

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: C\ - Alexander Symonds Pty Ltd, PO Box 1000 Kent Town SA 5071
Email: jarnold@alexander.com.au

IN REGARD TO:

Development application no.: 25006295	Lodged on: 13 Mar 2025
Nature of proposed development: Staged Land Division (three into six) to create 3 additional allotments.	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: LOT 419 STORMORE ST DAVOREN PARK SA 5113		
Title ref.: CT 5494/29	Plan Parcel: D7340 AL419	Council: CITY OF PLAYFORD

Location reference: 20 STORMORE ST DAVOREN PARK SA 5113		
Title ref.: CT 5494/29	Plan Parcel: D7340 AL419	Council: CITY OF PLAYFORD

Location reference: 18 STORMORE ST DAVOREN PARK SA 5113		
Title ref.: CT 5494/29	Plan Parcel: D7340 AL419	Council: CITY OF PLAYFORD

Location reference: 10 -12 STORMORE ST DAVOREN PARK SA 5113		
Title ref.: CT 6288/39	Plan Parcel: D7400 AL518	Council: CITY OF PLAYFORD

Location reference: 14 -16 STORMORE ST DAVOREN PARK SA 5113		
Title ref.: CT 6288/39	Plan Parcel: D7400 AL519	Council: 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	7 May 2025	2	0	State Planning Commission
Land Division Consent	Granted	7 May 2025	7	0	State Planning Commission
Development Approval - Planning Consent; Land Division Consent	Granted	16 May 2025	9	0	City of Playford

FROM THE RELEVANT AUTHORITY: City of Playford
Date: 16 May 2025

CONDITIONS

Planning Consent

Condition 1

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).

Condition 2

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

Land Division Consent

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

Condition 1

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

Condition 2

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

Condition 3

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 4

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.

Condition 5

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.

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

Condition 6

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.

Condition 7

Payment of \$26,121.00 into the Planning and Development Fund (3 allotment/s @ \$8707.00/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, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

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

No root damage shall occur for any invert or services installation within the TPZ/SRZ of a Council tree. Any excavations required shall be undertaken using non-destructive, low-impact methods (hydrovac or hand-digging).

Advisory Note 5

Effective measures shall be implemented during establishment of the development and on-going use of the land in accordance with this consent to:

- Prevent silt run-off from the land to adjoining properties, roads and drains.
- Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land
- Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.
- Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure.
- Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

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

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: State Planning Commission	Type of consent: Planning and Land Division
Telephone: +611800752664	Email: spcapplications@sa.gov.au
Postal address: GPO Box 1815, ADELAIDE SA 5001	