

## DECISION NOTIFICATION FORM

*Section 126(1) of the Planning, Development and Infrastructure Act 2016*

### TO THE APPLICANT(S):

Name: South Australian Housing Trust
Postal address: 11 King William street Kent Town SA 5071
Email: jarnold@alexander.com.au

### IN REGARD TO:

Development application no.: 24029646	Lodged on: 15 Jan 2025
Nature of proposed development: Torrens title land division creating nine (9) allotments from three (3) existing allotments	

### LOCATION OF PROPOSED DEVELOPMENT:

<b>Location reference:</b> 14 WESTBURY ST DAVOREN PARK SA 5113		
<b>Title ref.:</b> CT 6261/543	<b>Plan Parcel:</b> D54026 AL23	<b>Council:</b> CITY OF PLAYFORD

<b>Location reference:</b> 16 WESTBURY ST DAVOREN PARK SA 5113		
<b>Title ref.:</b> CT 6261/543	<b>Plan Parcel:</b> D54026 AL23	<b>Council:</b> CITY OF PLAYFORD

<b>Location reference:</b> 6 -8 WESTBURY ST DAVOREN PARK SA 5113		
<b>Title ref.:</b> CT 6261/543	<b>Plan Parcel:</b> D7339 AL469	<b>Council:</b> CITY OF PLAYFORD

<b>Location reference:</b> LOT 470 WESTBURY ST DAVOREN PARK SA 5113		
<b>Title ref.:</b> CT 6261/543	<b>Plan Parcel:</b> D7339 AL470	<b>Council:</b> CITY OF PLAYFORD

<b>Location reference:</b> LOT 23 WESTBURY ST DAVOREN PARK SA 5113		
<b>Title ref.:</b> CT 6261/543	<b>Plan Parcel:</b> D54026 AL23	<b>Council:</b> CITY OF PLAYFORD

### DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	8 Apr 2025	1	0	State Planning Commission
Land Division Consent	Granted	8 Apr 2025	7	0	State Planning Commission
Development Approval - Planning	Granted	11 Apr 2025	8	0	City of Playford

Consent; Land Division Consent					
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<b>FROM THE RELEVANT AUTHORITY:</b> City of Playford
Date: 11 Apr 2025

## CONDITIONS

### Planning Consent

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

### Land Division Consent

#### Conditions imposed by SPC Planning Services under Section 122 of the Act

##### Condition 1

Payment of \$52,242.00 into the Planning and Development Fund (6 allotment/s @ \$8,707.00 /allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1154.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at [plan.sa.gov.au](http://plan.sa.gov.au), over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

##### Condition 2

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

#### Conditions imposed by South Australian Water Corporation under Section 122 of the Act

##### Condition 3

This development is within a current Augmentation Charge area and SA Water Gazetted Augmentation charges shall be paid by the developer.

##### Condition 4

The builder/developer will need to determine and verify if the depth of the existing sewer connection(s) is suitable for the development.

##### Condition 5

If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard costs. This will be determined by an investigation where appropriate.

##### Condition 6

SA Water has water/wastewater network assets within close proximity to the location of this development.

An investigation, if required, will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development. SA Water may contribute to the cost of these works.

SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer.

SA Water may contribute to any material upsizing requirements.

### Condition 7

Please note for Torrens Title developments that it is the developers responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

## ADVISORY NOTES

### Planning Consent

#### Advisory Note 1

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

#### Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

#### Advisory Note 3

No works, including site works can commence until a Development Approval has been granted.

#### Advisory Note 4

Any pruning required on a council tree will need to be undertaken by Council's arborists. Please contact the Manager of Tree Services by email at [treeserviceplan@playford.sa.gov.au](mailto:treeserviceplan@playford.sa.gov.au) or for immediate assistance on 8256 0333 to arrange.

#### Advisory Note 5

Any pruning or removal of a Council tree by a person, other than the Council (or a person acting under some other statutory authority) may result in action taken under Section 221 of the 1999 Local Government Act. Maximum penalty \$5,000. And associated charges under City of Playford Vegetation Management Policy and Fees and Charges Schedule.

#### Advisory Note 6

Any proposed new crossing place or alterations to a crossing place shall meet the minimum standard and requirements of the City of Playford as detailed within Institute of Public Works Engineering Association - Infrastructure Guidelines SA Rev 1.1:

- SD 225 Revision D, Titled: Retrofit Residential Vehicle Crossing Detail
- SD 235 Revision D. Titled: Vehicle Block Paved Crossing Detail

These are available from Councils website under [www.playford.sa.gov.au/standarddrawings](http://www.playford.sa.gov.au/standarddrawings)

#### Advisory Note 7

The proposed driveway/crossover within the Council verge associated with proposed Allotment 56 must be no closer than 1.4m to the street tree without prior approval from the Council.

#### Advisory Note 8

The proposed driveway/crossover within the Council verge associated with proposed Allotment 56 must be no closer than 1.4m to the street tree without prior approval from the Council.

#### Advisory Note 9

Construction of the driveway/crossover within the Council verge associated with proposed Allotment 51 and 56 must be constructed using a permeable surface and subbase, allowing for gaseous exchange and water permeability.

#### Advisory Note 10

Mechanical excavations within the TPZ should be limited to depth of no more than 150mm. Excavations deeper will require the use of non-destructive excavations (hand-dig, hydrovac).

#### Advisory Note 11

Excavations and construction within the TPZ to be undertaken with care so as not to cause tree damaging activity to the tree or its roots. An observer should be in place to stop work when roots are exposed. Proceed with non-destructive, tree-sensitive methods around tree roots.

#### Advisory Note 12

Excavation to occur within the TPZ and SRZ of street tree associated with proposed Allotment 51 and 56 must be undertaken using non-destructive, tree-sensitive methods (Hydrovac, hand-dig, etc.) to ensure no tree root damage occurs.

#### Advisory Note 13

Excavations within the SRZ must be undertaken using non-destructive, tree-sensitive methods with no root damage unless prior approval given (see Condition #9). Any tree roots less than 30mm uncovered when excavating within TPZ but not within the SRZ, and likely to interfere with the construction, would need to be cut cleanly using Arboricultural practices.

#### Advisory Note 14

Any tree roots greater than 30mm uncovered or those within the SRZ when excavating, would need councils Arborist to inspect before pruning. Please contact the Manager of Tree Services by email at [treeserviceplan@playford.sa.gov.au](mailto:treeserviceplan@playford.sa.gov.au) or call 8256 0333 to arrange.

#### Advisory Note 15

For any services or stormwater pipe installation within TPZ/SRZ of a Council tree, no tree root damage should occur, excavations using non-destructive methods, low-impact methods (like hydrovac or hand-digging), ideally pipes/cables should be threaded below or around tree roots. Alternative routes should be found if unachievable.

### Land Division Consent

#### Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

[www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments](http://www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments)

### CONTACT DETAILS OF CONSENT AUTHORITIES

Name: State Planning Commission	Type of consent: Planning and Land Division
Telephone: +611800752664	Email: <a href="mailto:spcapplications@sa.gov.au">spcapplications@sa.gov.au</a>
Postal address: GPO Box 1815, ADELAIDE SA 5001	