
ITEM	DEVELOPMENT ASSESSMENT COMMISSION REPORT
DATE	13 October 2016
APPLICATION NO.	361/558/2016/2A
APPLICANT	Qattro
PROPOSAL	FOUR STOREY RESIDENTIAL FLAT BUILDING, MASONRY PIERS INCORPORATED INTO BOUNDARY FENCING, ASSOCIATED CAR PARKING, MANOEUVRING AREAS AND LANDSCAPING
LOCATION	86 Mawson Lakes Boulevard, Mawson Lakes
CERTIFICATE OF TITLE	Volume 6019 Folio 820
AUTHOR	Katherine Thrussell, Development Officer - Planning, City Development, City of Salisbury

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Multi Function Polis (The Levels) Zone
Application Type	On-Merit
Public Notification	Representations received: Three (3) Representations to be heard: Two (2)
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering
Development Plan Version	Salisbury (City) Development Plan Consolidated 7 January 2016
Assessing Officer	Katherine Thrussell, Development Officer – Planning, City Development
Recommendation	Grant Development Plan Consent subject to Conditions
Meeting Date	13 October 2016

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans
Attachment 2:	Supporting Information
Attachment 3:	Notice of Category 2 Application and Representations
Attachment 4:	Applicant Response to Representations
Attachment 5:	Site Photographs
Attachment 6:	Relevant Development Plan Extracts, Consolidated 7 January 2016

3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent for a four storey residential flat building comprising 33 apartments (28 x 2 bedroom and 5 x 3 bedroom), masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping at 86 Mawson Lakes Boulevard, Mawson Lakes.

The subject site is an irregular shaped parcel of land of 2705m² on a single Certificate of Title. The site has direct frontage to Mawson Lakes Boulevard to the north east and Sir Douglas Mawson Lake to the south, south west. Access is from Mawson Lakes Boulevard. The subject site was previously used as a restaurant (Boat Deck Café) and office (Delfin Lend Lease Sales and Information Centre). The subject site is predominantly vacant land with car parking, pavement and lighting remnant from the previous uses. The site does not contain any Significant or Regulated Trees.

The site is located within the Multi Function Polis (The Levels) Zone. The application was assessed “on-merit” and was subject to Category 2 public notification. Three representations were received during the advertising period; one in support and two in opposition to the development, two of whom have expressed a desire to be heard at the meeting.

This report provides a detailed assessment of the application against the relevant provisions of the Salisbury (City) development Plan. The assessment found that:

- a) Residential development is clearly envisaged within the Multi Function Polis (The Levels) Zone;
- b) The proposal is of a density considered appropriate for the site and locality;
- c) The building design achieves a scale and form of development consistent with the locality;
- d) Each dwelling is provided with sufficient area of private open space;
- e) Adequate on-site car parking will be provided;
- f) On-street car parking will not be altered as the proposal utilises existing access points.

Given the above, it is recommended that Development Plan Consent be granted, subject to conditions.

4. BACKGROUND

The Application was lodged on 15th March 2016. After lodgement of the Application, the Mawson Lakes Development Plan Amendment was Consolidated into Council's Development Plan on 7th July 2016. The subject site is located within the Urban Core Zone and Transition Area under the new Development Plan.

The Development Plan Amendment replaced all of the previous Multi Function Polis (The Levels) Zone provisions. Some of the key changes under the Amendment included; expansion of the Desired Character Statement, introduction of new minimum site density guidelines, new building height limits for the Core Area and Transition Areas and altered car parking rates.

One of the other key changes of the Amendment is that the trigger relating to the Relevant Authority within Schedule 10 of the *Development Regulations 2008* applicable to development within the Multi Function Polis (The Levels) Zone is no longer applicable due to the Zone title being changed. However, given this development was lodged under an earlier version of the Development Plan where the Multi Function Polis (The Levels) Zone still applied, the Development Assessment Commission is the Relevant Authority.

After conclusion of the Category 2 public notification period, it became apparent that this matter would need to be presented to the Development Assessment Commission for a decision. In light of this, Council staff met with Department of Planning Transport and Infrastructure (DPTI) staff in July 2016 for the purpose of discussing the general principles of the proposal.

Following this meeting, Council staff met with the applicant on-site to provide feedback regarding the development. Key design matters were highlighted including with respect to the building design, public realm, fencing and bicycle parking facilities. Minor amendments to the submitted plans have been made as a result of this process.

5. SUBJECT SITE


The subject site is an irregular shaped parcel of land of 2705m² on a single Certificate of Title. The site has direct frontage to Mawson Lakes Boulevard to the north east and Sir Douglas Mawson Lake to the south, south west. Access is from Mawson Lakes Boulevard. The subject site was previously used as a restaurant (Boat Deck Café) and office (Delfin Lend Lease Sales and Information Centre). The subject land is predominantly vacant land with car parking, pavement and lighting remnant from the previous uses.

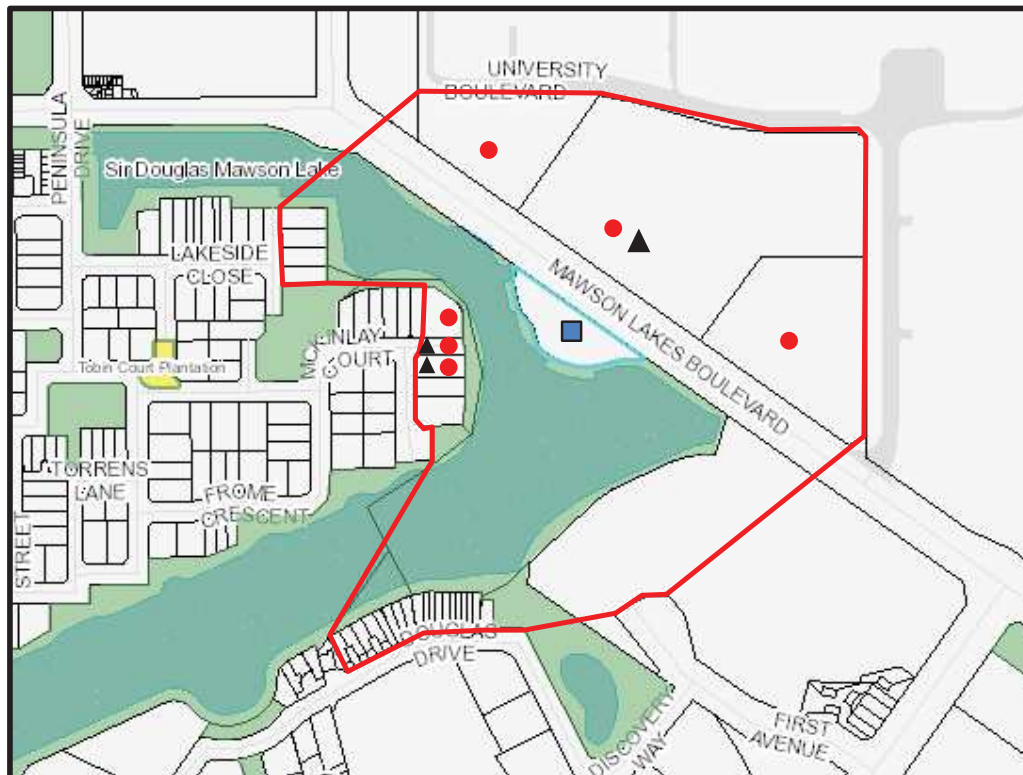
6. LOCALITY

Aerial View:



Source: Nearmap

Legend	
	Subject site



Source: Dekho

Legend	
	Subject site
	Properties Notified
	Representor
	Locality boundary

The site is a standalone parcel of land surrounded entirely by public road (Mawson Lakes Boulevard) and public reserve (Sir Douglas Mawson Lake). Technology Park is located to the south east of the subject land. Innovation House marks the entry to Technology Park. Residential properties are located on the southern side of Sir Douglas Mawson Lake, typically two storeys in height of various architectural style including detached traditional homes and smaller attached townhouse development. North of the subject site are situated Endeavour College and the University of South Australia. The Mawson Lakes town centre is located within approximately 250m to the north west of the subject land where built form is typically two to five storeys in height and mixed use in nature. Public transport is provided along Mawson Lakes Boulevard, Park Way and Main North Road. Pillar and open style tubular fencing is provided to dwellings fronting Sir Douglas Mawson Lakes where private open space for dwellings is typically provided to the lakefront.

The subject site is located within close proximity to:

- public transport routes; Mawson Lakes Boulevard, Park Way and Main North Road, all within walking distance. The Mawson Interchange is located approximately 1.3km to the north west of the subject land;
- Public open space; Sir Douglas Mawson Lake, Dry Creek;
- Centres; Mawson Lakes town centre approximately 250m to the north west;
- Schools; Mawson Lakes School, Endeavour College, University of South Australia.

Site Photographs



Photo 1: *Looking north east towards subject site from opposite side of Sir Douglas Mawson Lake*



Photo 2: *Looking east towards subject site from bridge*



Photo 3: *Looking north west towards subject site*



Photo 4: *Looking south east towards subject site*

Additional photographs are contained in Attachment 5.

7. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks Development Plan Consent for a four storey residential flat building comprising 33 apartments, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping at 86 Mawson Lakes Boulevard, Mawson Lakes.

The proposal comprises 33 dwellings, 28 of which provide two bedrooms and five three bedroom dwellings. The building will be approximately 65m wide with a varying depth between 6m and 22m, thereby resulting in a site coverage of about 30%. The building will be setback 12.6m from Mawson Lakes Boulevard. Setbacks to the rear and side boundaries are varied. Upper floor setbacks are generally consistent with the ground floor allowing for balcony protrusions.

A mix of materials is proposed; comprising a combination of rendered hebel blockwork, face brick, Scyon Axon cladding, and timber cladding.

Access is provided via existing crossover points from Mawson Lakes Boulevard, as such there will be no impact on existing street trees. A minimum of one at-grade car parking space will be provided per dwelling adjacent the northern elevation of the building accessed via the common driveway. Visitor car parking will be clearly identified and accessible at all times.

Individual dwellings / apartments are oriented to both the northern and southern aspects to take advantage of lake views and northern light. Dwellings range in size providing either two or three bedrooms. The floor plans for the two bedroom dwellings comprise an entry from a common hallway, two bedrooms and a study, laundry, bathroom, kitchen, living and dining rooms. Additionally the three bedroom dwellings, with the exception of dwelling 33, also provide a walk in robe and ensuite to bed 1. Ground floor dwellings are provided with open space to the Sir Douglas Mawson Lake frontage which includes an alfresco area directly accessible from an internal living space in addition to an area of uncovered space. All upper floor dwellings are provided with a balcony.

A common storage area is located on the ground floor.

Landscaping will be provided at the front of the building as detailed on the Landscape Plan. Masonry pier and open style fencing will be provided on the southern boundary to Sir Douglas Mawson Lake allowing for casual surveillance to the public reserve.

Submitted plans and supporting information are contained in attachments 1 and 2.

8. CLASSIFICATION

The site is located within the Multi Function Polis (The Levels) Zone under the Salisbury (City) Development Plan (Consolidated 07 January 2016). Development of the kind proposed is neither listed as being a Complying or Non-Complying form of development in the Multi Function Polis (The Levels) Zone and consequently should be assessed “on-merit” against the relevant provisions of the Development Plan.

9. PUBLIC NOTIFICATION

The proposed development is neither listed as being a Category 1 or Category 2 form of development under the Multi Function Polis (The Levels) Zone. Therefore pursuant to section 38 of the *Development Act 1993*, one must turn to Schedule 9 of the *Development Regulations 2008*.

Schedule 9, Part 2, Clause 27 of the *Development Regulations 2008* states:

Except where the development falls within Part 1 of this Schedule, any development in that part the area of the City of Salisbury defined in the relevant Development Plan as the MFP (The Levels) Zone is considered to be a Category 2 form of development.

The application is therefore a Category 2 form of development for public notification purposes.

The Category 2 public notification period took place between 8th June and 24th June 2016. Council received three (3) representations during the public notification period as follows:

Representations received	
Representations received	Wish to be Heard
Mr Walter Karpiuk 8 McKinlay Court, Mawson Lakes	✓
Tony Tran and Thu Vu 7 McKinlay Court, Mawson Lakes	✓
Endeavour College, Mr Darren Cossens 85 Mawson Lakes Boulevard, Mawson Lakes	×

The representations and the applicant's response are contained in attachments 3 and 4 respectively. The content of the representations and the applicant's response are summarised in the table below:

Summary of Representations	
Representation	Applicant's Response
<i>Structural Dominance / Bulk and Scale</i>	
<ul style="list-style-type: none">The proposal is not in keeping with the existing character of the locality, in particular with respect to building height and scale. The established character is predominantly buildings of two storeys in height with buildings of greater height typically located in the town centre or adjacent the transport interchange.The proposal will be visually dominant adversely affecting the existing amenity.Buildings of similar height as that proposed are typically located in the town centre. A building of two storeys is preferred.The proposed fence at 1.8m in height will be a dominant feature.	<ul style="list-style-type: none">The proposal is 14.5m in height, complementing the existing built form within the locality which includes buildings ranging from 1-4 storeys. Buildings within the locality vary in bulk and scale. The proposal provides a 30% site coverage of the site with the remaining area dedicated to open space, car parking and manoeuvring etc. The building design is articulated with horizontal elements reducing the overall bulk and scale.

<i>Vehicle Parking</i>	
<ul style="list-style-type: none"> Residents and visitors associated with the proposed development may park within the school grounds. 	<ul style="list-style-type: none"> The two crossovers provided allow for minimal interruption to the pedestrian network and maximise on street parking availability. Adequate car parking is provided within the site.
<i>Public Realm</i>	
<ul style="list-style-type: none"> The proposal will detrimentally affect the pedestrian path adjoining the southern boundary of the subject site and hence the public realm. 	<ul style="list-style-type: none"> Open style fencing integrates with the public realm and is similar to other fencing in the locality. Casual surveillance will be provided to the public realm.

NOTE: Officer's consideration of the above representation and the applicant's response are provided under the assessment section of this report.

10. REFERRALS - INTERNAL

DIVISION	COMMENT
<i>Development Engineering</i>	<ol style="list-style-type: none"> Roofwater discharge to the lake is to be at one location only and this should be near to the existing ramp. It is preferred that a pump station not be utilised unless there are no alternative options.
<i>Landscape Design</i>	<ol style="list-style-type: none"> The plan symbols do not differentiate between the 3 proposed planting species and the existing street trees on Mawson Lakes Boulevard. These need to be more clearly defined. Due to the location of the development beside the lake and the opportunity that this gives for the dispersal of seed the specified 'Pennisetum dwarf' is not approved and should be substituted with a small <i>Correa</i> or <i>Eremophila</i> species or <i>Teucrium racemosum</i>. The location of Ornamental Pear plantings to be offset a minimum of 1.5m from boundary line, preferably 2m, to minimise the future overhang and the need to maintain clearance for shared use path users. <p>The amended Landscape Plan, Revision E, has addressed all of the points listed above; as such the Landscape Plan is acceptable.</p>

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	Not Stated	Ground floor site areas are varied and are < 250m ² each
Site Dimensions	Not Stated	Irregular in nature
Site Gradient	Not Stated	The site grades toward Sir Douglas Mawson Lake and is generally lower than Mawson Lakes Boulevard.
Easement	Not Applicable	Distribution Lessor Corporation (C and E) South Australian Water Corporation (R)
Design Characteristics	Guideline	Proposed
<i>Site Coverage</i>		
Buildings only	Qualitative provision only	30%
<i>Building Height</i>		
Storeys	4 storeys	4 storeys 14.5m total building height
<i>Set-backs</i>		
Primary street	Qualitative provision only	12.6m
Side(s)	Qualitative provision only	The proposed building is stepped with various setback dimensions to the reserve boundary. At the closest point the ground floor setback proposed is 480mm. Upper floor setbacks are generally consistent with the ground floor. Some balcony protrusions are proposed.
<i>Boundary Walls</i>		None proposed.
<i>Private Open Space</i>		
Site Area < 250m ²	35m ² (dwellings with ground level habitable rooms) 8m ² (balconies, roof patios, decks)	Ground Floor Apartments
		45m ² Unit 1
		23m ² Unit 2
		22m ² Unit 3
		29m ² Unit 4
		47m ² Unit 5
		55m ² Unit 6
		35m ² Unit 7
		76m ² Unit 8
		Upper Floor Apartments
		12.7m ² Units 9, 17, 18, 26
		8.73m ² Units 10, 16, 19, 25
		12.3m ² Units 11, 20, 24, 31
		11.7m ² Units 12, 21
		8m ² Units 13, 22
		8.44m ² Units 14, 23
		10.92m ² Units 16, 25

Site Area < 250m ²	Minimum dimension 2m for upper level balconies or terraces	All upper level balconies achieve a minimum dimension of 2m
<i>Car Parking & Access</i>		
Number of parks	Based on the rate applicable for Residential Flat Buildings, 49.5 spaces (1 space per dwelling, plus 0.5 on-site visitor car parking spaces per dwelling)	46 One space per 2 bedroom dwelling, two spaces per 3 bedroom dwelling and 8 visitor spaces.
Driveway width	6m	7.45m at north eastern entry and 4m at north western entry (existing crossovers).
<i>Street Infrastructure</i>		
Crossover	Not Stated	There are two existing crossover points from Mawson Lakes Boulevard.
Trees	Not Stated	The existing street trees in Mawson Lakes Boulevard will not be affected as the proposal is accessed via existing crossovers.
<i>Flooding</i>	Qualitative provision only	The finished floor levels and stormwater drainage arrangements allow for roof discharge to Sir Douglas Mawson Lake and surface water discharge to Mawson Lakes Boulevard.
<i>Waste Management</i>	Qualitative provision only	Private waste collection is proposed. A common bin storage area is located on the ground floor adjacent to the common storage area. Access is provided from the northern side of the building via a roller door and from the eastern side of the building via a standard external door.

12. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993* it is recommended that the Commission determine that the proposed development is not seriously at variance with the Salisbury (City) Development Plan – Consolidated 7th January 2016. Residential development of the kind proposed is clearly envisaged by the Development Plan.

Assessment against Development Plan Objectives and Principles

Assessment

Detailed assessment of the application has taken place against the relevant provisions of the Salisbury (City) Development Plan and is described below under headings.

An extract of the relevant Development Plan, Consolidated 7th January 2016 is contained in Attachment 6. The relevant provisions are also highlighted in the Attachment.

Land Use and Form of Development

The Desired Character Statement for the Multi Function Polis (The Levels) Zone states that:

Development will be comprehensive, integrated and staged to ensure it:

- *provides a broad range of housing types and tenures at medium net dwelling densities*

Principle of Development Control 1 of the Multi Function Polis (The Levels) Zone states that:

1 The following forms of development are envisaged in the zone:

- *Residential development*

The zone envisages a broad range of housing types. Residential development in the form of a residential flat building is clearly an appropriate form of development in the Zone as highlighted above.

Density of Development

The following extract from the Desired Character Statement for the Multi Function Polis (The Levels) Zone states that:

Development will be comprehensive, integrated and staged to ensure it:

- *is mixed use in nature, integrating living, working, learning and recreational activities and uses*
- *provides a broad range of housing types and tenures at medium net dwelling densities*
- *is designed and developed on the principles of environmental sustainability and conservation of the natural environment and resources*
- *is appropriate, equitable and timely provision of human service infrastructure*
- *is a centre for international Co-operative research, innovation and business development in science, technology, education, the arts and industries with a business development focus in education, environmental management, health, information technology, leisure and media*
- *incorporates information technology and telecommunications for the benefit of the residential and business communities*

-
- *contributes to the improvement of physical, social and economic conditions in surrounding communities, Adelaide and Australia*
 - *is integrated with existing on-site education and research and development activities and adjoining communities*
 - *utilizes, on an ongoing basis, the best available technology and design to demonstrate MFP Australia's objectives (emphasis added).*

Principle of Development Control 9 of the Multi Function Polis (The Levels) Zone states that:

- 9 *Development should include a range of densities up to a maximum of 50 dwellings per hectare.*

The Development Plan does not confirm whether the desired density is net or gross. It is believed that the standard relates to gross densities. The proposed dwelling net density will be 121 dwellings per hectare which fits within the high density category as defined in the document entitled “*Understanding Residential Densities; A Pictorial Handbook of Adelaide Examples*” prepared by the Government of South Australia. High density is defined as greater than 45 gross dwellings per hectare (67 net dwellings per hectare).

Medium and high density development is encouraged in the Multi Function Polis (The Levels) Zone. While the proposed development achieves a density that exceeds 50 dwellings per hectare as desired under Principle of Development Control 9, the proposed density is considered to be appropriate for the following reasons:

- a. the subject site is considered to be a prominent site that warrants substantial built form;
- b. the subject site is located within close proximity to Mawson Lakes town centre;
- c. the proposed development is compatible with existing built form;
- d. the proposed development is a stand-alone site, surrounded by open space and will therefore not result in overlooking or overshadowing to adjoining properties.

Building Height

Under the Council-wide “Residential Development” module Principle of Development Control 6 states that:

- 6 *High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.*

The proposed building height at four storeys is generally consistent with Principle of Development Control 6.

Front Setback

Under the Council-wide “Design and Appearance” module Principle of Development Control 17 states that:

- 17 *The setback of buildings from public roads should:*
- (a) *be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality*
 - (b) *contribute positively to the streetscape character of the locality*
 - (c) *not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.*

The subject site adjoins Council reserve on all sides by way of public reserve and road reserve and consequently there are no adjoining properties to consider in terms of setbacks. The proposed building is setback approximately 12.6m from Mawson Lakes Boulevard. This setback provides for adequate manoeuvring area for vehicles within the site and adequate visitor car parking. The setback also enhances the appearance of the development from the street by allowing for provision of front landscaping and minimises the perception of bulk and scale as viewed from Mawson Lakes Boulevard.

Overall, the front setback is considered to be acceptable.

Side and Rear Setbacks

Under the Council-wide “Residential Development” module, Principles of Development Control 16 and 17 state that:

- 16 *Dwellings should be set back from allotment or site boundaries to:*
- (a) *contribute to the desired character of the area*
 - (b) *provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.*
- 17 *Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:*
- (a) *minimise the visual impact of buildings from adjoining properties*
 - (b) *minimise the overshadowing of adjoining properties.*

As outlined earlier, the proposed building is stepped with various setback dimensions to the southern boundaries with no boundary walls proposed. At the closest point the ground floor setback is 480mm. Upper floor setbacks are generally consistent with the ground floor allowing for balcony protrusions.

Existing dwellings fronting Sir Douglas Mawson Lake have variable setbacks in the order of on boundary (17-37 Douglas Drive), 1.5m (6 McKinlay Court) to 5m and greater (7-9 McKinlay Court) to Sir Douglas Mawson Lake. The proposed building setbacks are not inconsistent with existing built form.

Furthermore, as the site borders Sir Douglas Mawson Lake on three sides the building will not result in any overlooking or overshadowing concerns. Therefore the proposed side and rear setbacks are considered to be acceptable.

Design and Appearance

There are a number of Development Plan provisions within the Council-wide “Design and Appearance” module and within the Multi Function Polis (The Levels) Zone. The following provisions are particularly relevant.

“Design and Appearance” Council-wide module

- 1 *The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour*
- 2 *Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.*
- 3 *Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:*
 - (a) *articulation*
 - (b) *colour and detailing*
 - (c) *small vertical and horizontal elements*
 - (d) *design and placing of windows*
 - (e) *variations to facades*
- 9 *Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas*

Multi Function Polis (The Levels)

- 16 *Built-form should contribute to a strong sense of place and community and provide opportunities for social and economic development.*

The subject site is a key gateway site within Mawson Lakes located on the main boulevard entry into the suburb with frontage to Mawson Lakes Boulevard and Sir Douglas Mawson Lake. Architectural design should reflect this key location.

The building will be approximately 65m wide with a varying depth between 6m and 22m, thereby resulting in a site coverage of about 30%. Individual dwellings / apartments are oriented to both the northern and southern aspects to take advantage of lake views and northern light.

The design of the building is contemporary in style reflecting the urban nature of building design that exists in Mawson Lakes. The building has been designed with a number of vertical and horizontal elements that, in conjunction with the variation of external materials and colours, provide positive articulation to the façades. Balcony balustrading is varied, being either glass panel or solid rendered wall.

The main frontage of the building is to Mawson Lakes Boulevard which is the northern aspect. Two main entry points are clearly identified to this elevation. The mix of materials to the Mawson Lakes Boulevard elevation; comprising a combination of rendered hebel, face brick, Scyon Axon cladding, and timber cladding complement each other. The elevation to this address is well articulated.

The southern elevation to Sir Douglas Mawson Lake is predominantly constructed of rendered hebel to both walls and balconies. The balcony design incorporates solid panels that extend between floors which presents a bulky appearance that could be improved by providing open style or transparent balcony balustrading. This would not only assist in reducing the overall bulk and scale of the building to this address but also with casual surveillance to the public reserve. Some visual interest is provided through variation to the building setbacks by way of stepping of the façade.

Surveillance to the street and the public reserve will be achieved through windows, glass sliding doors and balconies on upper floors. Masonry pier and open style fencing will be provided to the lakefront affording surveillance from ground floor dwellings. The fencing proposed is similar in style to existing lakefront fencing to residential properties.

In summary, the proposed development achieves a scale and form of development consistent with the locality. Given all of the above the design and appearance of the building is considered to be acceptable.

Visual Privacy

Under the Council-wide “Residential Development” module, Principle of Development Control 29 states that:

- 29 *Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.*

The nature of the subject site, bounded on all sides by public road and public reserve, alleviates the necessity for privacy screening to a large extent. Balconies situated at the front of the dwellings will not give rise to any privacy concerns as they will overlook Sir Douglas Mawson Lake and Mawson Lakes Boulevard; and such design is in fact encouraged by the Development Plan in order to provide casual surveillance of public areas. Solid blade walls are proposed to separate adjoining balconies such that direct impact between neighboring dwellings is minimised.

The development therefore satisfies Principle of Development Control 29 quoted above.

Car Parking

Under the Council-wide “Residential Development” module, Principle of Development Control 39 states that:

- 39 *On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:*
- (a) serve users efficiently and safely*
 - (b) not dominate internal site layout*
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling*
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.*

Council-wide “Transportation and Access” module, Principle of Development Control 32 further states that:

- 32 *Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Sal/2 - Off Street Vehicle Parking Requirements unless an agreement is reached between the Council and the applicant for a reduced number of parking spaces where one of the following applies:*
- (a) a financial contribution is paid into the Council Car Parking Funds specified by the Council, in accordance with the gazetted rate per car park associated with the ‘Car Park Fund Areas’ identified on Concept Plan Map Sal/27 - Salisbury District Centre Car Park Fund Area and Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area.*
 - (b) it can be demonstrated that fewer car parks would be required to meet the car parking needs associated with the development.*

Table Sal/2 – Off Street Vehicle Parking Requirements states the number of required car parking spaces for Group Dwellings as follows:

1 space per dwelling, plus 0.5 on-site visitor spaces per dwelling.

The proposed development constitutes a Residential Flat Building as defined under Schedule 1 of the Development Regulations 2008. Therefore the car parking rate applicable to Residential Flat Buildings under Table Sal/2 should apply.

The proposed development will be served by 46 car parking spaces, 8 of which will be designated as visitor spaces. The applicant proposes one space per two bedroom dwelling and two spaces per three bedroom dwelling. Applying Table Sal/2 the development should be served by 50 car parking spaces meaning the development has a shortfall of 4 spaces which is considered to be negligible in the overall context of the development.

While not relevant to this assessment it is noted that the current Development Plan as consolidated 7th July 2016 assigns a reduced rate within the Urban Core Zone of 0.75 spaces per dwelling meaning this development would only require 25 spaces.

Overall, while this aspect of the development is at variance with the minimum standard under the relevant Development Plan, this is considered to be acceptable taking into consideration the negligible departure from the standard and that the current Development Plan has significantly reduced this minimum standard.

Access and Manoeuvring

Under the Council-wide “Residential Development” module, Principle of Development Control 38 states that:

- 38 *Parking areas and internal driveways servicing more than one dwelling should be of a size and location to:*
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely*
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area*
 - (c) reinforce or contribute to attractive streetscapes.*

As mentioned earlier, access to the property will be via existing access points to Mawson Lakes Boulevard. The internal driveway will be 5.8m wide, thereby allowing for simultaneous two way movement.

Council's Development Engineer has reviewed the car parking layout and has confirmed that this aspect of the development is acceptable. All vehicles will be able to enter and exit the site in a forward direction consistent with Principle of Development Control 38. In addition, the driveway will be formed of impervious material (bitumen), to a standard sufficient to service the dwellings. Visitor car parking will be clearly identified and accessible at all times.

Overall, this aspect of the development is considered to be acceptable subject to conditions.

Private Open Space

Under the Council-wide "Residential Development" module, Principle of Development Control 24 states that:

- 24 *Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:*

<i>Site area of dwelling</i>	<i>Minimum area of private open space</i>	<i>Provisions</i>
<i>250 square metres or greater</i>	<i>20 per cent of site area</i>	<i>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</i>
<i>Less than 250 square metres</i>	<i>35 square metres</i>	<i>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</i>

The ground floor dwellings are served by areas of private open space adjacent the southern wall of the dwellings in the form of a ground level courtyard facing Sir Douglas Mawson Lake. This configuration is consistent with dwellings within the locality which provide private open space at the front. While the private open space provided to units 2, 3 and 4 is less than required under PDC 24 this is considered to be acceptable given that the useable area provided is considered to be functional and direct access via gates is provided to the public open space.

The upper floor dwellings are served by upper level balconies predominantly to the southern, south western elevations. Units 13 and 22 are served with balconies to the northern elevation. Units 29 and 30 are served by two balconies, to both the southern and northern elevations. All upper level balconies achieve a minimum area of 8m², are directly accessible from an internal living area and contribute to the external appearance of the building.

In summary, the areas of private open space are acceptable; they are directly accessible from the internal living areas and will be of level grade consistent with Principle of Development Control 24.

Site Facilities and Storage

Under the Council-wide “Residential Development” module, Principle of Development Control 28 states that:

- 28 *Site facilities for group dwellings, residential parks and residential flat buildings should include:*
- (a) mail box facilities sited close to the major pedestrian entrance to the site*
 - (b) bicycle parking for residents and visitors*
 - (c) household waste and recyclable material storage areas away from dwellings*
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.*

Individual letterboxes are proposed within the northern wall adjacent to the car parking area and the building entry points. A bin storage area is located on the ground floor. A private waste collection service will also be provided. Secure bicycle parking will be provided within a common storage area on the ground floor and additional visitor bicycle parking will be located in the northern corner of the site adjacent the western boundary adjoining the existing pedestrian path.

All aspects referred to above satisfy Principle of Development Control 28 quoted above.

Landscaping

Under the Council-wide “Landscaping, Fences and Walls” module, Principle of Development Control 1 states that:

- 1 *Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:*
- (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)*
 - (b) enhance the appearance of road frontages*
 - (c) screen service yards, loading areas and outdoor storage areas*
 - (d) minimise maintenance and watering requirements*
 - (e) enhance and define outdoor spaces, including car parking areas*
 - (f) maximise shade and shelter*
 - (g) assist in climate control within and around buildings*
 - (h) minimise heat absorption and reflection*
 - (i) maintain privacy*
 - (j) maximise stormwater re-use*
 - (k) complement existing vegetation, including native vegetation*
 - (l) contribute to the viability of ecosystems and species*
 - (m) promote water and biodiversity conservation.*

Landscaping is proposed within the common area adjacent the northern side of the building as detailed on the overall site plan. Landscaping should complement the existing well-established street trees along Mawson Lakes Boulevard which provide definition to the streetscape. Council’s Landscape Design team has reviewed the landscape design and has identified some concerns regarding planting types. The applicant as provided an amended landscape plan that sufficiently addresses all points raised by Council’s Landscape Design team, as such is considered to be acceptable.

13. CONCLUSION

The applicant seeks approval for a four storey residential flat building comprising 33 apartments, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping at 86 Mawson Lakes Boulevard, Mawson Lakes.

This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury (City) Development Plan. In summary, the assessment found that:

- a) Residential development is clearly envisaged within the Multi Function Polis (The Levels) Zone;
- b) The proposal is of a density considered appropriate for the site and locality;
- c) The building design achieves a scale and form of development consistent with the locality;
- d) Each dwelling is provided with sufficient area of private open space;
- e) Adequate on-site car parking will be provided;
- f) On-street car parking will not be altered as the proposal utilises existing access points.

Given the above, it is recommended that Development Plan Consent be granted, subject to conditions.

14. RECOMMENDATION

That the Development Assessment Commission resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 7 January 2016.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/558/2016/2A for; *four storey residential flat building, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping*; in accordance with the plans and details submitted with the application and subject to one reserved matter and the following 7 conditions:

RESERVED MATTERS

- 1. The following plans shall be provided to and approved by the Commission prior to Development Act 1993 Approval:
 - a. A detailed roof plan and elevations including details of all structures and services located on the roof to be screened from public view.
 - b. Detailed designs and specifications for all civil works including details of roofwater discharge to Sir Douglas Mawson Lake; to be at one location only near to the existing ramp.

CONDITIONS

1. The proposal shall be developed in accordance with the details and Commission stamped approved plans lodged with the application, except where varied by the conditions herein.

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

2. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity, in accordance with the Landscape Plan approved by the Commission under Reserved Matter 1. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of the Commission. All landscaping is to be completed prior to occupation.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (ARI = 5yrs). The stormwater system shall be designed so that roofwater is discharged to Sir Douglas Mawson Lake; however surface water must be collected and connected to the existing underground stormwater system in Mawson Lakes Boulevard. An overland flowpath shall be provided for surface water resulting from the major storm event (ARI = 100yrs).

Reason: To ensure stormwater is disposed of in a controlled manner and to provide some flood protection to the buildings.

4. The Finished Floor Level of the building is to be a minimum of 150mm above the Q100 flood level adjacent the building.

Reason: To ensure flood protection of the buildings.

5. The carparking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1 – Off-street Parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

Reason: To ensure that the development complies with Standards and Best Engineering Practice.

6. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to occupation and maintained at all times to the satisfaction of the Commission.

Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.

-
7. Damage sustained to any new or existing public infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

Reason: To ensure that the development complies with Standards, best Engineering Practice and Council Policy.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Proposal Plans
2. Supporting Information
3. Notice of Category 2 Application and Representations
4. Applicant Response to Representations
5. Site Photographs
6. Relevant Development Plan Extracts, Consolidated 7th January 2016

ITEM	DEVELOPMENT ASSESSMENT COMMISSION REPORT
DATE	17 November 2016
APPLICATION NO.	361/558/2016/2A
APPLICANT	Qattro
PROPOSAL	FOUR STOREY RESIDENTIAL FLAT BUILDING, MASONRY PIERS INCORPORATED INTO BOUNDARY FENCING, ASSOCIATED CAR PARKING, MANOEUVRING AREAS AND LANDSCAPING
LOCATION	86 Mawson Lakes Boulevard, Mawson Lakes
CERTIFICATE OF TITLE	Volume 6019 Folio 820
AUTHOR	Katherine Thrussell, Development Officer - Planning, City Development, City of Salisbury

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Multi Function Polis (The Levels) Zone
Application Type	On-Merit
Public Notification	Representations received: Three (3) Representations to be heard: Two (2) (note: Representations were heard at the DAC meeting 13 October 2016).
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering
Development Plan Version	Salisbury (City) Development Plan Consolidated 7 January 2016
Assessing Officer	Katherine Thrussell, Development Officer – Planning, City Development
Recommendation	Grant Development Plan Consent subject to Conditions
Meeting Date	17 November 2016

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans
Attachment 2:	Applicant Response to Deferral
Attachment 3:	Previous Agenda Including Development Plan Provisions

3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent for a four storey residential flat building comprising 33 apartments (28 x 2 bedroom and 5 x 3 bedroom), masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping at 86 Mawson Lakes Boulevard, Mawson Lakes.

At the Development Assessment Commission meeting dated 13th October 2016, the Commission resolved to defer a decision on whether the proposal should be granted Development Plan Consent subject to additional information being provided by the applicant.

The applicant has liaised with Council staff, provided a written response and amended the drawings in response to the deferral.

4. BACKGROUND

The application was considered by the Development Assessment Commission on 13th October 2016 at which time it was resolved:

To defer for further consideration.

Reason: to ask the applicant to provide amended plans, and section details where relevant, that address the following issues:

- A. Privacy to private open space of ground floor units through a mix of fencing materials and provision of a single flat level of open space.*
- B. Consider the impact on privacy by users of the bridge.*
- C. Light and ventilation (windows) to units 13 & 22.*
- D. Improved layout and size of living spaces to the 3 bedroom apartments on level 3.*
- E. Use of different materials that improve amenity and reinforce the private nature of the carpark.*

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks Development Plan Consent for a four storey residential flat building comprising 33 apartments, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping at 86 Mawson Lakes Boulevard, Mawson Lakes.

6. DESCRIPTION OF AMENDMENTS

The applicant has provided a report and amended plans submitted in response to the Commission's deferral as contained in attachments 1 and 2.

The amended plans include the following:

- A. Addition of an external window to bedroom 1 for units 13 and 22;
- B. Revised floor plan for unit 27 on the third floor, thereby increasing the floor area of the living / dining space and balcony;
- C. Amended detail to the Sir Douglas Mawson Lake boundary fencing including 1700 high masonry piers and 1500 high vertical slat infill;
- D. Addition of an entry wall at the north eastern entry from Mawson Lakes Boulevard.

7. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993* it is recommended that the Commission determine that the proposed development is not seriously at variance with the Salisbury (City) Development Plan – Consolidated 7th January 2016. Residential development of the kind proposed is clearly envisaged by the Development Plan.

Assessment against Development Plan Objectives and Principles

Detailed assessment of the application has taken place against the relevant provisions of the Salisbury (City) Development Plan. The revised elements of the proposal are discussed herein. The original assessment is provided in Attachment 3.

Private Open Space

Under the Council-wide "Residential Development" module, Principle of Development Control 24 states that:

- 24 *Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:*

<i>Site area of dwelling</i>	<i>Minimum area of private open space</i>	<i>Provisions</i>
<i>250 square metres or greater</i>	<i>20 per cent of site area</i>	<i>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</i>
<i>Less than 250 square metres</i>	<i>35 square metres</i>	<i>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</i>

The ground floor dwellings are served by areas of private open space adjacent the southern wall of the dwellings in the form of a ground level courtyard facing Sir Douglas Mawson Lake. This configuration is consistent with dwellings within the locality which provide private open space at the front. The amended proposal provides vertical slat fencing, 100mm in width to a height of 1.5m including a 600mm plinth and 1.7m high masonry pillars, allowing views out from the property while restricting views into the property from the public pedestrian path.

The steps within the ground floor open space previously shown between the outdoor alfresco and Sir Douglas Mawson Lake have been deleted from the amended proposal in order to provide a level area of private open space thereby resulting in a more useable area.

The balcony serving unit 27 has increased in area and is accessed from the increased internal living / dining space.

In summary, the areas of private open space are acceptable; they are directly accessible from the internal living areas, are semi-private and will be of level grade consistent with Principle of Development Control 24 and address the concerns raised by the Commission as per points A and B below;

- A. *Privacy to private open space of ground floor units through a mix of fencing materials and provision of a single flat level of open space.*
- B. *Consider the impact on privacy by users of the bridge.*

Apartment Design

- C. *Light and ventilation (windows) to units 13 & 22.*

In response to the above the applicant has added external windows to the south east elevation to both dwellings 13 and 22.

- D. *Improved layout and size of living spaces to the 3 bedroom apartments on level 3.*

The applicant has amended the design of apartment 27 only resulting in an increase in area of the internal living space and balcony, and a reduction in area of the main bedroom. The applicant has noted in their response, contained in Attachment 2, that all internal living areas range in area from 27-30m².

Car Park Surfacing and Finishes

- F. *Use of different materials that improve amenity and reinforce the private nature of the carpark.*

The applicant has considered alternate surfacing materials and elected to proceed with a bitumen finish as this affords a solution that requires minimal ongoing maintenance when compared to options such as concrete or paving and is cost effective. This satisfies Council's Development Plan requirements for Access and Vehicle Parking.

In order to reinforce the private nature of the car park the applicant has proposed an entry wall adjacent the north eastern entry from Mawson Lakes Boulevard. It is suggested that detailed plans for the entry wall be provided to the Commission under Reserved Matter 1 (c).

8. CONCLUSION

The applicant seeks approval for a four storey residential flat building comprising 33 apartments, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping at 86 Mawson Lakes Boulevard, Mawson Lakes.

This report addendum together with the original report has provided a detailed assessment of the application against the relevant provisions of the Salisbury (City) Development Plan. In summary, the assessment found that:

- a) Residential development is clearly envisaged within the Multi Function Polis (The Levels) Zone;
- b) The proposal is of a density considered appropriate for the site and locality;
- c) The building design achieves a scale and form of development consistent with the locality;
- d) Each dwelling is provided with sufficient area of private open space;
- e) Adequate on-site car parking will be provided;
- f) On-street car parking will not be altered as the proposal utilises existing access points.

Given the above, it is recommended that Development Plan Consent be granted, subject to conditions.

9. RECOMMENDATION

That the Development Assessment Commission resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 7 January 2016.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/558/2016/2A for; *four storey residential flat building, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping*; in accordance with the plans and details submitted with the application and subject to one reserved matter and the following 7 conditions:

RESERVED MATTERS

1. The following plans shall be provided to and approved by the Commission prior to Development Act 1993 Approval:
 - a. A detailed roof plan and elevations including details of all structures and services located on the roof to be screened from public view.
 - b. Detailed designs and specifications for all civil works including details of roofwater discharge to Sir Douglas Mawson Lake; to be at one location only near to the existing ramp.
 - c. Detailed designs of the entry wall provided at the north eastern entry from Mawson Lakes Boulevard.

CONDITIONS

1. The proposal shall be developed in accordance with the details and Commission stamped approved plans lodged with the application, except where varied by the conditions herein.

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

2. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity, in accordance with the Landscape Plan approved by the Commission under Reserved Matter 1. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of the Commission. All landscaping is to be completed prior to occupation.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (ARI = 5yrs). The stormwater system shall be designed so that roofwater is discharged to Sir Douglas Mawson Lake; however surface water must be collected and connected to the existing underground stormwater system in Mawson Lakes Boulevard. An overland flowpath shall be provided for surface water resulting from the major storm event (ARI = 100yrs).

Reason: To ensure stormwater is disposed of in a controlled manner and to provide some flood protection to the buildings.

4. The Finished Floor Level of the building is to be a minimum of 150mm above the Q100 flood level adjacent the building.

Reason: To ensure flood protection of the buildings.

-
5. The carparking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1 – Off-street Parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

Reason: To ensure that the development complies with Standards and Best Engineering Practice.

6. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to occupation and maintained at all times to the satisfaction of the Commission.

Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.

7. Damage sustained to any new or existing public infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

Reason: To ensure that the development complies with Standards, best Engineering Practice and Council Policy.

ATTACHMENTS

This document should be read in conjunction with the original report dated 13th October 2016 and the following attachments:

1. Revised Plans
4. Applicant Response to Deferral
3. Previous Agenda Including Development Plan Provisions