required either on my office number (8271 5999) or mobile (0412 201 626).

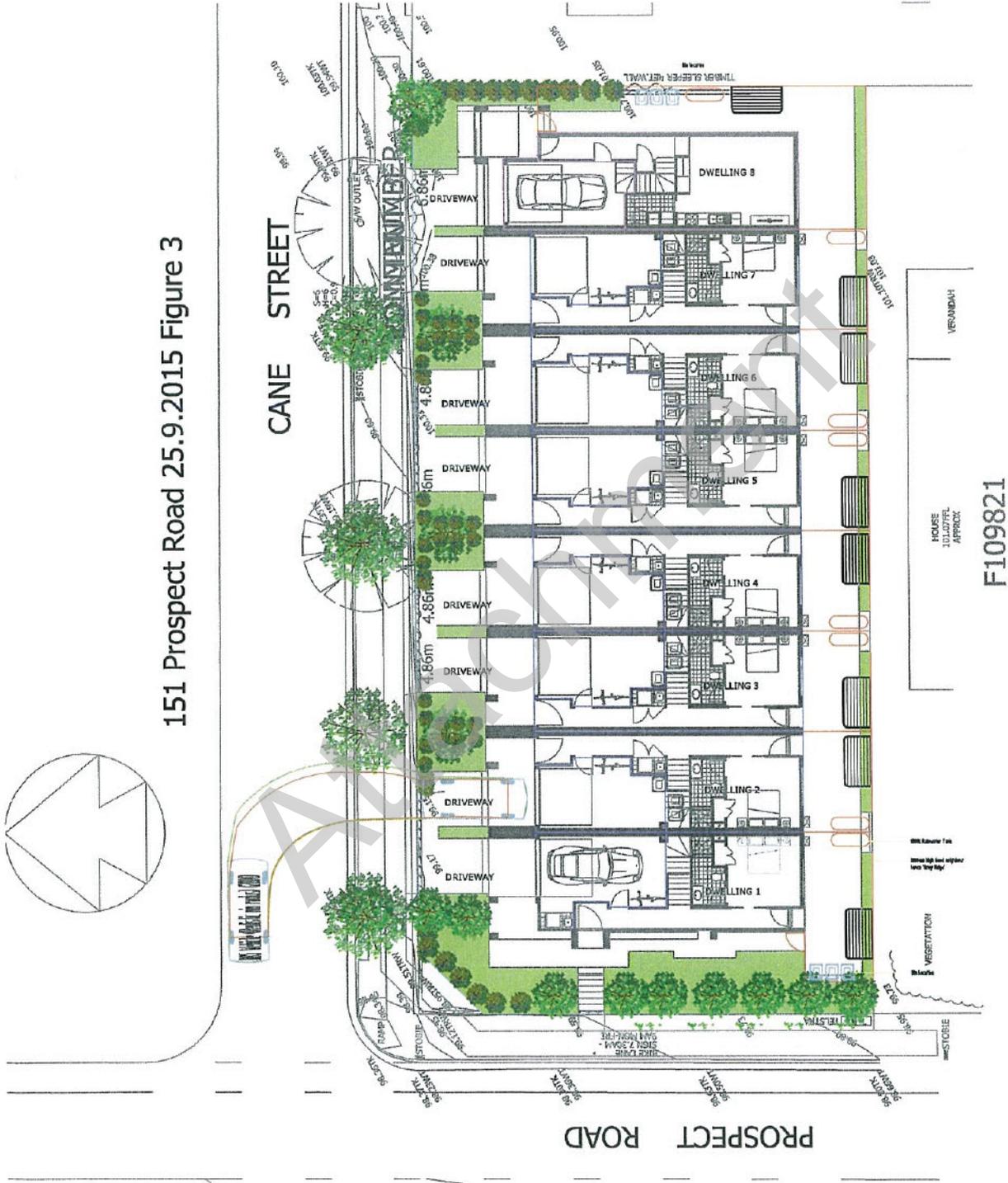
Regards

Phil Weaver

151 Prospect Road 25.9.2015 Figure 1



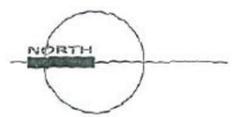
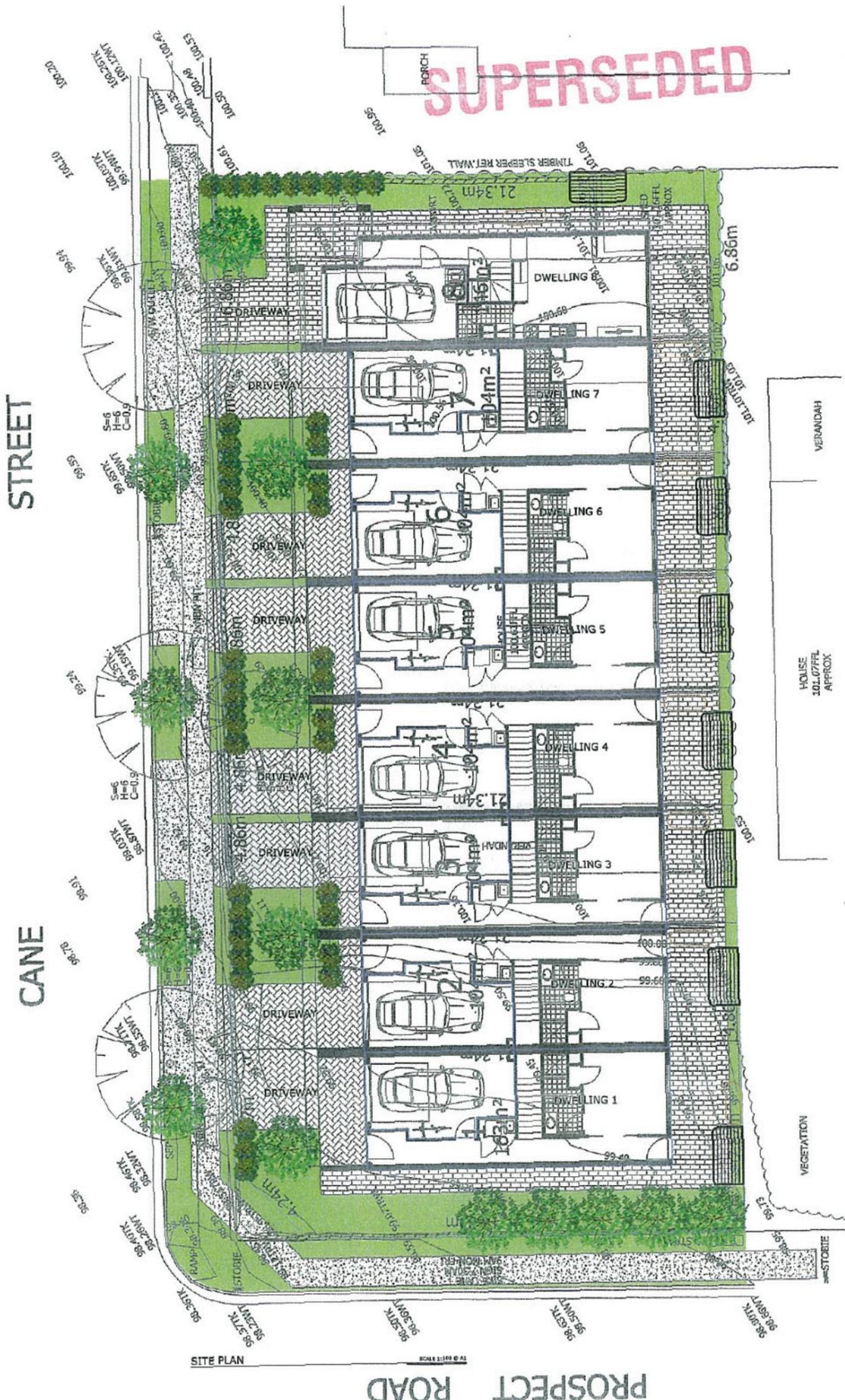
151 Prospect Road 25.9.2015 Figure 3



151 Prospect Road 25.9.2015 Figure 4

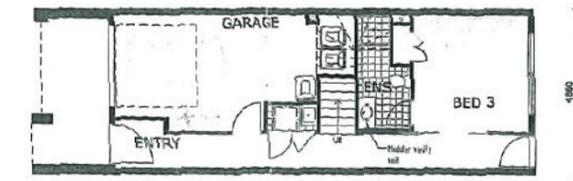
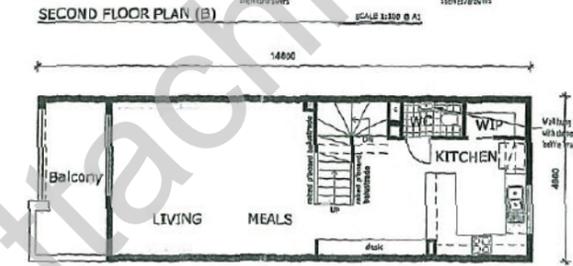
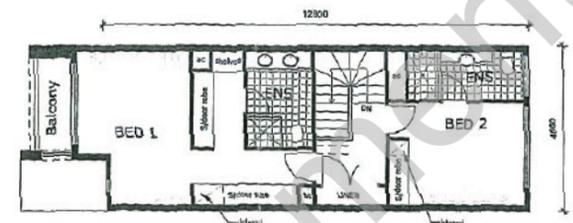


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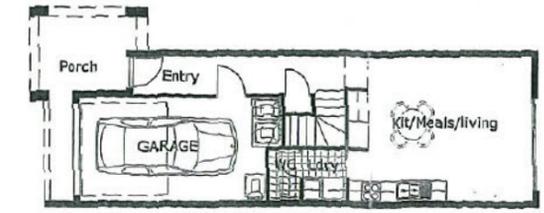
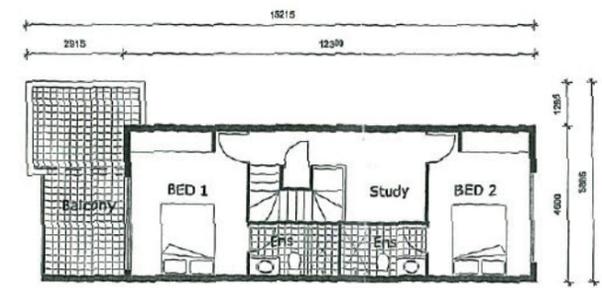
DWELLING 1	Site Area	163m ²	DWELLING 5	Site Area	104m ²
	Private Open Space	31.39m ²		Private Open Space	28.99m ²
	Building Foot Print	73.21m ²		Building Foot Print	72.00m ²
	Site Plot Ratio	44.9%		Site Plot Ratio	66%
DWELLING 2	Site Area	104m ²	DWELLING 6	Site Area	104m ²
	Private Open Space	28.99m ²		Private Open Space	28.99m ²
	Building Foot Print	72.00m ²		Building Foot Print	72.00m ²
	Site Plot Ratio	66%		Site Plot Ratio	69%
DWELLING 3	Site Area	104m ²	DWELLING 7	Site Area	104m ²
	Private Open Space	28.99m ²		Private Open Space	28.99m ²
	Building Foot Print	72.00m ²		Building Foot Print	72.00m ²
	Site Plot Ratio	66%		Site Plot Ratio	69%
DWELLING 4	Site Area	104m ²	DWELLING 8	Site Area	146m ²
	Private Open Space	28.99m ²		Private Open Space	37.81m ²
	Building Foot Print	72.00m ²		Building Foot Print	73.21m ²
	Site Plot Ratio	69%		Site Plot Ratio	60.14%

SUPERSEDED



GROUND FLOOR PLAN (B) SCALE 1:100 @ A1

Ground Floor	42.31m ²
First Floor	62.21m ²
Second Floor	65.63m ²
Garage	21.13m ²
Porch	8.55m ²
Balcony 1	9.79m ²
Balcony 2	4.02m ²
Total Area	233.65m²



GROUND FLOOR PLAN (A) SCALE 1:100 @ A1

Ground Floor	42.69m ²
First Floor	56.58m ²
Garage	19.31m ²
Porch	11.21m ²
Balcony 1	16.63m ²
Total Area	146.42m²

REVISIONS

AMENDMENT	9 Dec 2014
Concept Issue	29 Jan 2015
Design Assessment	6 March 2015
Design Approvals	11 March 2015
Design Finalisation	25 April 2015
Design Approvals sent to Public Engineering	15 April 2015
Dwelling 1 Drawings submitted according to CPD1	15 April 2015
Dwelling 8 drawings. Final in relation to match neighbouring applications	09 June 2015

rivergum
homes

387-391 South Road, MILE END SOUTH SA 5031
 Phone: (08) 8354 7800 Fax: (08) 8234 6099
 A.B.N. 70 065 486 337 B.Lic. BLD 113681
 Web: rivergumhomes.com.au

Client: **G. Pinksterboer**
 Project: **Propose Development**

151 Prospect Road
PROSPECT

Client	Date	4 Jun 2015	
HF	Sheet No	1 of 2	
Scale	1:100 (LNU)	Issue No.	6
Project No.	ISSUE NO.	6	

The structure shall be constructed in accordance with current edition of National Construction Code. Figures dimensions shall take preference over scaled drawings. Where site conditions do not reflect the intent shown in the drawings or where site measurements conflict with dimensions, figures or relations shown, each client/owner is responsible for confirming. These plans remain the exclusive property of Rivergum Homes and are protected by Copyright laws. Legal action will be taken against any unauthorised use.

Preliminary Concept

AGENDA ITEM: 5.2

To: Development Assessment Panel (DAP) on 12 October 2015

From: Scott McLuskey, Senior Development Officer, Planning

Proposal: Compromise Proposal: Two, Three Storey Residential Flat Buildings comprising 22 Dwellings with associated Fencing and Landscaping (DA 050/190/2015)

Address: 3-7 Allan Street, Prospect (CT 5077/419, 5512/362 & 5788/250)

SUMMARY:

Applicant: Edward Lukac

Owners: Mr R Parisi, Mr G Licari, Mr P Parisi & Mr J Lopresti (3 Allan St)
Mr A Robertson (5 Allan St)
Mr E & Mrs A Lukac (7 Allan St)

Planning Authority: Council

Mandatory Referrals: Nil

Independent Advice: Nil

Public Notification: Not applicable

Development Plan Version: Consolidated 12 February 2015

Zone and Policy Area: Urban Corridor Zone (Boulevard Policy Area)

Key Considerations: Landscaping, Waste Management, Site Build-up, Private Open Space

Recommendation: **That the DAP advises the Environment, Resources and Development Court that the compromise proposal is accepted**

ATTACHMENTS:

Attachments 1-9 Proposal Plans

Attachments 10-17 Previous Proposal Plans

Attachments 18-33 Previous Report (Original Proposal)

Attachments 34-41 Previous Report (Revised Proposal)

Attachments 42-54 Applicant's Submissions

1. EXECUTIVE SUMMARY

- 1.1 The Development Assessment Panel (DAP) previously considered the subject proposal at its meetings of 13 July 2015 and 14 September 2015.
- 1.2 Briefly, the DAP refused the original proposal as it was considered that it would provide insufficient landscaping, not suitably resolve potential waste management and site build-up issues, and would not provide sufficiently functional areas of private open space.
- 1.3 The applicant subsequently lodged an appeal against this decision with the Environment, Resources and Development Court. The applicant has now provided the DAP with a compromise proposal and a supplementary information that collectively responds to the refusal matters outlined above. While the configuration of the dwellings would remain largely the same, the additional information provided and various revisions to the buildings are considered to satisfactorily address the previous concerns of the DAP. The compromise proposal therefore warrants support.

2. BACKGROUND

- 2.1 The DAP considered a proposal for the construction of two, three storey residential flat buildings, comprising 22 row style dwellings at its meeting of 13 July 2015. The application was deferred for consideration at a subsequent meeting of the DAP, pending the receipt of further information on the following matters:
 - Landscaping of meaningful area and size to soften the appearance of the internal driveway areas and the appearance of the development as viewed from the street.
 - Reconsideration of the privacy screening provided to dwellings, to enable passive surveillance of the adjacent reserve.
 - Refine the location and clearly describe the functionality of waste collection, acknowledging that the traditional three-bin system provided by Council is unlikely to be considered suitable.
 - Provide clarity around the intended materials and finishes to each building, potentially through the provision of a materials board with physical samples of materials chosen, with clearer details provided of the changes in materials to the building façades as viewed from the internal driveway.
 - Provide clear details of the intended levels of site improvements (including driveways, paved and landscaped areas, and retaining walls), with appropriate consideration of stormwater management.
 - Improved access to and amenity of ground level private open space through a potential reduction in site coverage.
- 2.2 The DAP then considered a revised proposal responding to the deferral matters at its meeting of 14 September 2015. The application was refused as it was considered that the proposal would:
 1. Provide insufficient landscaping to enhance the appearance of the development;
 2. Not suitably resolve issues of waste collection, storage and disposal;
 3. Not suitably resolve potential impacts of site build-up; and
 4. Not provide sufficiently functional or useable areas of Private Open Space.

- 2.3 While the matter has now been listed for a preliminary conference by the ERD Court on 19 October, the applicant has provided Council with a further and more substantially revised proposal in an attempt to address the concerns of the DAP. If the DAP is supportive of the revised proposal, the matter would not proceed to be heard by the Court. If the DAP is not supportive of the revised proposal the applicant may consider providing Council with further revisions to the proposal, or elect to have the matter heard by a Commissioner of the ERD Court.

3. PROPOSAL

- 3.1 While the proposal would retain essentially the same overall site configuration, the internal and private open space configuration has been revised, while greater consideration has been given to the extent and height of landscaping throughout the site.
- 3.2 Further information with respect to site levels and waste management is now also provided for the consideration of the DAP.
- 3.3 Details of the compromise proposal are attached, including supporting information from the applicant (refer **Attachments 44-54**), waste management consultant (refer **Attachments 42-43**) and the proposal plans (refer **Attachments 1-9**).

4. PLANNING COMMENTARY

- 4.1 The compromise proposal has been submitted in an attempt to address the concerns previously raised by the DAP in refusing the application. If supported by the DAP, then the appeal potentially proceeds no further, assuming that the appellant and the relevant Commissioner of the Environment, Resources and Development (ERD) Court agrees to any conditions recommended by the DAP.
- 4.2 In any event, the matter is set down for a preliminary conference on Monday 19 October 2015 before a Commissioner of the ERD Court.
- 4.3 The reports previously considered by the DAP are included in their entirety for reference purposes (refer **Attachments 18-33** and **34-41**), as are copies of the previous proposal plans which are marked superseded (refer **Attachments 10-17**).

5. ASSESSMENT (REFUSAL MATTERS)

5.1 Refusal Matter 1: Landscaping

- 5.1.1 Landscaping would generally be comprised of the species previously identified, though ground covers and low level plantings would be provided to the eastern and western boundaries of the site (within a 500mm wide landscaping bed adjacent the driveway). Cross-sectional detail of the relationship of this landscaping bed to retaining walls and driveway levels is described on the survey plan.
- 5.1.2 The applicant has confirmed that the landscaped arbour would be of timber and wire construction, extending to a maximum height of 3m above the level of the driveway, and would support vines planted in the landscaping beds adjacent the driveway. It is noted that Yellow Lady Banks Climbing Rose would be used for the landscaped arbour in lieu of the previously proposed Glory vine.

- 5.1.3 Three existing, mature street trees would be retained by the development, with the applicant expressing an intention to plant a further three Council street trees capable of growing to at least a medium (4m-6m) height. It is noted that the species selection and timing will be pursued through a separate application to Council's Infrastructure and Assets Engineer at the time of seeking approval for the creation of the proposed crossovers.
- 5.1.4 Further, the proposed buildings have been modified such that they would no longer feature a northern first floor balcony. This amendment would allow for plantings forward of the building at a medium (4m-6m) height.
- 5.1.5 It is the opinion of staff that the proposal would now provide landscaping of meaningful size to the Allan Street frontage of the site, while suitably softening internal driveway areas.

5.2 Refusal Matter 2: Waste Management

- 5.2.1 The applicant has submitted a report from a local waste services provider, Mr Chambers of Veolia Environmental Services, addressing this matter. It is noted for clarity that the calculations undertaken by Veolia in determining their recommendation are entirely consistent with the Zero Waste SA Better Practice Guide, though the guide is not referenced in the report directly.
- 5.2.2 Mr Chambers recommends that three co-mingled Mobile Garbage Bins (MGBs) be utilised in the arrangement described by **Attachments 42-43**. This would result in a private waste contractor attending the site once or twice weekly as relevant (depending on waste type). While the collection zone would be the Allan Street kerbside, the contractor would collect and return the relevant bin from the storage area (refer **Attachment 44**). It is noted that the bin storage area is of sufficient dimension for the recommended MGBs.
- 5.2.3 It is the opinion of Council staff that the applicant has suitably resolved issues of waste collection, storage and disposal.

5.3 Refusal Matter 3: Site Build-up

- 5.3.1 The applicant has provided a site survey plan (refer **Attachment 9**) detailing natural ground levels on the subject and adjoining sites, as well as indicative retaining, driveway and dwelling levels (though noting that these will be subject to final engineering design calculations).
- 5.3.2 The survey plan shows a marginal fall across the site of approximately 500mm, sloping down to the western end of the site. Modelling undertaken by Council suggests that during 1 in 100 year (ARI) flood events, the subject site may experience flooding up to 100mm above existing natural ground level. It is thus desirable from a flood mitigation perspective that the extent of fill exceeds the extent of excavation on the site. It is also noted that the adjacent western and south-western sites are anticipated to experience a greater severity of flooding in a 1 in 100 year event, and thus any redevelopment of those sites would also require build-up to appropriately mitigate this risk.
- 5.3.3 Given the above, the anticipated 600mm maximum height retaining wall that would be constructed to the western and south-western boundaries of the site is considered suitable. It is noted that the site would remain below the natural ground level of the adjoining eastern property and Council reserve. It is the opinion of Council staff that the applicant has provided sufficient evidence that there will be no unreasonable impact associated with site build-up.

5.4 Refusal Matter 4: Private Open Space

- 5.4.1 The applicant has revised the size and configuration of balconies and the second floor of the buildings. The revisions would result in a 'Juliet' balcony to the first floor living area, whereas the second floor balcony (accessible from a second living area) would be increased to 16m² in area with a minimum dimension of 4 metres. Internally, the dwelling is reconfigured to maintain the dimensions of the second floor living area, with the laundry relocated to the ground floor.
- 5.4.2 The rationalisation of balconies into one greater area of private open space at second floor level improves both the functionality of the space and its access to light and ventilation. The relocation of the laundry and maintenance of internal living area dimensions provides an appropriate level of amenity to occupants and visitors.
- 5.4.3 The revisions do not result in compliance with Council Wide PDC 149, in that the desired 16m² is not provided at ground level. The revisions however offer a superior solution to this principle, providing the quantity, minimum dimension and accessibility desired while improving occupant access to northern light.
- 5.4.4 Given the above, it is the view of Council staff that the applicant had suitably address concerns relating to the functionality and useability of private open space.

6. CONCLUSION AND RECOMMENDATION

- 6.1 The compromise proposal seeks to establish a high density residential land use of a form and scale anticipated within the relevant policy area. Amendments to the original proposal improve the functionality of private open space areas, as well as the quantity and height of landscape plantings. Additional information has been provided confirming the suitability of build-up and the waste management solution.

Thus it is recommended:

That the Environment, Resources and Development Court be advised that Council is supportive of the compromise proposal for Two, Three Storey Residential Flat Buildings Comprising 22 Dwellings with associated Fencing and Landscaping at 3-7 Allan Street, Prospect (CT 5077/419, 5512/362 & 5788/250), and recommends the following conditions and advisory notes:

Conditions:

1. The development shall take place in accordance with plans and details stamped by Council relating to Development Application number 050/190/2015, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation of the approved development.
2. Any difference in finished ground levels between the subject site and adjoining sites at the boundary shall be retained by an appropriate wall or plinth of masonry, concrete or similar construction. Retaining walls must be designed to accepted engineering standards and will not be of timber construction if retaining a difference in ground levels exceeding 200 mm.
3. Prior to the grant of Development Approval a detailed stormwater management plan shall be provided that, to the satisfaction of Council, provides evidence that all dwellings are suitably protected from 1 in 100 year ARI storm events and that post-development outflow rates from the site will match pre-development rates in 1 in 20 ARI storm events. The location and capacity of any on-site detention tanks shall be clearly described.

The drainage system shall be designed, installed and maintained at all times thereafter to ensure that water from the site does not:

- a) Flow or discharge onto adjoining properties;
 - b) Flow across the surface of footpaths or public ways;
 - c) Affect the stability of any building; or
 - d) Create unhealthy or dangerous conditions on the site or within any building.
4. Air-conditioning units and solar hot water heaters shall be provided with screening devices designed to complement the colours, materials and finishes of the building approved herein, and shall be sited to adequately screen the units from view to the reasonable satisfaction of Council.
 5. Prior to the grant of development approval, detailed plans of south-facing balcony privacy screens shall be provided to the satisfaction of Council and that shall result in screens being a maximum of 1.7m in height above the finished floor level of the related balconies and which maximise views of the adjoining reserve by the use of vertical louvres as appropriate.
 6. To maximise the efficiency of waste recycling:
 - a) Provision shall be made for the separation of recyclable materials for collection and recycling, including paper, cardboard, glass and plastic containers, tins, and any other plastic that 'holds its shape';
 - b) Separate provision shall be made for the collection of food waste (food organics) and food-contaminated cardboard, paper or paper products, which are to be collected for composting; and
 - c) Paper attached to plastic, wax paper or chemically-treated/gloss cardboard will not be included with the materials collected for composting.
 7. All driveways, parking and manoeuvring areas must be formed and surfaced with concrete, bitumen or paving. The surfacing of the driveway and drainage shall be maintained to the reasonable satisfaction of Council thereafter. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of materials or goods including waste products and refuse.
 8. The vehicle entry and exit access points shall be clearly signed and line marked to ensure one way traffic flow only through the site. Line marking and directional arrows shall be maintained to the reasonable satisfaction of Council at all times. All redundant crossovers shall be reinstated to the satisfaction of Council's Infrastructure and Assets Engineer.
 9. All landscaping areas shall be maintained at all times to the reasonable satisfaction of Council. The applicant or the persons for the time being making use of the subject land shall cultivate, tend and nurture the landscaping, and shall replace any landscaping that becomes diseased or dies. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.
 10. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths traversed by vehicles using the site are to be maintained in a reasonable condition for the duration of the works, and are to be reinstated to the satisfaction of Council on completion of the works.

No obstruction of the footpath or roadway may occur without the prior permission of Council. For further advice, please contact Council's Infrastructure and Environment Department on 8269 5355.

Advisory Notes:

- (1) The development plan consent granted herein is effective for a period of twelve (12) months from the date of the decision. Unless Council extends this period, building rules consent is required within this time or the consent will lapse.

Any request for an extension of the operative period of the consent must be submitted to Council in writing, accompanied by the applicable fee.

- (2) Further application pursuant to the Local Government Act shall be made to the Infrastructure Assets and Environment Department for the proposed crossover prior to construction activities occurring.

Road/Kerbing/Footpath Works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged Infrastructure / Services related to these works. All works will be carried out at the cost to the applicant.

- (3) Prior to the commencement of construction of the development herein approved, it is strongly recommended that you employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Failure to correctly site the development on the land in accordance with the plans approved herein would constitute a breach of the *Development Act 1993*. Any amendments required to the approved plans as a result of the survey are to be submitted to Council for approval prior to works commencing.

- (4) You are encouraged to consult with adjoining property owners before commencing any work, to assist in minimising nuisance or inconvenience caused during construction.

- (5) During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:

- a) A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
- b) Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
- c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
- d) The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
- e) All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.

- (6) You are required to give formal notification to, and consult with, the adjoining property owner if you are removing, replacing or altering an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence (Section 5 of the *Fences Act 1975*).

A handwritten signature in black ink, appearing to read 'Scott McLuskey', with a stylized, cursive script.

Scott McLuskey
Senior Development Officer, Planning



BUILDING NOTES

1. ALL DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE SECTION 3 & 3.1

2. THIS HOUSE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE

3. WINDOW SIZES SHOULD BE EXTERNAL ALL WINDOWS SET TO BRICKBOND

4. PLAN TO BE SET TO A STAR ENERGY REQUIREMENTS

5. EXISTING FENCE TO BE MAINTAINED TO CONTAIN SAMPER SEALS

6. PERGOLA TO BE SLOPED AND CONTAIN HEAT COVER

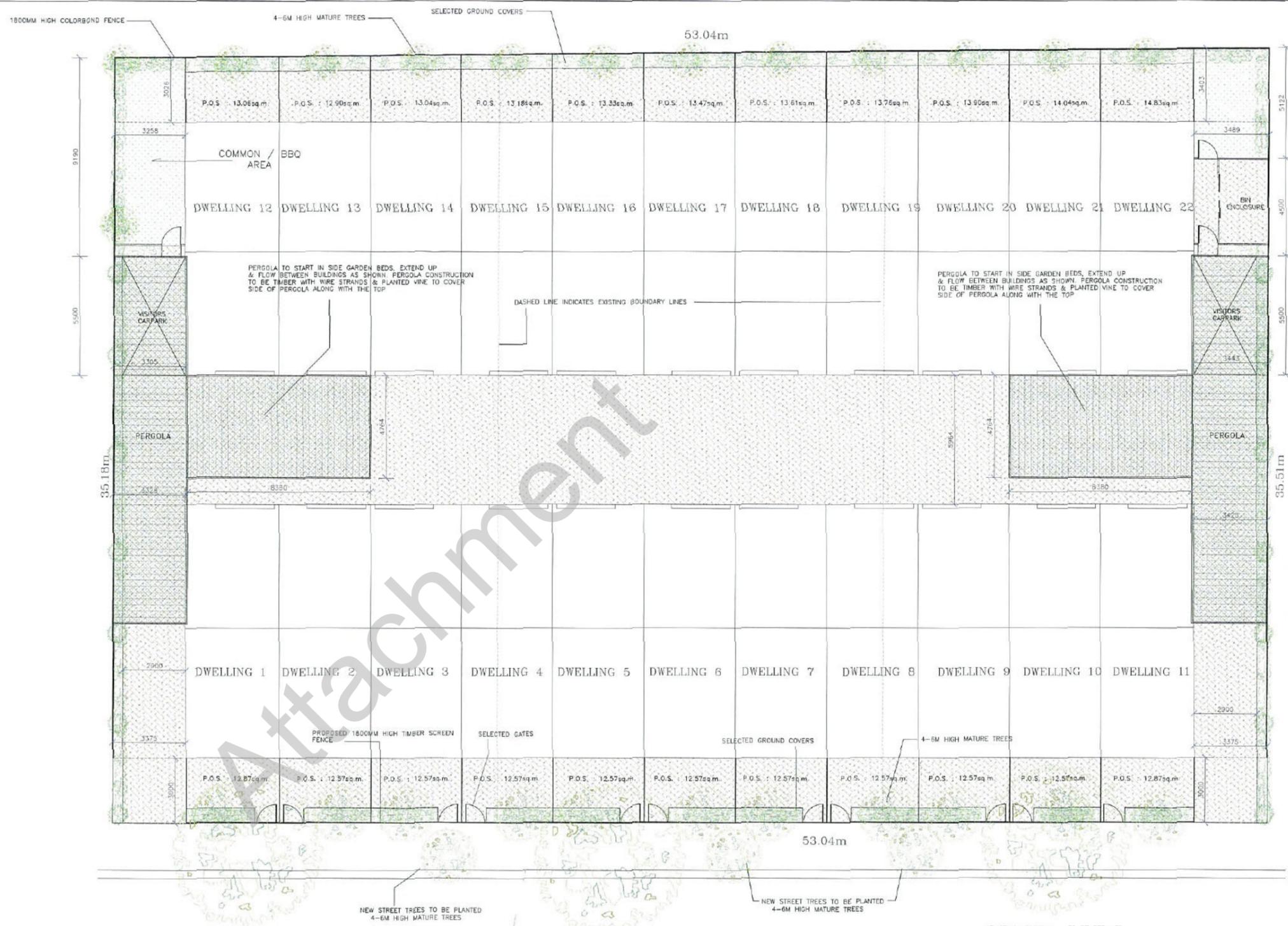
7. HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP

NOTE : PLANNING DRAWINGS ONLY NOT FOR CONSTRUCTION

SITE PLAN



<p>DWELLING 1</p> <p>GROUND FLOOR LIVING : 25.70 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 165.74sq.m.</p>	<p>DWELLING 12</p> <p>GROUND FLOOR LIVING : 25.70 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 161.44sq.m.</p>
<p>DWELLING 2</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 13</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 3</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 14</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 4</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 15</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 5</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 16</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 6</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 17</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 7</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 18</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 8</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 19</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 9</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 20</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 10</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.</p>	<p>DWELLING 21</p> <p>GROUND FLOOR LIVING : 25.10 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 160.19sq.m.</p>
<p>DWELLING 11</p> <p>GROUND FLOOR LIVING : 25.70 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 165.74sq.m.</p>	<p>DWELLING 22</p> <p>GROUND FLOOR LIVING : 25.70 GARAGE : 23.89 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 161.44sq.m.</p>



ALLAN STREET

NOTE : 1000 LITRE UNDERGROUND RAINWATER TANKS TO EACH DWELLING

DWG NO. ALL-LT45-15.dwg
 PROPOSED NEW DEVELOPMENT
 For : ALLAN COURT
 At : Lot's 43, 44 & 45 Allan Street,
 PROSPECT

NO BRUSH FENCE TO BE CONSTRUCTED WITHIN 3.0M OF BUILDINGS

EDWARD LUKAC ARCHITECT
 7 ALLAN STREET
 PROSPECT NSW 2203
 PH : (08) 8344 4828
 FAX : (08) 8214 4279
 MOB : 0418 817 442
 www.edwardlukac.com.au

DATE : 14.04.15
 SCALE : 1 : 100
 SHEET : 1 OF 7

NOTE : A1 PAPER

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT. ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



**NOTE : PLANNING DRAWINGS ONLY
NOT FOR CONSTRUCTION**

BUILDING NOTES
 AC DOORS TO HAVE LIFT OFF
 HINGES IN ACCORDANCE WITH
 NATIONAL CONSTRUCTION CODE
 SECTION 3.5.3
 THE HOUSE TO BE CONSTRUCTED
 IN ACCORDANCE WITH THE
 NATIONAL CONSTRUCTION CODE
 WINDOW OPENINGS TO BE
 ALL WINDOWS SET TO BREAKDOWN
 AND TO BE SECURED TO 5 STAR
 ENERGY REQUIREMENTS
 POINTS TO BE PASSED THROUGH TO
 CONTROL DAMPER SEALS
 POINTS TO BE SEALED AND
 CONTAIN HEAT COVERS
 (1) HAND WHEELED SMOKE ALARMS
 WITH BATTERY BACK-UP

DWELLING 1	DWELLING 12
GROUND FLOOR LIVING : 25.70 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 165.74sq.m.	GROUND FLOOR LIVING : 25.70 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 40.81 TOTAL : 161.44sq.m.
DWELLING 2	DWELLING 13
GROUND FLOOR LIVING : 25.10 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.	GROUND FLOOR LIVING : 25.10 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 40.81 TOTAL : 160.19sq.m.
DWELLING 3	DWELLING 14
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GROUND FLOOR LIVING : 25.10 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 164.17sq.m.	GROUND FLOOR LIVING : 25.10 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 40.81 TOTAL : 160.19sq.m.
DWELLING 11	DWELLING 22
GROUND FLOOR LIVING : 25.70 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 44.79 TOTAL : 165.74sq.m.	GROUND FLOOR LIVING : 25.70 GARAGE : 23.88 FIRST FLOOR LIVING : 48.14 BALCONY 1 : 5.45 BALCONY 2 : 16.81 TOP FLOOR LIVING : 40.81 TOTAL : 161.44sq.m.

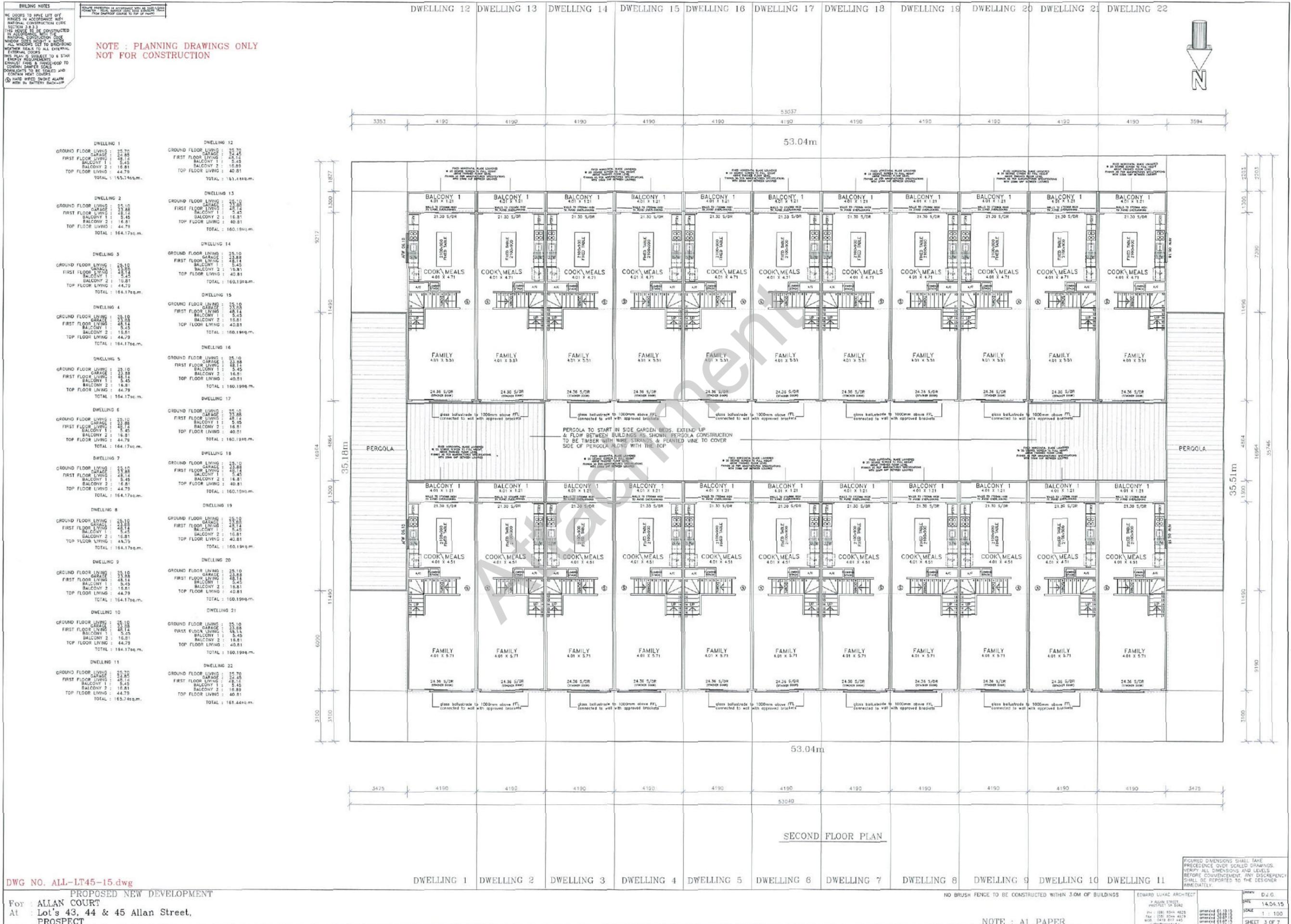
DWG NO. ALL-LT45-15.dwg
 PROPOSED NEW DEVELOPMENT
 For : ALLAN COURT
 At : Lot's 43, 44 & 45 Allan Street,
 PROSPECT

GROUND FLOOR PLAN

NO BRUSH FENCE TO BE CONSTRUCTED WITHIN 3.0M OF BUILDINGS

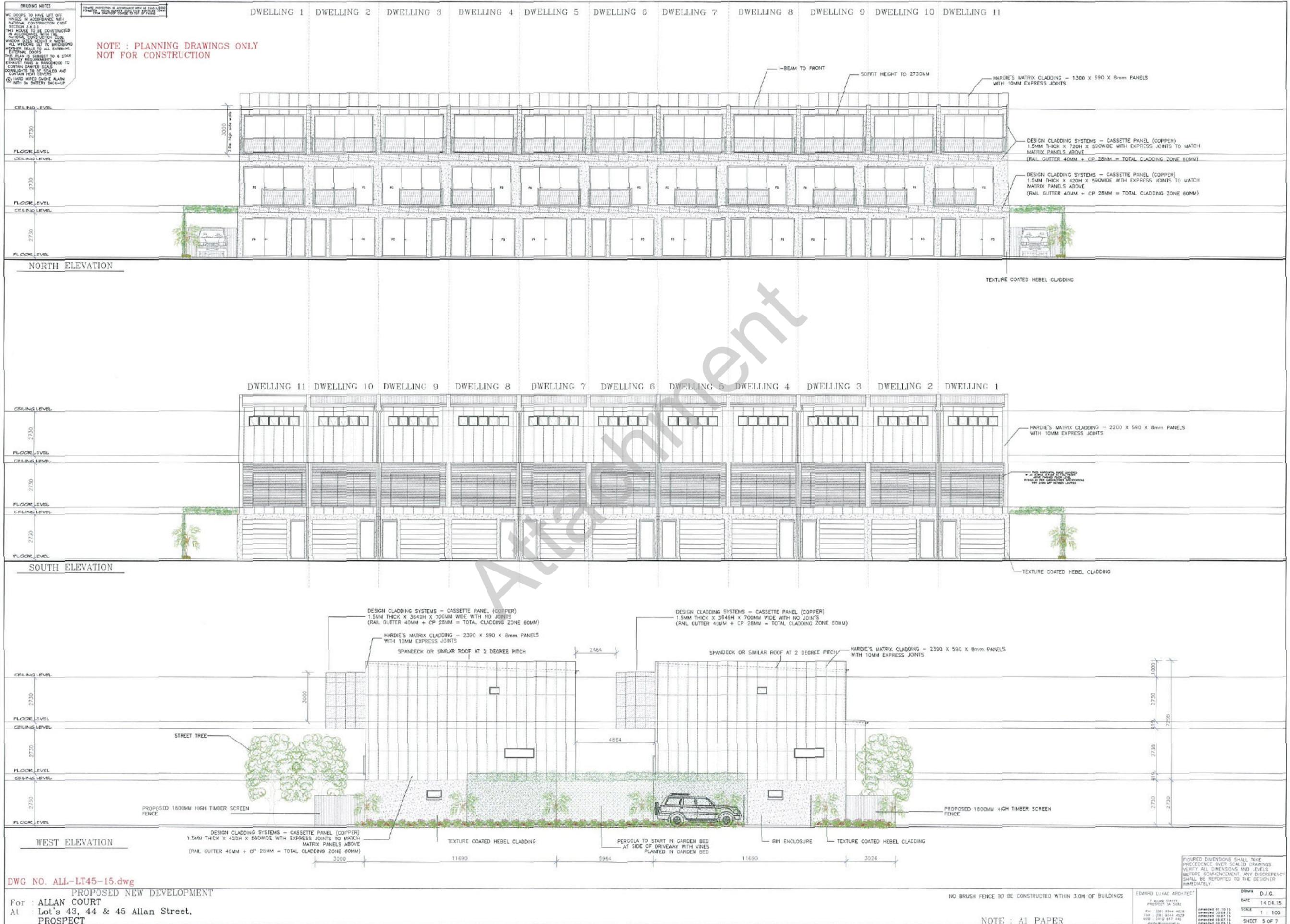
EDWARD LILAC ARCH-RECT
 2 ALLAN STREET
 PROSPECT SA 5042
 PH : (08) 9344 4828
 FAX : (08) 9344 4829
 MOB : 0413 517 440
 www.edwardlilac.com.au

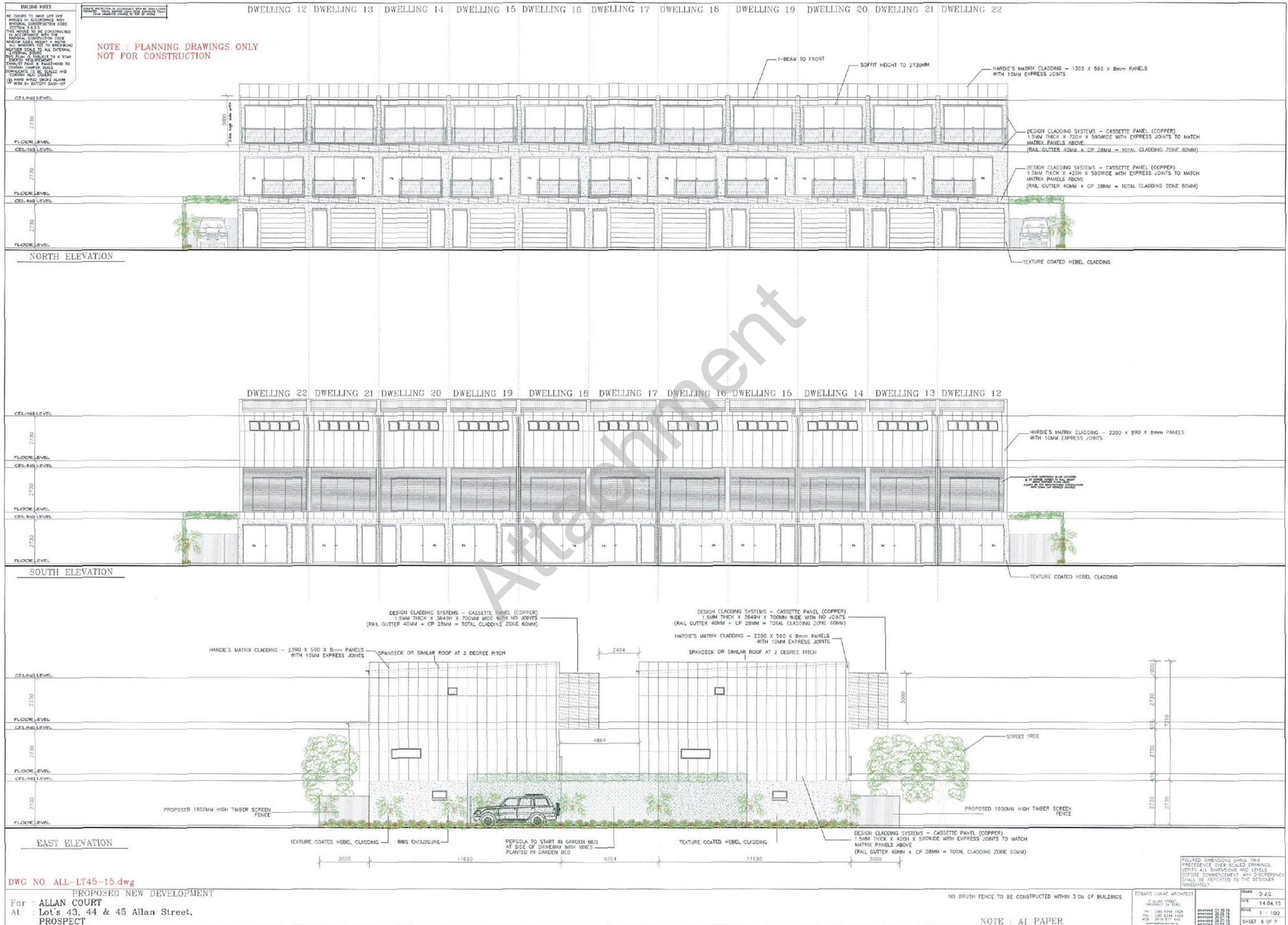
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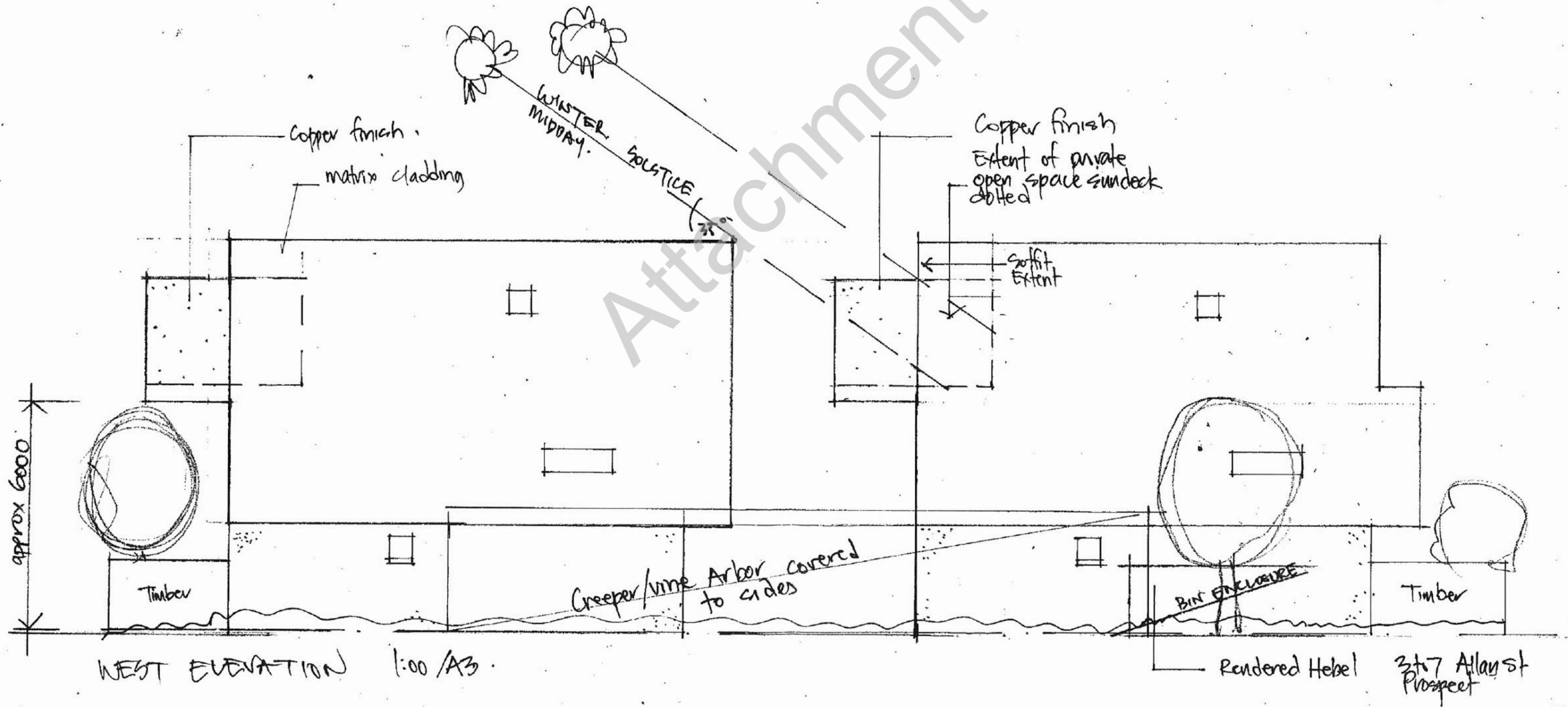




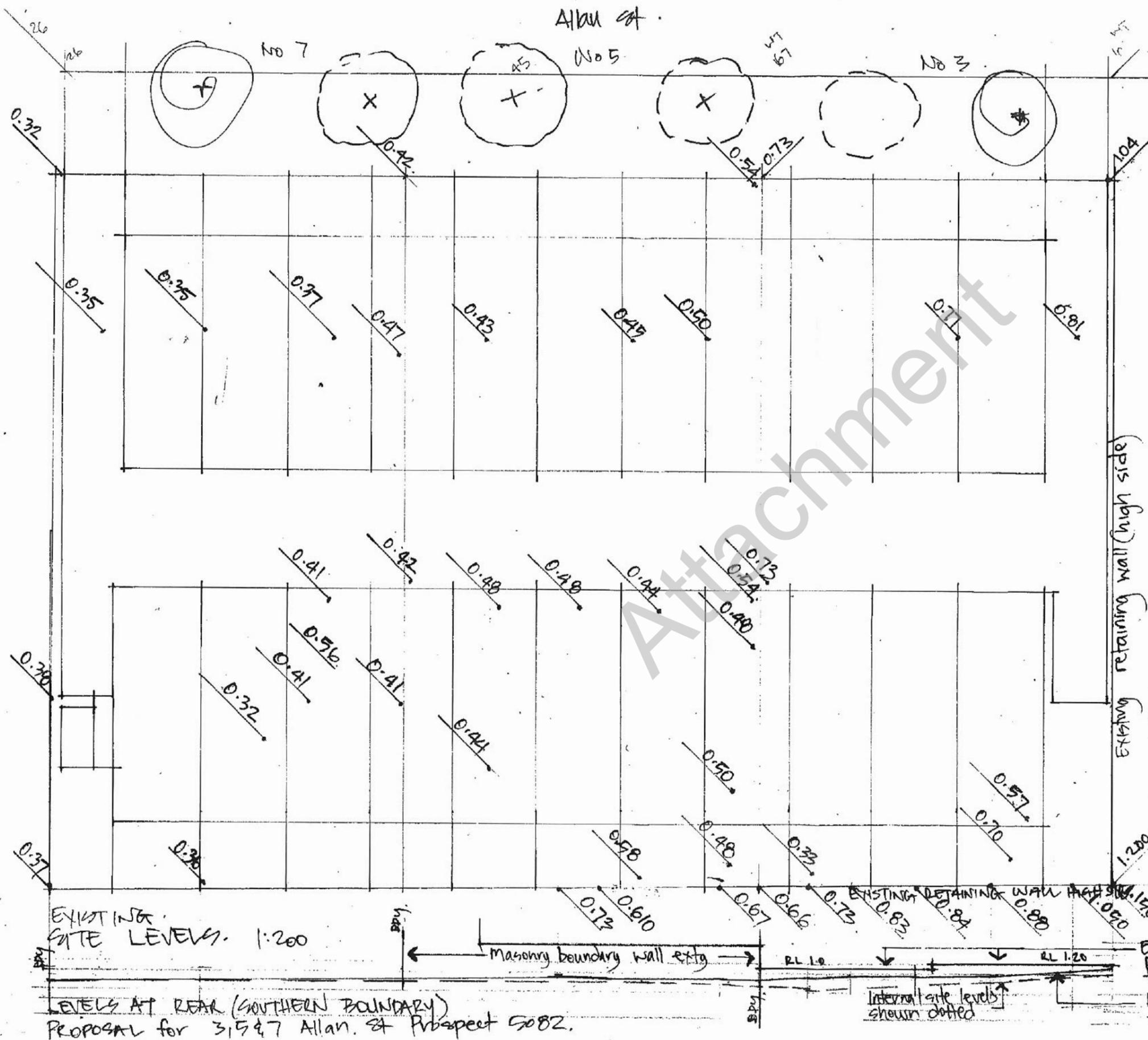
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 For: ALLAN COURT
 At: Lot's 43, 44 & 45 Allan Street,
 PROSPECT







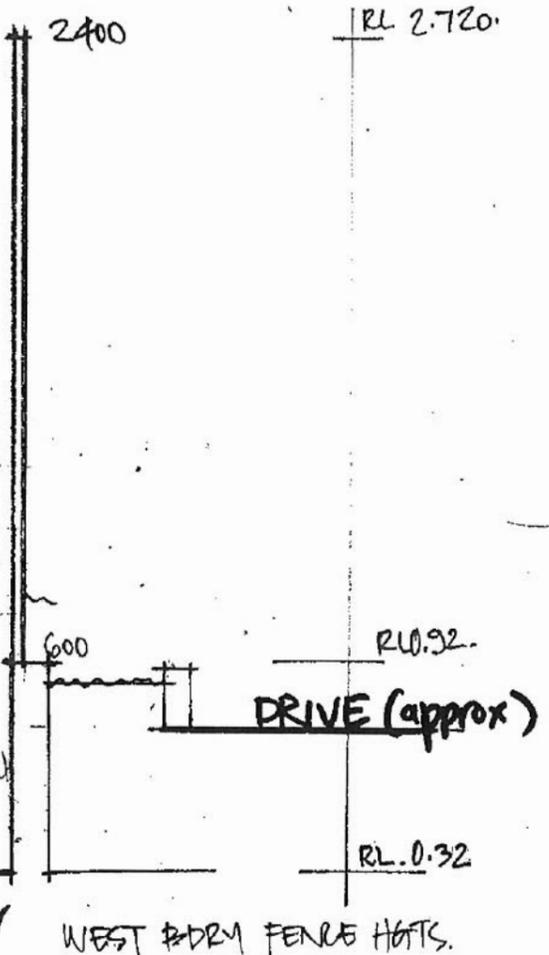
SURVEY MK NO 6628/1737
 PLANCH MK E 279230.509 N 6136219.402
 ELEVATION 13.000 DATUM AHD.



NOTES

- Lowest point on site (extg) RL 0.32
- Lowest point to neighbour (extg) RL 0.32
- Existing retaining walls to rear (extg) RL 1.0 & RL 1.2
- Highest point to site (extg) RL 0.81
- Highest point to neighbour (extg) RL 1.20
- Approx max driveway hgt (proposed) RL 0.72 (400th)
- Approx max retaining wall hgt (proposed) RL 0.9 (600th)
- Approx max hgt boundary fence (proposed) RL 2.72 (2.4^m)

Max^m build up to western part (No 7) South bdy approx 600 sleeper retg wall & 1800th fence. Overall fence height 2400 from neighbours nat ground level cut and fill in the order of ± 400 subject to civil engs and council

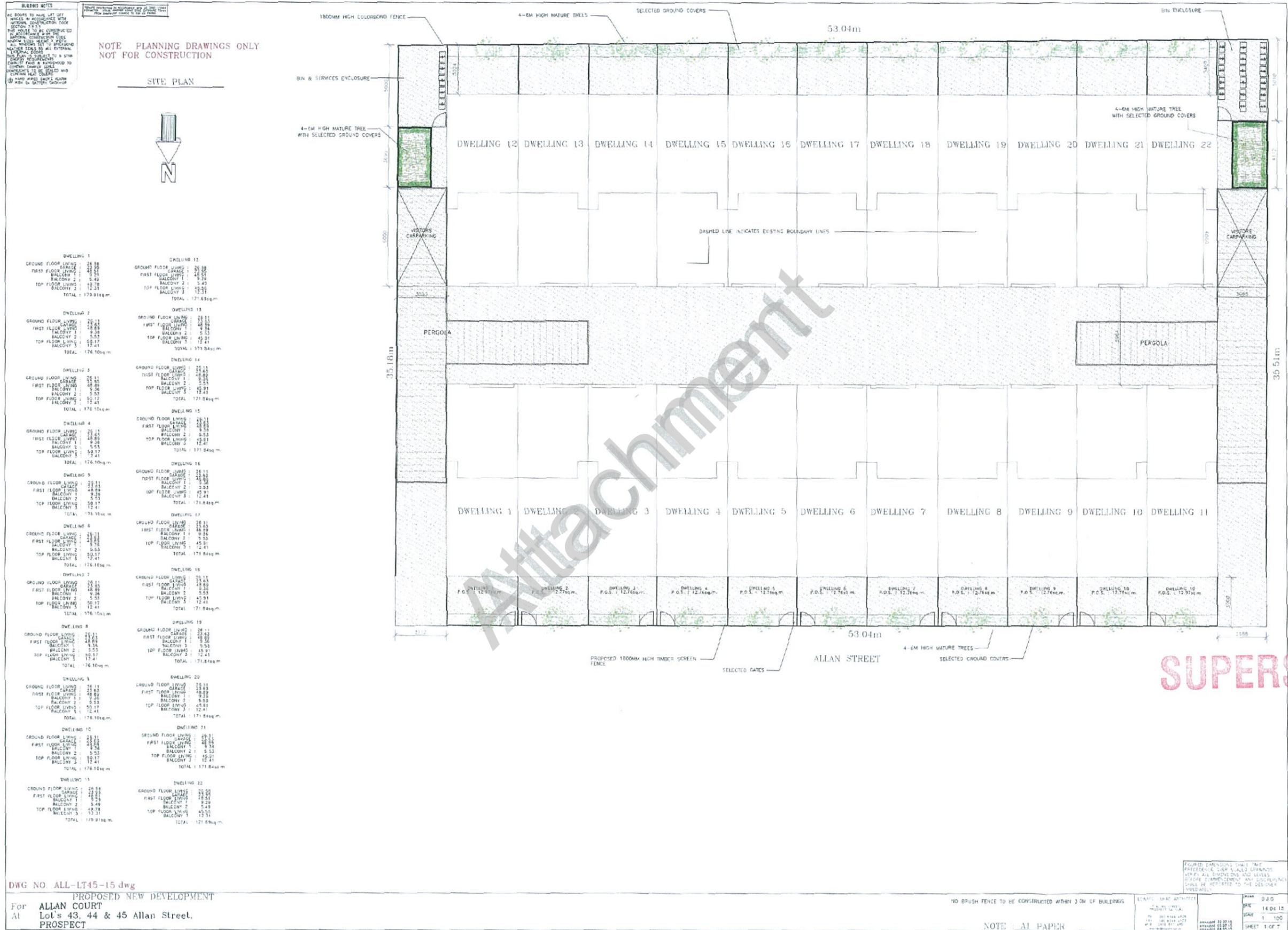


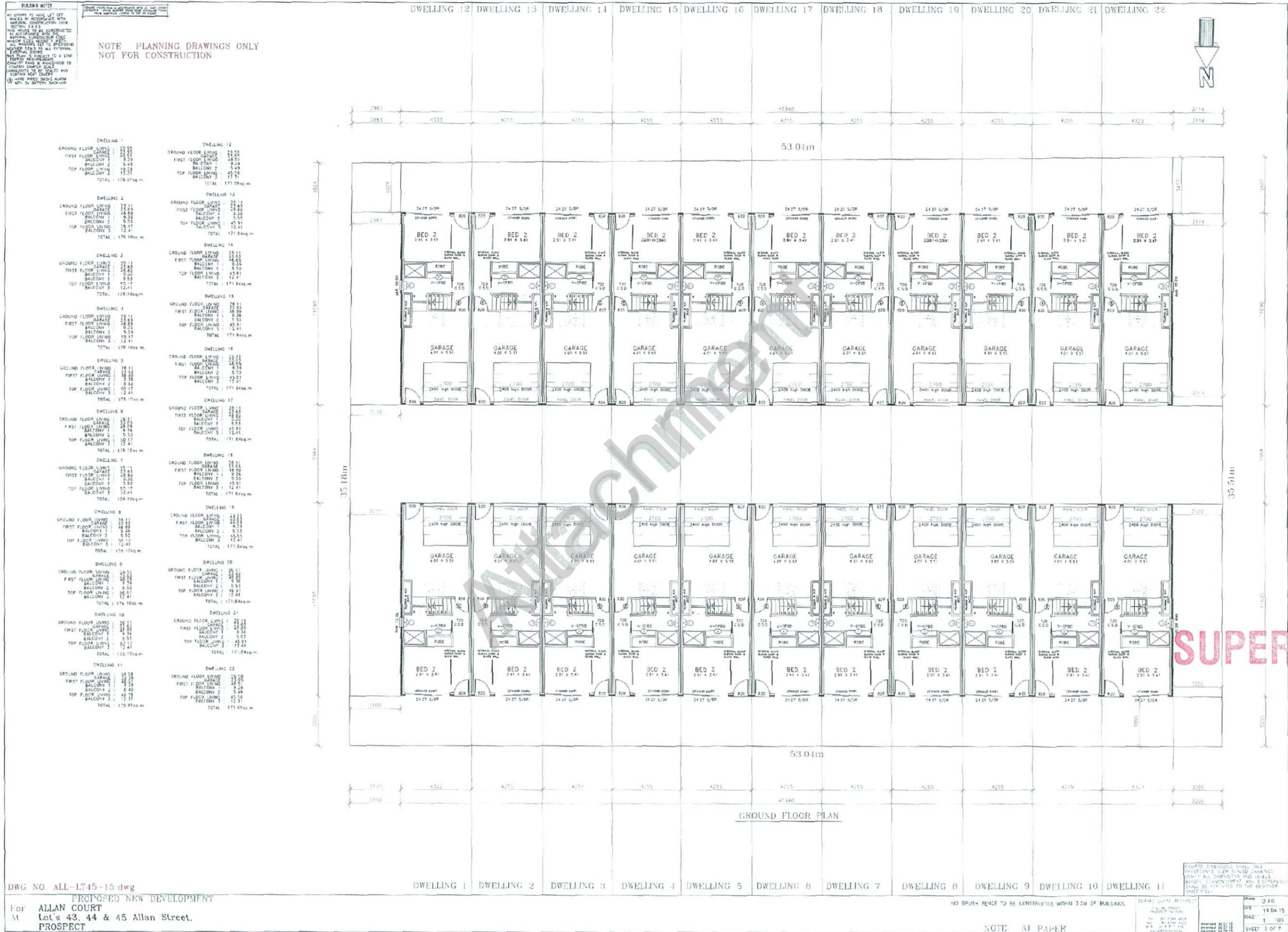
Lowest neighbour

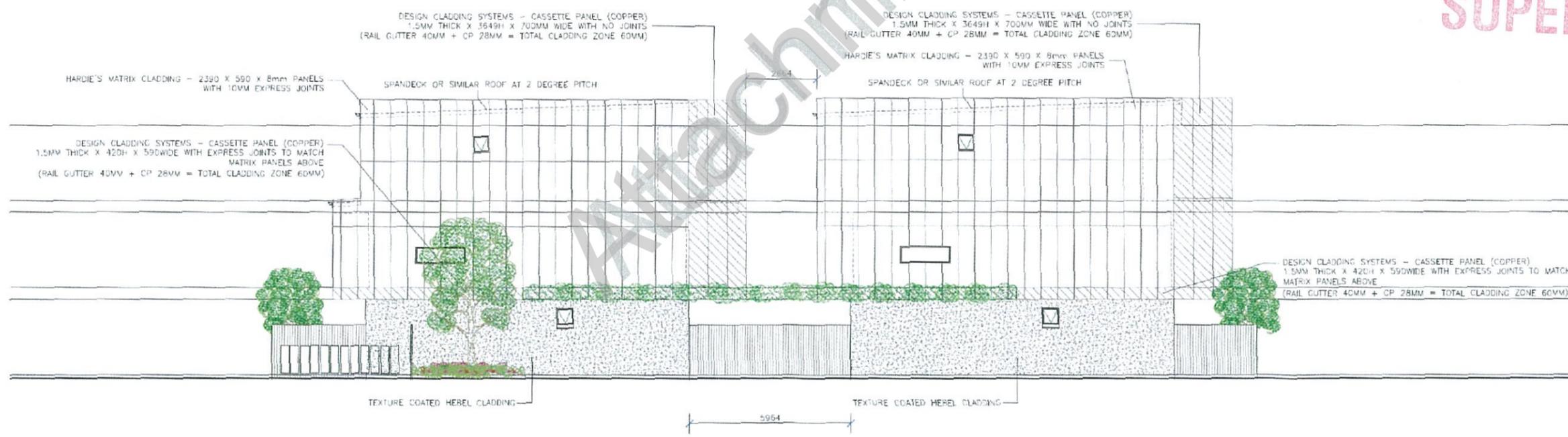
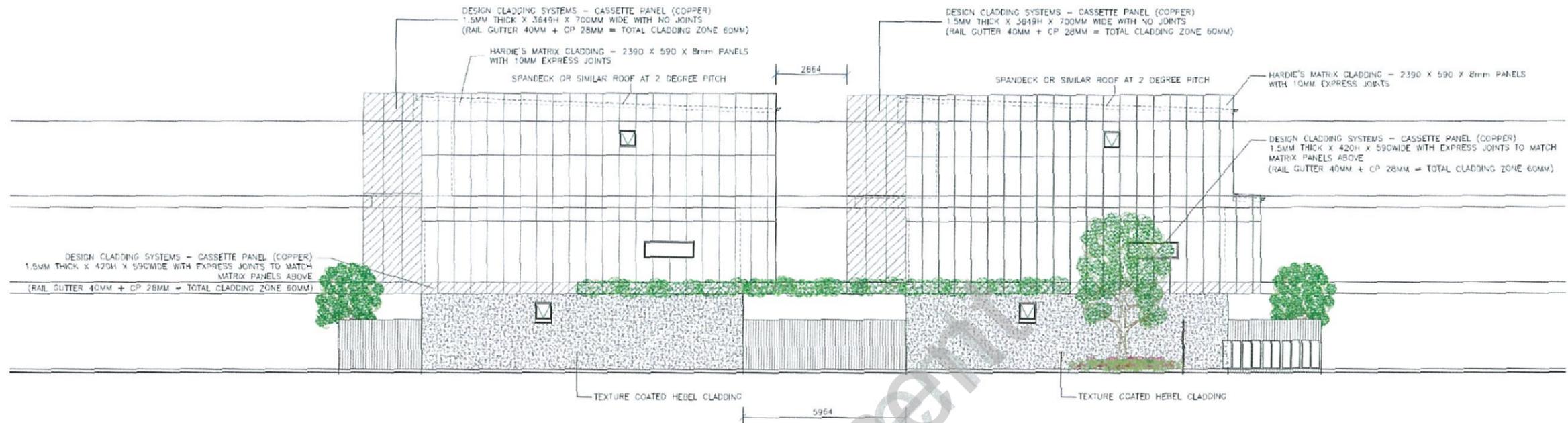
Existing sleeper retaining wall to No 3 Allan St Levels external to site shown solid (extg).

EXISTING SITE LEVELS. 1:200

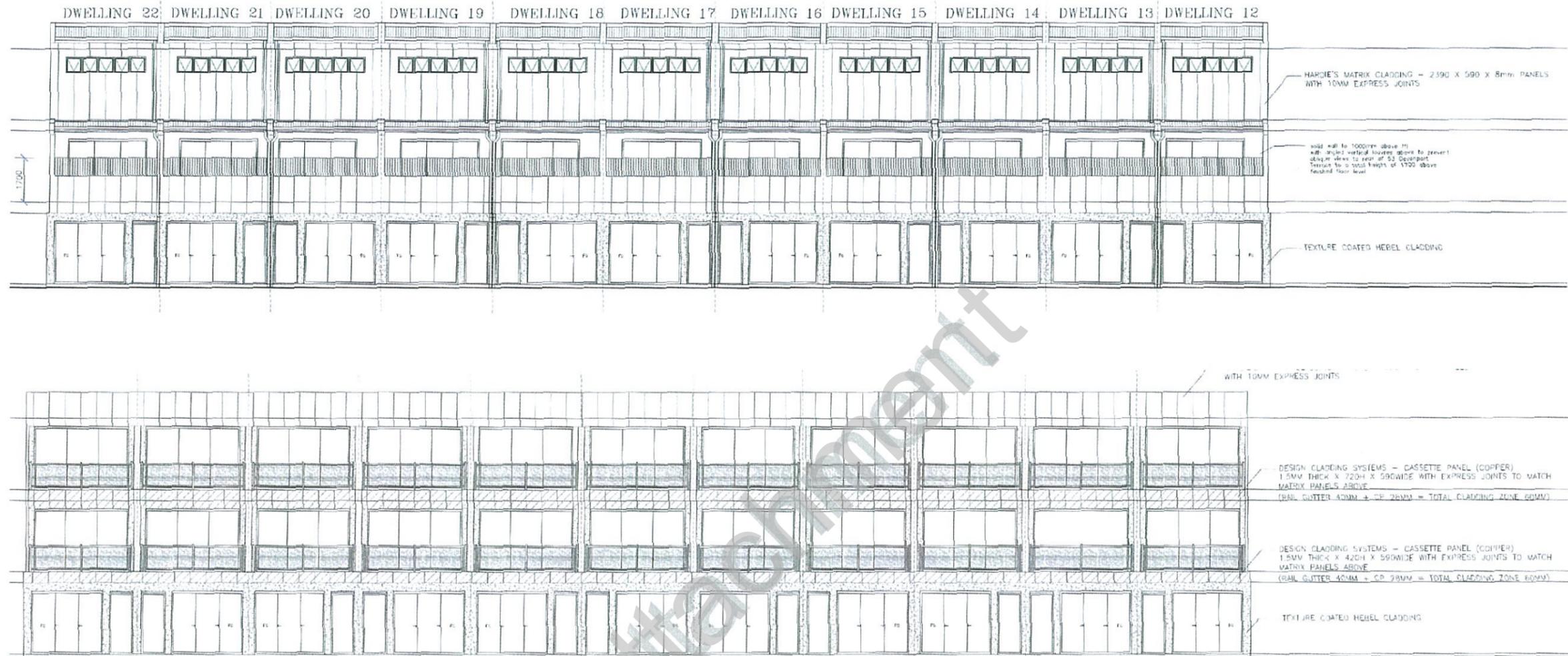
LEVELS AT REAR (SOUTHERN BOUNDARY)
 PROPOSAL for 3, 5 & 7 Allan St Prospect 5082.







SUPERSEDED



SUPERSEDED

AGENDA ITEM: 5.3

To: Development Assessment Panel (DAP) on 13 July 2015

From: Scott McLuskey, Senior Development Officer, Planning

Proposal: Two, Three Storey Residential Flat Buildings Comprising 22 Dwellings with Associated Fencing and Landscaping (DA 050/190/2015)

Address: 3-7 Allan Street, Prospect (CT 5077/419, 5512/362 & 5788/250)

SUMMARY:

Applicant: Edward Lukac

Planning Authority: Council

Referrals (Schedule 8): Nil

Public Notification: Category 1

Representations: Not applicable

Respondent: Not applicable

Development Plan Version: Consolidated 12 February 2015

Zone and Policy Area: Urban Corridor Zone (Boulevard Policy Area)

Issues: Visitor Parking, Waste Management, Bulk and Scale

Recommendation: Approval, Subject to conditions

1. EXECUTIVE SUMMARY

- 1.1 Two, three storey residential flat buildings, comprising 22 row style dwellings, are proposed at 3-7 Allan Street Prospect. The buildings would comprise 22 two or three bedroom dwellings, with 24 associated car parking spaces and suitable opportunities for bicycle parking within each dwelling.
- 1.2 The proposal did not require public notification or referral to any other agency. A review of the design by an independent architect concluded that the building creates visual interest, using a mix of modern contemporary materials and simple yet measured forms. The row dwelling format and internal layout offers ideal cross-ventilation opportunities and natural light and ventilation access to each dwelling is maximised.
- 1.3 The proposal provides suitable occupant amenity and private open space, provides a high level of visual interest and responds well to concerns relating to its scale. Car and bicycle parking would be appropriately catered for on-site, while overlooking and overshadowing impacts would be addressed suitably in the context of the zone. The proposal therefore warrants development plan consent.

2. LOCALITY AND SUBJECT LAND

2.1 Locality

- 2.1.1 The locality is predominantly residential in nature, although features several commercial land uses including shops, offices and a gym. George Whittle Reserve is located to the south and a railway corridor to the west of the subject land.
- 2.1.2 Residential development within the area features a mix of original, low density dwellings and newer medium density dwellings of two storey construction. A passenger and freight railway line parallel to Devonport Terrace is separated from the subject site by a mixture of single and two storey dwellings of low to medium overall density. It is noted that the nearest train station to the subject site, the Ovingham Railway Station, is approximately 400m away.
- 2.1.3 It is noted that construction of a four storey residential flat building has commenced at 2 Allan Street, while the Development Assessment Panel granted consent to a four storey residential flat building at 8 Allan Street at its meeting on 11 May 2015.
- 2.1.4 The broader locality, indicating the location of the subject land within the relevant Zone and Policy Area as described in Council's Development Plan is described in **Attachment 1**. Photographs of nearby properties are included at **Attachments 2-4**.

2.2 Subject Land

- 2.2.1 The subject land comprises three allotments with a combined frontage to Allan Street of 53m and a depth of 35.5m, with a total area of approximately 1,883m². The subject land is located near the intersection of Allan Street and Churchill Road, immediately north of George Whittle Reserve. The site has a gentle, though largely negligible, slope from east to west. The site is set down from adjoining properties to the east and south, with existing concrete plinth retaining walls.
- 2.2.2 The site currently accommodates three detached dwellings, each on separate allotments fronting Allan Street, and each of which have ancillary outbuildings to the side or rear. Existing vegetation forward of the dwellings is limited, though some medium height, semi-mature plantings are present to the side and rear of 3 and 5 Allan Street. No regulated trees exist on the subject land or within close proximity on adjoining allotments, with the nearest regulated tree on George Whittle Reserve being greater than 10m from the south-eastern corner of the site.
- 2.2.3 The subject land is illustrated on **Attachment 5**. Photographs of the subject land are also included (refer **Attachment 6**).

3. PROPOSAL

- 3.1 The applicant proposes the demolition of three existing single storey dwellings and the construction of two three-storey residential flat buildings comprising 22 self-contained dwellings and 24 ground floor car parking spaces.
- 3.2 Each residential flat building contains 11 three storey townhouses with ground floor parking, second bedroom and bathroom facilities complemented by first floor living areas, with bedrooms or a bedroom and living area located on the second floor of each dwelling.

- 3.3 Two new crossovers would be created with the three existing crossovers to be returned to kerb and gutter. Driveway and yard areas would incorporate fencing (of colourbond and timber construction) and landscaping of varying heights.
- 3.4 No other works are proposed. The proposal plans, prepared by Edward Lukac Architect, are attached (refer **Attachments 7-14**).

4. REFERRALS

4.1 Internal (Advisory) Referrals

4.1.1 An emphasis on high quality building and landscape design with consideration of urban design principles is a fundamental component of any new development within the Urban Corridor. Accordingly, the proposal was referred to Julian Rutt of Lumen Studio for informal design review in accordance with Council's Design Review Process for Higher Density Development.

4.1.2 Briefly, the comments identified the following (refer **Attachment 15**):

- Proposal consistent with desirable density, with row dwelling format and internal layout resulting in ideal solar orientation and good cross-ventilation.
- Areas set aside for landscaping are suitable and increased passive surveillance of street and adjoining reserve is desirable. While visual privacy is generally well responded to, though amenity of occupiers could be improved with subtle changes to proposed screening.
- Aesthetically the solution goes beyond the minimum response and sets a desirable precedent for similar future developments.

4.1.3 While the crossovers and associated alterations to the Council verge area do not directly form a part of this application, comment was sought from the Infrastructure, Assets and Environment Department in relation to the proposal. Council's Infrastructure and Assets Officer has recommended that appropriate conditions be imposed guiding the future application to the Infrastructure, Assets and Environment Department pursuant to Section 221 of the *Local Government Act 1999*.

4.1.4 It is also noted that Council's Infrastructure and Assets Officer supported the proposed one-way movement of vehicles through the site and the location of access points, subject to the provision of signage confirming site entry and exit points. Such signage forms part of the recommended conditions of consent.

4.2 External (Legislated) Referrals

4.2.1 No consultation with agencies was required.

5. PUBLIC NOTIFICATION

5.1 The application is a Category 1 form of development pursuant to Section 38 of the *Development Act 1993*, Schedule 9 of the *Development Regulations 2008* and Urban Corridor Zone Principle of Development Control 22.

5.2 A residential flat building is a Category 1 development unless: it is located on land adjacent to the Residential Zone or Historic (Conservation) Zone, it would be three or more storeys (or 11.5 metres or more in height) and if it exceeds the 'Building Envelope - Interface Height Provisions' (UCZ PDC 22).

- 5.3 The subject land is not located adjacent either the Residential Zone or the Historic (Conservation) Zone (refer **Attachment 1**).

6. **PLANNING COMMENTARY**

- 6.1 The application involves building work and therefore an application to Council is required. The proposal is neither a complying nor a non-complying development with reference to Principles of Development Control 20 and 21 of the Urban Corridor Zone and is therefore to be considered on its merits against the relevant provisions of Council's Development Plan.
- 6.2 Pursuant to Section 35(2) of the *Development Act 1993*, a development that is assessed by the Council as being seriously at variance with the Development Plan must not be granted consent. To this end, the Panel must determine whether the proposal is seriously at variance with the Development Plan prior to making a decision on the application.

7. **PLANNING ASSESSMENT**

7.1 Land Use

- 7.1.1 It is anticipated that development within the Urban Corridor Zone would enable a high quality mixed use urban environment that contributes to the economic vitality of the City of Prospect by increasing the density of housing, as well as the number and the diversity of businesses and other services offered to residents and the wider community. (UCZ Desired Character Statement)
- 7.1.2 The above is reiterated by the following Objectives of the Urban Corridor Zone:
- Objective 1:** *A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.*
- Objective 2:** *Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential and commercial development above.*
- Objective 3:** *A mix of land uses that enable people to work, shop and access a range of services close to home.*
- 7.1.3 Furthermore PDC 1 of the zone outlines the types of development, or a combination thereof, which are envisaged within the Zone. A residential flat building is one of the types of development listed, therefore the proposal is considered to be an appropriate type of development.

7.2 Site Density

- 7.2.1 The Boulevard Policy Area anticipates medium and high density housing. This would primarily be in the form of apartment and terrace style dwellings along with mixed-use buildings to accommodate a diversity of dwelling types within the precinct. In order to achieve this, the minimum residential site density for residential development within the Boulevard Policy Area is 100 dwellings per hectare net, unless varied by the Concept Plan. (UCZ PDC 5)
- 7.2.2 The subject site which has an area of 1,883m² is not identified within the Concept Plan; therefore the minimum net residential site density would be achieved through the provision of 19 dwellings. The proposal is for 22 dwellings within the two residential flat buildings, therefore satisfying the Development Plan provision.

7.3 Traffic and Vehicular Movements

- 7.3.1 It is anticipated that new developments minimise the number of access points onto arterial roads, by providing vehicle access from side streets, rear access ways, via rights of way or common vehicle parking areas (UCZ PDC 11). The number, location and design of access points on public roads should be such as to minimise traffic hazards, queuing on roads, interference with the function of intersections and traffic control devices and intrusion of through traffic into adjacent residential streets (Council Wide PDC 210).
- 7.3.2 Vehicular access to the site would be via a one-way traffic flow, with ingress and egress both from Allan Street to the eastern and western boundaries of the site. Pedestrian access would also be via the driveway ingress. Internal traffic engineering advice confirmed that ingress and egress points must be signed accordingly, but that no particular configuration of these points was more or less desirable.
- 7.3.3 Sufficient areas would be provided on the site to ensure that all vehicles are capable of entering and exiting the site in a forward motion. Passenger vehicles would be capable of entering and exiting each garage in accordance with the relevant Australian Standard. Further, with no access gate proposed, vehicles would not obstruct the roadway while awaiting access to the parking area.
- 7.3.4 With reference to the advice of Council's Infrastructure, Assets and Environment Department and the relevant Australian Standard, it is concluded that the proposed access arrangements provide for safe and convenient vehicle movement, and satisfactorily respond to the relevant provisions of the Development Plan.

7.4 Design and Appearance

- 7.4.1 It is anticipated that development within the Urban Corridor Zone would achieve a high standard of architectural design through careful building articulation and fenestration to all visible sides. Building facades would involve the careful use of a diversity of building materials to create a high quality building appearance.
- 7.4.2 Landscaping should consist of low-lying shrubs and trees with relatively clean trunks and high canopies. Street fencing should be articulated horizontally or vertically to provide visual interest, while providing appropriate visual privacy to ground floor dwellings. (UCZ BPA Desired Character Statement)
- 7.4.3 The proposed development is for two three-storey buildings, with building walls setback approximately three metres from all property boundaries. Balconies would protrude from the building to a minimum two metre rear setback and 900mm front setback. The building would be 10 metres in total height above finished ground floor level, which is anticipated to be marginally higher than the level of the adjacent footpath.
- 7.4.4 The proposal provides private north and south facing balconies at first floor level, and north facing balconies at second level, balancing desirable passive surveillance and solar orientation outcomes. Balconies have been integrated into the form and design of the building in accordance with Council-wide PDC 135.
- 7.4.5 The design would provide a reasonably high level of articulation with large balcony and window openings, with suitable variety of materials and finishes to Allan Street while ensuring good levels of internal amenity. Fencing at ground level and protruding balconies at first floor level, in concert with a recessed second floor roof parapet, effectively break down the mass of the building.

Variations in texture and colour and medium height (4-6 metre) landscape plantings forward of the building provide an appropriate level of detail to the streetscape.

- 7.4.6 Fencing would be constructed of 1.8 metre high horizontally clad timber, with contrasting vertical cladding at intervals to relieve its massing. A combination of ground covers and 4-6 metre high semi-mature trees to the Allan Street frontage contribute to visual interest at a pedestrian scale.
- 7.4.7 The external walls would not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists. Internally, the building would feature a green wall to its southern facade to screen adjacent windows and balconies.
- 7.4.8 It is considered that the architectural features of the proposed building, in combination with the diversity of colours and finishes as set out in the elevation drawings and 3d perspective, would provide an appropriate level of visual interest and a high quality built form. The positive comments of Mr Rutt through the design review process are also noted.
- 7.4.9 To ensure a high quality built outcome for the proposal, conditions are recommended reinforcing key design elements, including the varied use of materials set out by the elevation drawings.

7.5 Setbacks

- 7.5.1 Within the Boulevard Policy Area, the minimum setback from the primary road is 3m unless varied by the Concept Plans within Council's Development Plan. For allotments with a frontage width of 20 metres or less, there is no minimum setback for the first 2 levels of a building from a side boundary when adjoining another allotment and a minimum 2m setback is required for all levels above this height. (UCZ PDC 16 and 18)
- 7.5.2 The buildings have been designed to respond appropriately to the above setback criteria. Both buildings would have their wall setback approximately three metres from all property boundaries. Balconies would protrude from the southern building to a minimum two metre rear setback and from the northern building to a 900mm front setback.
- 7.5.3 Intrusions within the 3 metre desirable setback distance to the southern boundary of the site would have limited impact on the adjacent reserve. Intrusions within the 3 metre desirable setback distance to the Allan Street boundary of the site are limited to balcony protrusions of relatively low mass that contribute positively to the appearance of the building when viewed from the streetscape.
- 7.5.4 Given this, the siting of the buildings is supported.

7.6 Energy Conservation Measures

- 7.6.1 It is desired that all dwellings provide adequate thermal comfort for occupants through passive design features such as orientation of windows, living areas and private open space, and cross-ventilation (Council Wide PDC 79).
- 7.6.2 The dwellings would have a north-south orientation, each with separate balconies facing north. The location of windows and doors would enable high levels of natural light to all rooms while permitting natural cross ventilation. The positive comments of Mr Rutt through the design review process in this respect are noted.

- 7.6.3 It is anticipated that heating and cooling would be via individual gas hot water systems and air-conditioning units, which would be screened and located on the roof of each dwelling. It is recommended that a condition be placed confirming this if consent is to be granted.
- 7.6.4 Accordingly, the building design incorporates features to provide adequate thermal comfort to occupants which should not impact on adjoining properties.

7.7 Noise Attenuation

- 7.7.1 It is anticipated that noise and air quality impacts are mitigated through appropriate building design and orientation (UCZ Objective 1). Residential development on sites abutting roads with traffic volumes exceeding 3000 vehicles per day should be sited and designed to reduce the impact of traffic noise on occupants. Further, residential buildings should feature adequate separation between the habitable room windows and balconies of other buildings. (Council Wide PDCS 111 and 161)
- 7.7.2 In addition to the above, the subject land is identified with Map Pr/1 (Overlay 5) for the purpose of noise and air emissions. It is outlined by PDC 1 of the Noise and Air Emissions Overlay that sensitive development located adjacent to high noise and/or air pollution sources should be additionally protected from these additional potential impacts.
- 7.7.3 It is also desirable that attached dwellings are designed to minimise the transmission of sound between dwellings, particularly between living areas and bedrooms (Council-wide PDC 93). To this end, it is noted that the layout of each dwelling is such that no bedrooms abut the living area of an adjoining dwelling.
- 7.7.4 The applicant advises that the proposal has been designed to satisfy the requirements for noise and air quality considerations, while also achieving a streetscape outcome with the windows and balconies. The construction of the building would be undertaken in accordance with the Ministers Specification SA78B – Construction requirements for the control of external sound. Compliance with the Minister's Specification would be required as part of the Building Code of Australia (BCA). It is considered that BCA requirements would provide an appropriate level of occupier comfort for all apartments.

7.8 Private Open Space Provision

- 7.8.1 Private open space should be provided for each dwelling and should be located so that it is accessible directly from internal living areas. Private open space should be located at ground level where possible and should have sufficient area and shape to be functional. (Council Wide PDC 148).
- 7.8.2 It is noted that Council Wide PDCs 149 and 152 provide guidance on the extent of private open space areas desired for ground level and above ground level dwellings. Dwellings at ground level with a site area of less than 300m² should provide 24m² of private open space; with at least 16m² of this being at ground level with a minimum 3m dimension and up to 8m² of this being above ground level with a minimum 2m dimension. Two bedroom dwellings located above ground level should provide 11m² of private open space with a 2m minimum dimension.
- 7.8.3 While each dwelling would incorporate ground level private open space, internal living areas would be located entirely above ground level. An approach balancing the desires of both provisions is appropriate in the context of the proposed design.

- 7.8.4 The proposal includes areas for each dwelling of 3m x 4m at ground level, and balconies of 1.9m x 4m, 1.2m x 4m and 2.9m x 4m. Each dwelling would therefore provide 12m² of private open space with a 3m minimum dimension at ground level and 12m² of private open space with a 2m minimum dimension above ground level. A further 13m² of private open space would be provided by balconies at first floor level with a less than desirable minimum dimension.
- 7.8.5 All areas of private open space are directly accessible from and well integrated with the building, with the use of stacker and fully opening sliding doors maximising the functionality of outdoor spaces.
- 7.8.6 It is considered that the layout, design and balance of private open space areas are sufficiently functional and respond appropriately to the relevant principles of development control described above.

7.9 Car and Bicycle Parking

- 7.9.1 Within the Urban Corridor Zone, it is anticipated that the provision of car and bicycle parking would be in accordance with Tables Pr/5 and Pr/6 of Council's Development Plan. It is also anticipated that on-site vehicle parking would not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening undercroft parking areas with landscaping and articulated screening. (BPA Desired Character Statement)
- 7.9.2 Table Pr/6 outlines an anticipated demand of one bicycle park for every four dwellings, and one bicycle park for visitors for every ten dwellings. Therefore 6 bicycle parks should be provided.
- 7.9.3 With regard to the provision of car parking, 1 car parking space is desired for each 2 bedroom dwelling. An additional 0.25 spaces is desired for each 2 bedroom dwelling for visitor parking. Consequently, the anticipated car parking rate for the 22 dwellings would be 27 car parking spaces, comprised of 22 for occupants and 5 for visitor parking.
- 7.9.4 In total, 24 car parking spaces and opportunities for up to 22 bicycle parking spaces would be provided. Parking for each dwelling would be accessed via a common driveway and located via individual undercroft garages, which would be of a 4.01 metre minimum width to accommodate opportunities for pedestrian access and bicycle parking. Visitor parking would be conveniently accessible in relation to ingress and egress points.
- 7.9.5 The opportunity for on-street parking adjacent the substantial and uninterrupted frontage of the subject site is noted. It is anticipated that on-street parking, in combination with the additional supply of bicycle parking, will adequately address the shortfall in on-site parking provision without requiring a contribution to the Off Street Car Parking Development Fund.

7.10 Stormwater Management

- 7.10.1 The provisions of Council's Development Plan suggest that site drainage should be designed to safely direct surplus flows to a public street without causing harm to adjoining properties and that all proposed developments should be designed to retain as much stormwater as possible, minimising the overflow to the kerb and water table. (Council Wide PDC 97 and 98)

7.10.2 A coordinated stormwater management plan incorporating rainwater capture, re-use and overflow disposal is yet to be finalised. Given that the proposal will result in a notable increase in stormwater run-off from the subject land, it is appropriate that Council receive and assess such a plan. To this end, it is recommended that the consideration of the stormwater design be reserved for further assessment and approval by Council.

7.11 Waste Management

7.11.1 It is anticipated that new development would enable waste management options that provide adequate storage while screening these areas from public view. The design of driveway crossovers, parking areas, accessways and elements that interact with the public realm should also safely and efficiently accommodate the collection of waste and recycling materials.

7.11.2 Additionally, new developments should provide a dedicated area for the on-site storage, collection and sorting of recyclable materials and waste that is safe and convenient. (Council Wide PDCs 147, 169 and 170).

7.11.3 A communal waste system would be available for the provision of waste, green waste and recycling within an appropriately sized designated area of the car park, though its management methodology is not described by the proposal plans.

7.11.4 With reference to the *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*, it can be anticipated that the high density proposal, comprising 22 two bedroom dwellings, would generate 1,320L of general waste, 1,100L of recycling waste and 440L of organic waste per week. If accommodated by co-mingled 240L bins, this would require a minimum of 13 bins to be provided on site.

7.11.5 Given that the designated waste management area would provide a satisfactory storage area for the anticipated volumes of waste, it is recommended that the consideration of the waste management methodology be reserved for further assessment and approval by staff.

7.12 Overshadowing

7.12.1 Generally, the design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of windows of main internal living areas, upper-level private balconies that provide the primary open space area for a dwelling, and solar collectors (Council Wide PDC 138).

7.12.2 The proposed site configuration would result in the southern building being overshadowed by the northern building. Solar penetration diagrams (refer **Attachments 16-17**) have been prepared by Council staff indicating the extent of shadowing between the hours of 11am and 1pm on June 21st. These diagrams confirm that suitable sunlight will be available to the second floor balcony and living area, while first floor living areas would be oriented in a southerly direction to take advantage of views over the adjacent reserve.

7.12.3 The subject site, along with properties directly north and south of the subject site, is identified to be developed at a greater intensity than that of the existing built form. To this end, the provisions of Council Wide PDC 78 are reflected in UCZ PDC 15, but are only directly applicable at the zone boundary. These PDCs express a desire that the north facing windows of an adjacent dwelling receive at least three hours of sunlight for a minimum of 3 hours, and that at least 35m² of

adjacent ground level open space receive at least 2 hours of direct sunlight, between the hours of 9:00am and 3:00pm on 21 June.

- 7.12.4 While the PDCs mentioned above do not directly apply to the proposal, both provide a useful test of the potential impact to the existing neighbouring dwelling of single storey construction at 53 Devonport Terrace. To this end, the north facing windows of the dwelling would receive direct sunlight between 10:00am and 3:00pm. Further, a 50m² fenced area of private open space to the rear of the dwelling would receive direct sunlight between 12:00pm and 3:00pm. The proposal would thus satisfy both provisions.
- 7.12.5 Given the above, the proposal is anticipated to minimise overshadowing impacts to adjoining properties such that they would not be unreasonable and provide suitable sunlight penetration for internal occupant amenity.

7.13 Visual Privacy

- 7.13.1 It is anticipated that a variety of measures should be used to minimise direct overlooking into adjacent internal living and private open space areas. Such measures should be integrated into the overall building design and should have minimal negative effect on the amenity enjoyed by the occupants of neighbouring dwellings (Council Wide PDC 139).
- 7.13.2 It is noted that the commonly used 1.7m and 1.8m high privacy screens for windows and balconies referred to in Council Wide PDC 90 are specifically excluded for buildings that are three or more storeys in height in the Urban Corridor Zone.
- 7.13.3 South facing balconies to the northern (front) building would feature screening from the top of the solid balustrade to the ceiling comprised of horizontal louvres. In combination with 1.7m high awning windows, these treatments to the southern side of the northern building protect the privacy of the occupants of both buildings while allowing the southern (rear) building to maximise northern sunlight penetration.
- 7.13.4 It is noted that south facing windows and balconies on the southern (rear) building are treated with those same measures described above in relation to the northern (front) building. While this is desirable for the portion of the site adjacent 53 Devonport Terrace, it would be desirable that the remainder of the site increase passive surveillance of the reserve by altering its approach to balcony screening.
- 7.13.5 Through the design review process, Mr Rutt has recommended that the applicant might consider the use of angled vertical louvres that prevent oblique views to the rear yard of 53 Devonport Terrace but maximise views obtainable over the reserve. It is also recommended that the height of these screens be decreased from the current ceiling height to a maximum of 1.7m. The applicant has indicated that they would be happy to make these changes during the preparation of working drawings if desirable. Under the circumstances, it is considered appropriate to impose a condition giving effect to Mr Rutt's recommendations.
- 7.13.6 Floor to ceiling walls to the east and west of all balconies would protect the visual privacy of adjoining dwelling occupants within the site appropriately.
- 7.13.7 Given the above and subject to the imposition of suitable conditions, it is considered that visual privacy treatments have been appropriately considered.

8. CONCLUSION

- 8.1 The proposal seeks to establish a medium-high density residential land use on the subject land. The buildings would be three storeys in height, which is between the minimum and maximum heights anticipated by Council's Development Plan.
- 8.2 The proposal would generally achieve the required setbacks, have adequate private open space, storage facilities, waste collection and thermal comforts in accordance with the development plan provisions. The floor plans proposed would provide functional and usable living spaces, and privacy and noise impacts would be moderated through good design and noise attenuation techniques. The design merits have also been commended by Mr Rutt through the design review process.
- 8.3 Vehicular access would be provided from a side street, with all vehicles travelling through the site in one direction. The anticipated car and bicycle parking demands of the proposal would not be met entirely on-site, though suitable opportunities for on-street parking are present in close proximity to the site.
- 8.4 The application is therefore considered to be relatively consistent with the relevant provisions of the Prospect (City) Development Plan and warrants the granting of development plan consent, subject to appropriate conditions.

9. RECOMMENDATION

It is recommended:

That with reference to the relevant provisions of the Prospect (City) Development Plan, the zoning of the land within which the proposed development is situated and the locality within which the land is situated, the Panel resolves that development application 050/112/2014 is not seriously at variance with the Development Plan and as such a decision shall be made on the merits of the application; and

That pursuant to the *Development Act 1993*, as amended, Development Plan Consent be approved to DA 050/190/2015 from Edward Lukac for Two, Three Storey Residential Flat Buildings Comprising 22 Dwellings with Associated Fencing and Landscaping at 3-7 Allan Street, Prospect (CT 5077/419, 5512/362 & 5788/250), subject to the following reserved matter, conditions and notes (which may be added to or varied by Council staff on satisfaction of the reserved matters):

The following detailed information shall be submitted for further assessment and approval by Council as reserved matters pursuant to Section 33(3) of the *Development Act 1993*:

1. A detailed design of the stormwater management system by a suitably qualified civil engineer, including appropriate provisions for rainwater capture and reuse.
2. Detail on the methods to be used for ongoing general waste management, including the appropriate storage and collection of putrescible waste, green (organic) waste and recyclable materials.

Conditions:

1. The development shall take place in accordance with plans and details stamped by Council relating to Development Application number 050/190/2015, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation of the approved development.

2. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. The surfacing of the driveway and drainage shall be maintained to the reasonable satisfaction of Council thereafter.
3. Any difference in finished ground levels between the subject site and adjoining sites at the boundary shall be retained by an appropriate wall or plinth of masonry, concrete or similar construction. Retaining walls must be designed to accepted engineering standards and will not be of timber construction if retaining a difference in ground levels exceeding 200 mm.
4. The drainage system shall be designed, installed and maintained at all times thereafter to ensure that water from the site does not:
 - a) Flow or discharge onto adjoining properties;
 - b) Flow across the surface of footpaths or public ways;
 - c) Affect the stability of any building; or
 - d) Create unhealthy or dangerous conditions on the site or within any building.
5. Air-conditioning units and solar hot water heaters shall be provided with screening devices designed to complement the colours, materials and finishes of the building approved herein, and shall be sited to adequately screen the units from view to the reasonable satisfaction of Council.
6. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of materials or goods including waste products and refuse.
7. Amended plans shall be provided prior to the granting of full development approval and to the satisfaction of Council showing amendments to the south-facing louvred privacy screens of Dwellings 12-22. These amendments shall result in the screens being a maximum of 1.7m in height above the finished floor level of the related balconies and which maximise views of the adjoining reserve by the use of vertical louvres as appropriate.
8. To maximise the efficiency of waste recycling:
 - a) Provision shall be made for the separation of recyclable materials for collection and recycling, including paper, cardboard, glass and plastic containers, tins, and any other plastic that 'holds its shape';
 - b) Separate provision shall be made for the collection of food waste (food organics) and food-contaminated cardboard, paper or paper products, which are to be collected for composting; and
 - c) Paper attached to plastic, wax paper or chemically-treated/gloss cardboard will not be included with the materials collected for composting.
9. The building must be maintained, kept tidy, free of graffiti and in good repair and condition at all times.
10. The vehicle entry and exit access points shall be clearly signed and line marked to ensure one way traffic flow only through the site.
11. All car parking spaces must be line-marked in accordance with the approved plans and to comply with the Australian/New Zealand Standard for Parking Facilities (Part 1: Off-street Car Parking (AS/NZS 2890.1:2004) prior to occupation.
12. The surfacing of the car park, line marking and directional arrows shall be maintained to the reasonable satisfaction of Council at all times.

13. Lighting to driveways, parking and manoeuvring areas shall be lit in accordance with the Australian Standard for Lighting for Roads and Public Spaces (AS1158.1 and AS1158.3) during the hours of darkness that they are in use and accessible by the general public.
14. The Infrastructure Assets and Environment dept have no issues with the proposed development under the provision that all works on Council land are conducted to Councils specification, all works are bunted off safely and pedestrian safety is maintained throughout the construction period. Plantings will also need to be undertaken in line with council specifications in terms of sight distance interference and safety to the community (thorns/poisonous plantings). Plans displaying all relevant details of the Road/Kerbing/Footpath Works shall be submitted to the Assets and Infrastructure Officer for approval prior to the commencement of any such works.
- Road/Kerbing/Footpath Works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged Infrastructure / Services related to these works. All works will be carried out at the cost to the applicant.
15. All landscaping areas shall be maintained at all times to the reasonable satisfaction of Council. The applicant or the persons for the time being making use of the subject land shall cultivate, tend and nurture the landscaping, and shall replace any landscaping that becomes diseased or dies. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.
16. During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:
- a) A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
 - b) Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
 - c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
 - d) The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
 - e) All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.
17. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths traversed by vehicles using the site are to be maintained in a reasonable condition for the duration of the works, and are to be reinstated to the satisfaction of Council on completion of the works.
- No obstruction of the footpath or roadway may occur without the prior permission of Council. For further advice, please contact Council's Infrastructure and Environment Department on 8269 5355.

18. To ensure compliance with applicable standards as described in the Environment Protection (Noise) Policy established under the Environment Protection Act, construction activities shall only take place between the hours of 7:00am and 7:00pm, Monday to Saturday inclusive, and not on Sundays or public holidays.

Advisory Notes:

- (1) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

- (2) The development plan consent granted herein is effective for a period of twelve (12) months from the date of the decision. Unless Council extends this period, building rules consent is required within this time or the consent will lapse.

Any request for an extension of the operative period of the consent must be submitted to Council in writing, accompanied by the applicable fee.

- (3) Further application pursuant to the Local Government Act shall be made to the Infrastructure Assets and Environment Department for the proposed crossover prior to construction activities occurring.

Road/Kerbing/Footpath Works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged Infrastructure / Services related to these works. All works will be carried out at the cost to the applicant.

- (4) Prior to the commencement of construction of the development herein approved, it is strongly recommended that you employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Failure to correctly site the development on the land in accordance with the plans approved herein would constitute a breach of the *Development Act 1993*. Any amendments required to the approved plans as a result of the survey are to be submitted to Council for approval prior to works commencing.

- (5) You are encouraged to consult with adjoining property owners before commencing any work, to assist in minimising nuisance or inconvenience caused during construction.

- (6) You are required to give formal notification to, and consult with, the adjoining property owner if you are removing, replacing or altering an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence (Section 5 of the *Fences Act 1975*).

- (7) If you (the building owner) are undertaking building work that affects the stability of other land or premises, namely:

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below natural ground level at a boundary with an adjoining site (as depicted in figure 1); or

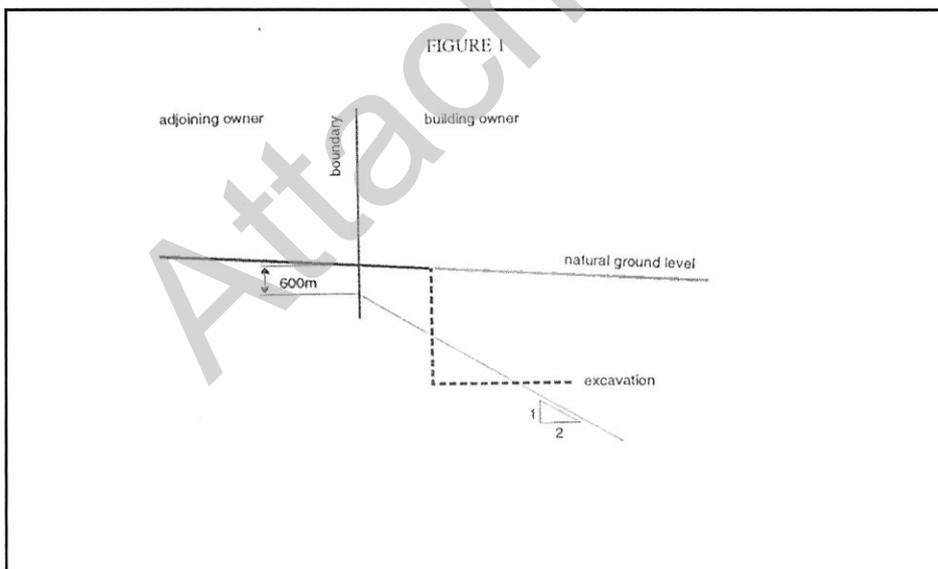
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted in figure 2); or
- any fill which is within 600mm of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes;

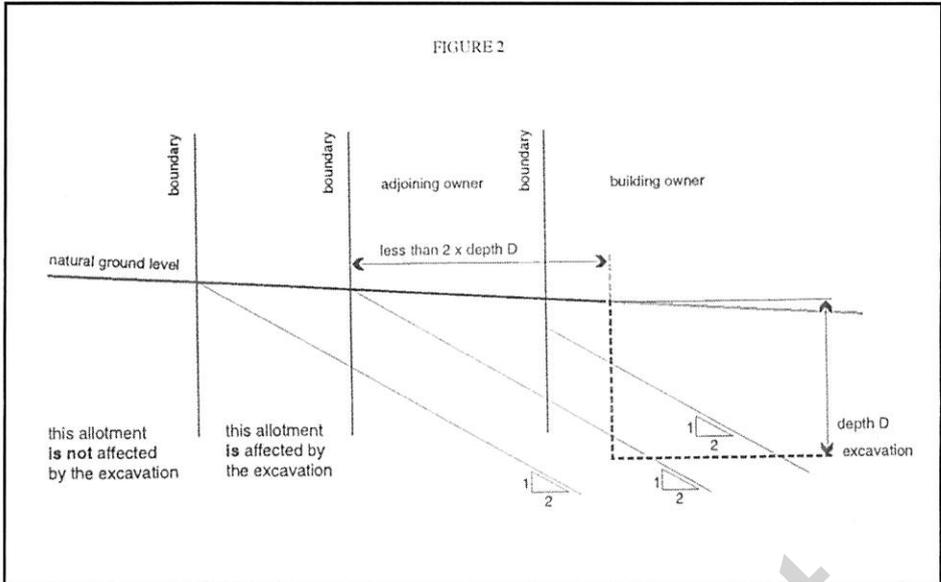
Then you (the building owner) must, at least 28 days before the building work is commenced:

- a) serve on the owner of the affected land or premises a notice of intention to perform the building work and describing the nature of that work; and
- b) you must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

If you fail to comply with these notification requirements, then you are guilty of an offence with a maximum penalty of \$10 000.

You may apply to the Court for a determination of what proportion (if any) of the expense incurred by you in the performance of the building work requested by the owner of affected land or premises (under subsection (b) above) should be borne by the owner of that land or premises, and you may recover an amount determined by the Court from the owner of the affected land or premises as a debt.





Scott McLuskey
Senior Development Officer, Planning

Attachment

AGENDA ITEM: 5.4

To: Development Assessment Panel (DAP) on 14 September 2015

From: Scott McLuskey, Senior Development Officer Planning

Proposal: Two, Three Storey Residential Flat Buildings Comprising 22 Dwellings with Associated Fencing and Landscaping (DA 050/190/2015)

Address: 3-7 Allan Street, Prospect (CT 5077/419, 5512/362 & 5788/250)

SUMMARY:

Applicant: Edward Lukac

Owners: Mr R Parisi, Mr G Licari, Mr P Parisi & Mr J Lopresti (3 Allan St)
Mr A Robertson (5 Allan St)
Mr E & Mrs A Lukac (7 Allan St)

Planning Authority: Council

Mandatory Referrals: Nil

Independent Advice: J Rutt (Design Review)

Public Notification: Category 1

Representors/Submissions: Not applicable

Respondent: Not applicable

Development Plan Version: Consolidated 12 February 2015

Zone and Policy Area: Urban Corridor Zone (Boulevard Policy Area)

Key Considerations: Visitor Parking, Waste Management, Landscaping, Density

Recommendation: Approval, subject to conditions and reserved matters

ATTACHMENTS:

Attachment 1 Development Application Form

Attachments 2-9 Proposal Plans

Attachments 10-18 Applicant's Submission

Attachments 19-26 Previous Proposal Plans

Attachments 27-42 Previous Report

1. **EXECUTIVE SUMMARY**

- 1.1 The Development Assessment Panel (DAP) previously considered the subject proposal: two, three storey residential flat buildings, comprising 22 row style dwellings at 3-7 Allan Street Prospect, at its meeting of 13 July 2015.
- 1.2 Broadly, the DAP expressed a desire that the applicant reconsider several aspects of the development including landscaping, privacy screening, waste management, and access to ground level private open space, while clarifying intended materials and finishes and the intended level of site improvements.
- 1.3 The applicant has subsequently provided amended proposal plans (refer **Attachments 2-9**) and a supplementary submission responding to the concerns raised (refer **Attachments 10-18**). While the amended proposal plans would not reduce the site coverage of the buildings, the submission and amendments are considered to suitably address the concerns identified. The proposal therefore warrants development plan consent.

2. **BACKGROUND**

- 2.1 The DAP considered a proposal for the construction of two, three storey residential flat buildings, comprising 22 row style dwellings at its meeting of 13 July 2015. The application was deferred for consideration at a subsequent meeting of the DAP, pending the receipt of further information on the following matters:
 1. Landscaping of meaningful area and size to soften the appearance of the internal driveway areas and the appearance of the development as viewed from the street.
 2. Reconsideration of the privacy screening provided to dwellings, to enable passive surveillance of the adjacent reserve.
 3. Refine the location and clearly describe the functionality of waste collection, acknowledging that the traditional three-bin system provided by Council is unlikely to be considered suitable.
 4. Provide clarity around the intended materials and finishes to each building, potentially through the provision of a materials board with physical samples of materials chosen, with clearer details provided of the changes in materials to the building façades as viewed from the internal driveway.
 5. Provide clear details of the intended levels of site improvements (including driveways, paved and landscaped areas, and retaining walls), with appropriate consideration of stormwater management.
 6. Improved access to and amenity of ground level private open space through a potential reduction in site coverage.
- 2.2 The report and attachments previously considered by the DAP at its 13 July 2015 meeting are attached for the convenience of Panel Members (refer **Attachments 27-42** and **Attachments 19-26**).

3. **ASSESSMENT**

- 3.1 Landscaping would comprise a mixture of ground covers (Tanika Lomandra and Zamia furfuracea), low level plantings (Murraya paniculata), feature trees (Crepe Myrtle and Golden rain tree) and a landscaped arbour (Crimson Glory Vine) over common driveway areas. The variations to the proposal would improve landscaped areas when viewed from adjoining residential properties and from the street, and are considered satisfactory.

- 3.2 Privacy screening to the southern elevation of Dwellings 12-22 has been revised in accordance with the suggestion of Mr Rutt made during the design review process. The amendment results in vertical louvres angled to restrict oblique views to adjoining properties while allowing a higher level of passive surveillance to the reserve. The applicant has noted that this outcome might require review during the detailed design/building rules consent stages to ensure the desired balance of privacy protection and passive surveillance is achieved. It is recommended that a condition reinforcing the desired outcome be imposed, with staff then to review this element of the building rules consent documents during the typical consistency check.
- 3.3 While the waste storage location and size remains unchanged, the applicant has offered commentary confirming the intention to employ a co-mingled waste management system. Calculations have been provided by the applicant without reference, though it is noted that they match the outcome of calculations by staff with reference to the relevant Zero Waste SA Better Practice Guideline. As neither the submission nor the plans described precisely the intended number of bins or responsibility for bin collection and storage area maintenance, it is recommended that a condition be imposed clarifying this.
- 3.4 The applicant has provided coloured images to illustrate the materials and finishes proposed. Further, staff have re-sized several key elevation plans in order to improve readability of notations demarking the finishes of various building elements. It is considered that the mix and type of building materials are appropriate.
- 3.5 The applicant has affirmed in their submission that site levels are anticipated to remain similar to those existing on the land, with existing concrete retaining walls to be retained or suitably replaced. The applicant has noted that as a result of the style of the development, each dwelling is required (by the Building Code of Australia) to be provided with a minimum 1,000L rainwater tank.
- 3.6 It is recommended that the remaining detailed stormwater management plan can be suitably guided by way of imposed conditions regarding stormwater quality and outflow discharge rates.
- 3.7 It is noted that the applicant has not altered the building footprint or extent of private open space available at ground level to each dwelling. While acknowledging that the concerns raised by the DAP did not necessarily relate directly to the provision of private open space, the conclusions drawn by staff in section 7.8 of the previous report are highlighted. The proposal is not substantially greater in density than the desired minimum within the policy area (with 22 dwellings proposed and a minimum desirable provision of 19) and setbacks generally accord with the relevant Development Plan provisions (though noting the protrusion of balcony elements to the northern and southern boundaries of the site).
- 3.8 It is considered that improvements to ground level landscaping and the introduction of a reasonably extensive landscaped arbour at ground floor ceiling level will improve the sense of proportionality between the buildings and their site.

4. CONCLUSION AND RECOMMENDATION

- 4.1 Summarised briefly, the amended proposal addresses the deferral matters by:
- 1. Introducing landscaped arbours and providing details of suitable species to soften the appearance of driveways and the development generally.*
 - 2. Revised privacy screening provided to rear dwellings in accordance with the suggestion provided through the design review process.*
 - 3. Provided confirmation that a co-mingled waste system would be utilised providing a storage capacity commensurate with that anticipated by the Zero Waste SA Better Practice Guideline.*

4. *Provided images demonstrating the proposed materials and finishes,*
5. *Indicated anticipated build-up while noting that Building Code requirements will result in a required on-site detention of 22,000L minimum, and,*
6. *Maintaining the originally proposed extent of site coverage and private open space configuration.*

4.2 With reference to the report and attachments previously considered by the DAP and the responses of the applicant to the deferral matters; the application is considered to be relatively consistent with the relevant provisions of the Prospect (City) Development Plan and it is thus recommended:

That with reference to the relevant provisions of the Prospect (City) Development Plan, the zoning of the land within which the proposed development is situated and the locality within which the land is situated, the Panel resolves that development application 050/190/2015 is not seriously at variance with the Development Plan and as such a decision shall be made on the merits of the application; and

That pursuant to the *Development Act 1993*, as amended, Development Plan Consent be approved to DA 050/190/2015 from Edward Lukac for Two, Three Storey Residential Flat Buildings Comprising 22 Dwellings with Associated Fencing and Landscaping at 3-7 Allan Street, Prospect (CT 5077/419, 5512/362 & 5788/250), subject to the following reserved matter, conditions and notes (which may be added to or varied by Council staff on satisfaction of the reserved matters):

Conditions:

1. The development shall take place in accordance with plans and details stamped by Council relating to Development Application number 050/190/2015, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation of the approved development.
2. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. The surfacing of the driveway and drainage shall be maintained to the reasonable satisfaction of Council thereafter.
3. Any difference in finished ground levels between the subject site and adjoining sites at the boundary shall be retained by an appropriate wall or plinth of masonry, concrete or similar construction. Retaining walls must be designed to accepted engineering standards and will not be of timber construction if retaining a difference in ground levels exceeding 200 mm.
4. Prior to the grant of Development Approval a detailed stormwater management plan shall be provided that, to the satisfaction of Council, provides evidence that all dwellings are suitably protected from 1 in 100 year ARI storm events and that post-development outflow rates from the site will match pre-development rates in 1 in 20 ARI storm events. The location and capacity of any on-site detention tanks shall be clearly described.
5. The drainage system shall be designed, installed and maintained at all times thereafter to ensure that water from the site does not:
 - a) Flow or discharge onto adjoining properties;
 - b) Flow across the surface of footpaths or public ways;
 - c) Affect the stability of any building; or
 - d) Create unhealthy or dangerous conditions on the site or within any building.

6. Air-conditioning units and solar hot water heaters shall be provided with screening devices designed to complement the colours, materials and finishes of the building approved herein, and shall be sited to adequately screen the units from view to the reasonable satisfaction of Council.
7. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of materials or goods including waste products and refuse.
8. Prior to the grant of development approval, detailed plans of south-facing balcony privacy screens shall be provided to the satisfaction of Council and that shall result in screens being a maximum of 1.7m in height above the finished floor level of the related balconies and which maximise views of the adjoining reserve by the use of vertical louvres as appropriate.
9. To maximise the efficiency of waste recycling:
 - a) Provision shall be made for the separation of recyclable materials for collection and recycling, including paper, cardboard, glass and plastic containers, tins, and any other plastic that 'holds its shape';
 - b) Separate provision shall be made for the collection of food waste (food organics) and food-contaminated cardboard, paper or paper products, which are to be collected for composting; and
 - c) Paper attached to plastic, wax paper or chemically-treated/gloss cardboard will not be included with the materials collected for composting.
10. The building must be maintained, kept tidy, free of graffiti and in good repair and condition at all times.
11. The vehicle entry and exit access points shall be clearly signed and line marked to ensure one way traffic flow only through the site.
12. All car parking spaces must be line-marked in accordance with the approved plans and to comply with the Australian/New Zealand Standard for Parking Facilities (Part 1: Off-street Car Parking (AS/NZS 2890.1:2004) prior to occupation.
13. The surfacing of the car park, line marking and directional arrows shall be maintained to the reasonable satisfaction of Council at all times.
14. Lighting to driveways, parking and manoeuvring areas shall be lit in accordance with the Australian Standard for Lighting for Roads and Public Spaces (AS1158.1 and AS1158.3) during the hours of darkness that they are in use and accessible by the general public.
15. The Infrastructure Assets and Environment dept have no issues with the proposed development under the provision that all works on Council land are conducted to Councils specification, all works are bunted off safely and pedestrian safety is maintained throughout the construction period. Plantings will also need to be undertaken in line with council specifications in terms of sight distance interference and safety to the community (thorns/poisonous plantings). Plans displaying all relevant details of the Road/Kerbing/Footpath Works shall be submitted to the Assets and Infrastructure Officer for approval prior to the commencement of any such works.

Road/Kerbing/Footpath Works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged Infrastructure / Services related to these works. All works will be carried out at the cost to the applicant.

16. All landscaping areas shall be maintained at all times to the reasonable satisfaction of Council. The applicant or the persons for the time being making use of the subject land shall cultivate, tend and nurture the landscaping, and shall replace any landscaping that becomes diseased or dies. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.
17. During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:
- a) A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
 - b) Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
 - c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
 - d) The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
 - e) All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.
18. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths traversed by vehicles using the site are to be maintained in a reasonable condition for the duration of the works, and are to be reinstated to the satisfaction of Council on completion of the works.
- No obstruction of the footpath or roadway may occur without the prior permission of Council. For further advice, please contact Council's Infrastructure and Environment Department on 8269 5355.
19. To ensure compliance with applicable standards as described in the Environment Protection (Noise) Policy established under the Environment Protection Act, construction activities shall only take place between the hours of 7:00am and 7:00pm, Monday to Saturday inclusive, and not on Sundays or public holidays.

Advisory Notes:

- (1) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

- (2) The development plan consent granted herein is effective for a period of twelve (12) months from the date of the decision. Unless Council extends this period, building rules consent is required within this time or the consent will lapse.

Any request for an extension of the operative period of the consent must be submitted to Council in writing, accompanied by the applicable fee.

- (3) Further application pursuant to the Local Government Act shall be made to the Infrastructure Assets and Environment Department for the proposed crossover prior to construction activities occurring.

Road/Kerbing/Footpath Works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged Infrastructure / Services related to these works. All works will be carried out at the cost to the applicant.

- (4) Prior to the commencement of construction of the development herein approved, it is strongly recommended that you employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Failure to correctly site the development on the land in accordance with the plans approved herein would constitute a breach of the *Development Act 1993*. Any amendments required to the approved plans as a result of the survey are to be submitted to Council for approval prior to works commencing.

- (5) You are encouraged to consult with adjoining property owners before commencing any work, to assist in minimising nuisance or inconvenience caused during construction.

- (6) You are required to give formal notification to, and consult with, the adjoining property owner if you are removing, replacing or altering an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence (Section 5 of the *Fences Act 1975*).

- (7) If you (the building owner) are undertaking building work that affects the stability of other land or premises, namely:

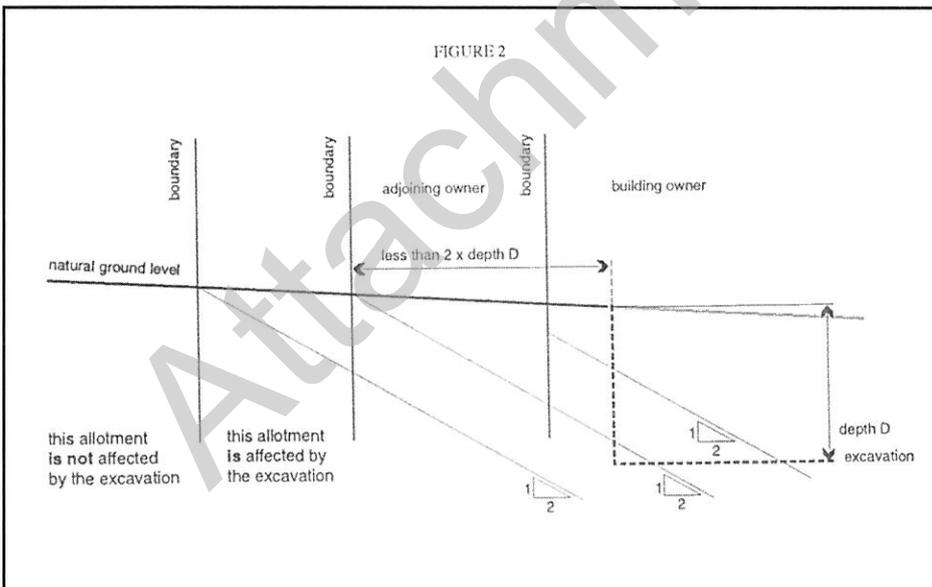
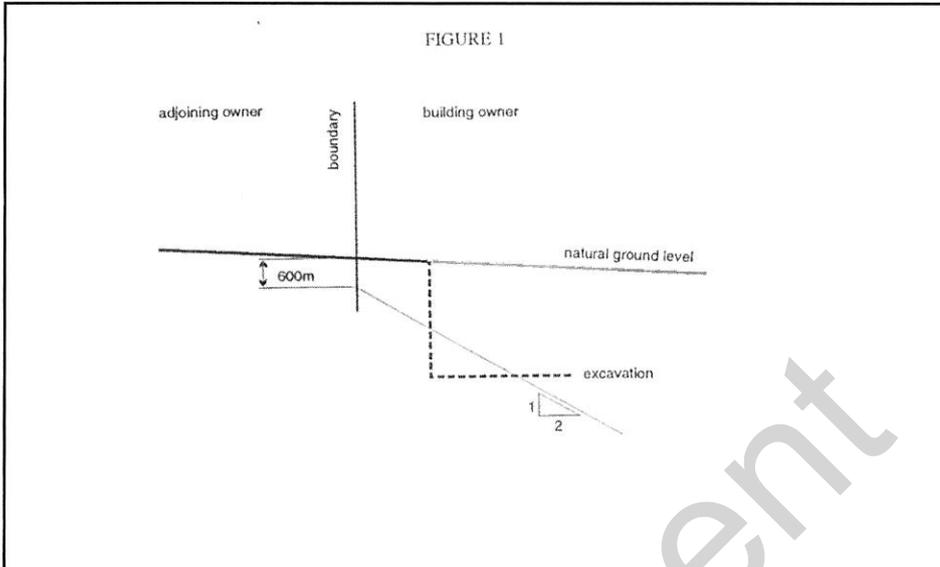
- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below natural ground level at a boundary with an adjoining site (as depicted in figure 1); or
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted in figure 2); or
- any fill which is within 600mm of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes;

Then you (the building owner) must, at least 28 days before the building work is commenced:

- a) serve on the owner of the affected land or premises a notice of intention to perform the building work and describing the nature of that work; and
- b) you must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

If you fail to comply with these notification requirements, then you are guilty of an offence with a maximum penalty of \$10 000.

You may apply to the Court for a determination of what proportion (if any) of the expense incurred by you in the performance of the building work requested by the owner of affected land or premises (under subsection (b) above) should be borne by the owner of that land or premises, and you may recover an amount determined by the Court from the owner of the affected land or premises as a debt.



Scott McLuskey
Senior Development Officer Planning



ADELAIDE OFFICE
SOUTH AUSTRALIA

25 September 2015

Edward lukac
Architect

Allan St Prospect

Dear Edward

Re: Waste Management: 3. 7. Allan St, Prospect

We have perused the Site/Floor Plans for the proposed apartments at 3, 7 Allan st Prospect in regard to waste management systems appropriate for the Development.

Based on the WRGR Draft Design Guide. We consider that the following Waste, Recycling & Green Organics bin configuration and system selection, will meet and exceed Council's desired objectives and design outcomes. In particular these will:

- a) Maximize resource recovery/recycling yields,
- b) meet requirements based on predicted waste volumes generated
- c) provide convenient and functional locations for bin storage enclosures
- d) allow for safe and convenient removal and servicing of bin contents
- e) mitigate negative impacts on the surrounding amenity
- f) provide scope for additional storage should demand require

Accordingly, at the Refuse Enclosure shown on the Plan, we recommend:

- a. 1 x 1100 litre MGB (General Waste, emptied Twice weekly)
- b. 1 x 1100 litre MGB (Co-mingled/Recyclables, emptied weekly)
- c. 1 x 660 litre MBB (Green Organics, emptied weekly)



Veolia Environmental Services (Australia) Pty Ltd
PO Box 105, Enfield Plaza, SA 5085 - tel +61 (0)8 8260 2122- fax +61 (0)8 8260 1000
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Rationale: Our assessment and calculations are based upon and are consistent with widely accepted standards in Local Government and WRGR waste management, for Medium or High Density Dwellings, namely,

- a) General Waste: 30 litres per bed per week
- b) Co-mingled/recycling: 25 litres per bed per week
- c) Green Organics: 30 litres per bed per week

In assessing requirements for provision of Residential Green Organics containers, we took into account the extent of Landscaping depicted on the Plan and also considered contemporary moves by Local Government Authorities to increase domestic kitchen organics recovery, utilising the Green Organics collection program as a means for diverting from landfill.

Edward, if you require any further or better particulars you can contact us on 0447696224

Kind regards,

Simon Chambers
Veolia Environmental Services

Attachment



**AMMENDMENTS to DA 050/190/2015
3-7 Allan Street, Prospect - Two, Three Storey Residential Flat Buildings
Comprising 22 Dwellings with Associated Fencing and Landscaping**

Waste Collection

Veolia Environmental Services have provided a waste management recommendation which meets and exceeds Councils desired objectives and design outcomes (dated 25/09/15 attached)

The following list outlines the waste management procedure at 3 to 7 Allan St Prospect

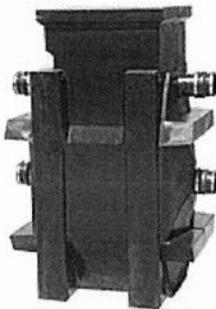
Garbage truck stops adjacent to driveway on Allan St

Operator wheels bin from refuse enclosure to truck, empties and repeats until complete

Once complete operator returns bin to enclosure

Stormwater Storage

Each dwelling to incorporate minimum 1000 ltr underground rainwater tank



Underground Water Tank 1000 Litres (H1000L)

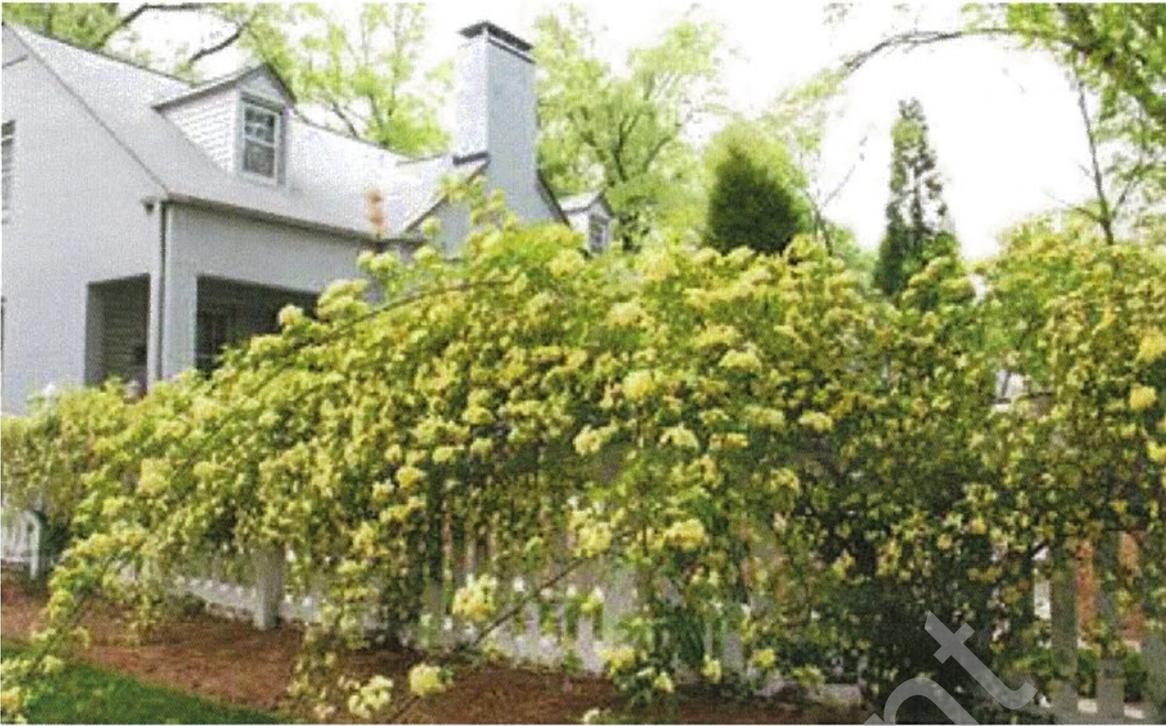
Capacity: 1000 Litre
Length: 1100mm
Height: 1550mm
Width: 720mm

Yours faithfully



Edward Lukac a.r.a.i.a

EDWARD LUKAC ARCHITECT



Yellow Lady Banks Climbing Rose

A vigorous climber with rich-green foliage on thornless slender branches. Miniature, double yellow blooms have a slight fragrance. Heavy and prolific spring display. Evergreen in milder climates. A fine climber for arbors.

Used to courtyards overhanging fencing and potentially to driveway Arbor/Pergola in lieu of Glory vine

**AMMENDMENTS to DA 050/190/2015
3-7 Allan Street, Prospect - Two, Three Storey Residential Flat Buildings
Comprising 22 Dwellings with Associated Fencing and Landscaping**

Landscaping

The proposed development intends to provide landscaping in the form of low-lying shrubs and grass plantings, together with trees that have relatively clean trunks and high canopies (TLPA Desired Character Statement).

Examples of the types of planting proposed follow

An indicative landscaping plan has been provided with plantings to areas to the north, south, east and west of the building, a landscape canopy would be employed over part of the driveways to maximise the extent of onsite landscaping.

Landscaping would feature a mixture of ground covers, mid-level ornamental plantings (to 1.5m in height) trees and shrubs and feature a **Crimson Glory Vine** over part of the driveways. The selection of species would provide a range of complementary heights, colours and foliage densities and could be subject to final approval of council as part of the Building approval process

It is anticipated that the proposal would provide landscaping that will enhance the built form and provide an attractive transition between the public and private realms.

An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.

Indicative Plant Selections



Tanika Lomandra

An evergreen, improved compact fine leaf form, this low maintenance plant. Small yellow flowers from April to October, Tanika Lomandra is also soft to touch so kids will enjoy this plant as well. Used in conjunction with taller shrubs and trees



Vitis Coignetiae (Crimson Glory Vine)

The vine is very vigorous, with purple shoots. The deciduous leaves are large (15 to 30 cm in diameter), simple, orbicular, toothed, with deep petiole. First green, they turn red-orange in autumn. Used to pergolas on both eastern and western driveways and extending in to common driveway between dwellings



Lagerstroemia Natchez (Crepe Myrtles)

Crepe myrtles are among the world's best flowering trees.

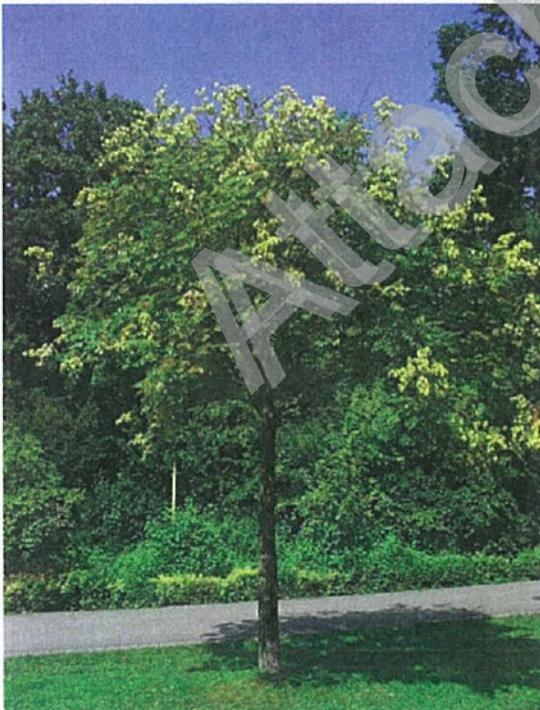
They are native to eastern Asia and are hardy in most parts of Australia.

To be planted in conjunction with Tanika Lomandra & Zamia Furfuracea to garden beds at rear areas of both driveways



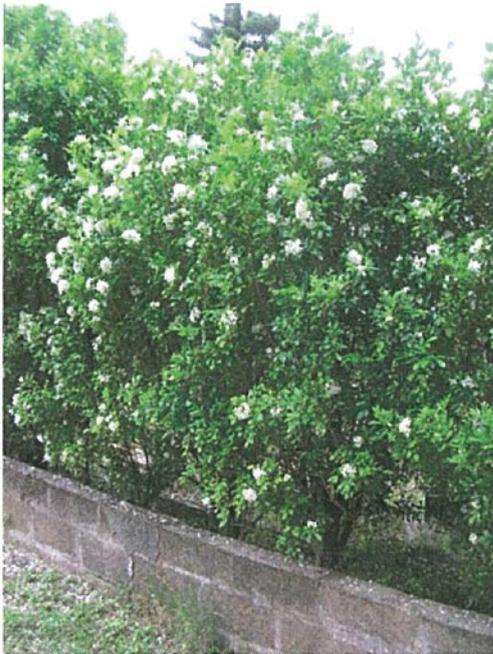
Zamia furfuracea

Is a cycad native to southeastern Veracruz state in eastern Mexico. Although not a palm tree, its growth habit is superficially similar to a palm. Utilised as low level planting in conjunction with Tanika Lomandra to garden beds at rear areas of both driveways



Koelreuteria Paniculata (Or similar)

Is a species of flowering plant in the family Sapindaceae, native to eastern Asia, in China and Korea
This or similar trees to be planted to each dwelling court yard

**Murraya paniculata**

Is a tropical, evergreen plant native to southern China, Taiwan, the Indian sub-continent, south-eastern Asia and northern Australia, bearing small, white, scented flowers, which is grown as an ornamental tree or hedge. Used adjacent to fences in garden beds at rear areas of both driveways

Privacy Screening

South Elevation to rear block has been amended to allow for passive security overlooking public areas (reserve) without overlooking private property. We propose reviewing this with council at the building approval stage to ensure the best outcome subject to council approval

Waste Collection

A communal waste system would be made available for the provision of waste, green waste and recycling in a screened area at the rear of each driveway behind the visitors carpark and gardens bed.

22 two bedroom units generate 1320L of general waste, 1100L of recycling waste and 440 of organic waste per week which would be accommodated by a minimum of 13 Bins to be provided on site and stored in the designated waste management areas on either side of the site

Storm Water Management and Site Improvements

Site Levels will remain similar to present levels and the existing minimal retaining walls to the western and part of the southern boundaries will be maintained or replaced with concrete similar to existing at rear (South). All driveways, parking and manoeuvring areas will be formed with Concrete, bitumen or paving and be properly drained

The drainage system shall be designed, installed and maintained at all times thereafter to ensure that water from the site does not flow or discharge onto adjoining properties, flow across the surface of footpaths or public ways, affect the stability of any building or create unhealthy or dangerous conditions on the site or within any building. Stormwater quality measures such as a gross pollutant trap shall be implemented to ensure all surface run-off, stormwater or other liquid discharging from the site, is free of site contaminants

Stormwater Storage will be provided as required under the NCC 2015 BCA Vol 2 SA2 Additions Water Efficiency provisions (1000L per Dwelling)

Materials and Finishes

Front screen fencing to 1800

(Each unit at front to have a 1 meter wide gate with different pattern ..the gate pattern similar to that shown on right below

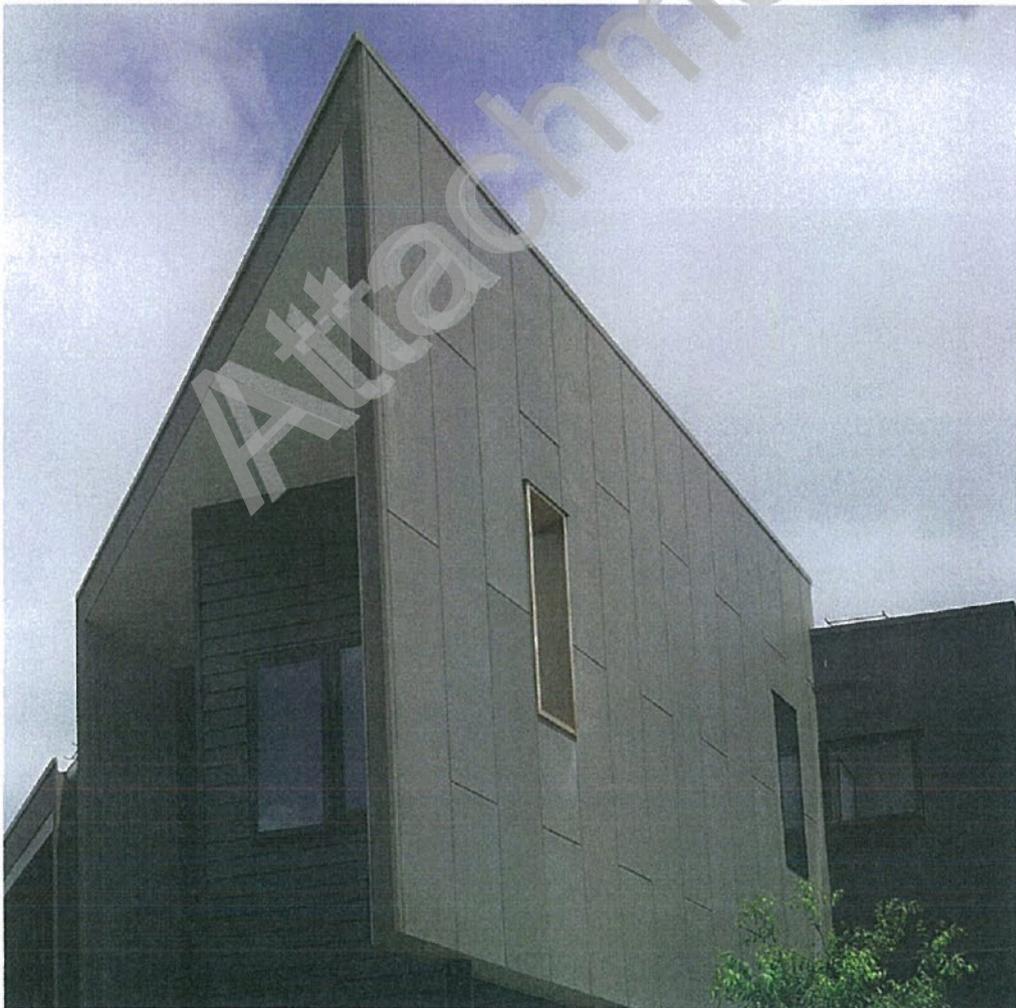


Balustrade rail

Balustrade glass and panels to be segmented as shown below (or similar)



Matrix cladding



Design Cladding Systems – Cassette panel - Copper (or similar)



Horizontal or Vertical Screening (or similar)



Rendered Hebel to ground floor



Should you have any queries or require any further detail please do not hesitate to contact me.

Yours faithfully

Edward Lukac a.r.a.i.a

EDWARD LUKAC ARCHITECT

ITEM NO.: 6.1

TO: Development Assessment Panel (DAP) on 12 October 2015

FROM: Nathan Cunningham, Director Community, Planning & Communications

SUBJECT: Summary of Development Assessment Commission (DAC) Decisions and Proposals Greater than \$3 Million called in by the Coordinator-General

The summary of matters before and decisions by DAC together with proposals called in by the Coordinator-General is provided to the DAP for information purposes.

For the purpose of this report, the table below also includes matters before, considered or determined by the Inner Metropolitan Development Assessment Commission.

1. MATTERS BEFORE DAC

Development Application / Address	Nature of development	Process update
DA 050/237/2015 188 Churchill Road, Prospect	Land Division (Community Strata Title) This land division formalises an earlier land use consent granted by the DAC on 13 November 2014 for a Residential Flat Building comprising 15 Apartments and Roof Top Terrace on the subject land.	It is anticipated that the DAC will determine the application under delegation shortly.
DA 050/263/2015 44 Churchill Road, Ovingham	Land Division (Community Strata Title) This land division formalises an earlier land use consent granted by the DAC on 13 November 2014 for a Residential Flat Building comprising Ground Level Café, 18 Apartments and Roof Top Terrace on the subject land.	It is anticipated that the DAC will determine the application under delegation shortly.

2. RELEVANT DECISIONS BY DAC

No new proposals have been determined by the DAC.

3. MATTERS CALLED IN BY THE CO-ORDINATOR GENERAL

No new proposals have been called in by the Co-ordinator General.

ITEM NO.: 7.1
TO: Development Assessment Panel (DAP) on 12 October 2015
FROM: Nathan Cunningham, Director Community, Planning & Communications
SUBJECT: Summary of Court Appeals

The status of appeals is provided to the DAP for information purposes. Further clarification may be sought from staff during the meeting.

APPEALS

Development Application / Subject Site	Nature of Development	Decision authority and date	Current status
DA 050/323/2014 32 Hampstead Road, Broadview	Two, Two Storey Residential Flat Buildings comprising Seven Dwellings with associated Carports, Driveway and Landscaping	12 January 2015 By the DAP	Appeal lodged by land owner (on behalf of applicant). <i>Appealing against Refusal.</i> Further to the DAP's advice to the ERD Court on 14 September 2015, a conditions conference was held on 6 October 2015. The Commissioner recommended that the number of conditions should be reduced by removing those that were considered by the Court to be repetitive or unnecessary. The content of conditions was otherwise unchanged. It is anticipated that with some minor further adjustment, and with the preparation of several additional advisory notes, that the Court will consent to the order as agreed by the parties.
DA 050/205/2014 19 North East Road, Collinswood	Decking and Privacy Screens	8 December 2014 By the DAP	Appeal lodged by neighbour. <i>Appealing against Approval.</i> The matter was finalised by way of the judgment of the ERD Court on 30 September 2015. The decision of the DAP was upheld but with amended plans and conditions.
DA 050/80/2015 185 Main North Road, Nailsworth	Remove Significant Tree (Corymbia citriodora (Lemon Scented Gum))	11 May 2015 By the DAP	Appeal lodged by applicant. <i>Appealing against Refusal.</i> A conciliatory conference was held on 21 September 2015. Adjourned until 11 November 2015 to allow the applicant to prepare additional information for consideration by the DAP at its meeting on 9 November 2015.

<p>DA 050/190/2015</p> <p>3-7 Allan Street, Prospect</p>	<p>Two, Three Storey Residential Flat Buildings comprising 22 Dwellings with associated Fencing and Landscaping</p>	<p>14 September 2015</p> <p>By the DAP</p>	<p>Appeal lodged by applicant.</p> <p><i>Appealing against Refusal.</i></p> <p>A compulsory preliminary conference has been scheduled for 19 October 2015.</p> <p>In the intervening period, the applicant has prepared a compromise proposal for the consideration of the DAP and that forms part of this agenda.</p>
<p>DA 050/309/2015</p> <p>39 Barker Road, Prospect</p>	<p>Variation to Previous Development Plan Consent 050/3/2015 (Alterations to Façade of Two Storey Detached Dwelling)</p>	<p>14 September 2015</p> <p>By the DAP</p>	<p>Appeal lodged by applicant.</p> <p><i>Appealing against Refusal.</i></p> <p>A compulsory preliminary conference has been scheduled for 26 October 2015.</p>