

28 November, 2018

Dear

Notification of Development Application

Development Application: 100/2018/1553
Applicant: Vahideh Mirshafeiey
Proposal: Land Division Residential Community Title - 1 into 2 allotments as well as the construction of a single storey group dwelling comprising a garage wall on the western boundary and a carport to the rear of the existing dwelling
Property Address: 22 Ralph Street STURT 5047
Certificate of Title: Lot: 64 FP: 147098 CT: 5288/176
Zone: Residential/Northern Policy Area 13
Public Notification Category: 2

The purpose of this letter is to provide you with notice of the above application and to inform you that you may, in accordance with the Development Act, 1993, make representations in writing to the City of Marion in relation to the granting or refusal of consent.

The application can be examined during the representation period only at the Council offices, located at 245 Sturt Road Sturt, during normal office hours (8:30am – 5:00pm Monday to Friday). Alternatively, you may wish to view the relevant documentation on Councils website found at:
www.marion.sa.gov.au/services-we-offer/planning-and-building/public-notifications

A Council officer may also be available to clarify the details of the application and to assist your understanding of the proposal and assessment process. **Please make an appointment if you require assistance.**

If you wish to make written representations you should use the attached Statement of Representation form, which includes the minimum requirements of a representation under the Development Regulations 2008. Failure to use and complete the Statement of Representation form could render your submission invalid. You may however add a letter or any attachments and other information as you see fit.

In order to make a valid representation to Council the following details must be completed on the attached form:

- Name/s of Representor(s)
- Specific comments
- Postal address
- Whether or not you wish to be heard by Council

If you wish to lodge a written representation, it must be received by Council no later than 11:59pm on Thursday 20th December 2018. Any written representations received after this time cannot be taken to constitute a valid representation for the purposes of the Development Act, 1993.




Council prefers receipt of your representation via email at marionds@marion.sa.gov.au quoting the abovementioned development application number. Alternatively, you may wish to lodge your Statement of Representation electronically from Council's website using the on line form found under the above mentioned public notifications page.

If you would like further information relating to the representation process, please contact us for a copy of our brochure "*Representation – Frequently Asked Questions*". Alternatively you may download a copy from our website www.marion.sa.gov.au located under Development Information Guides.

Yours sincerely

Administration Support Officer - Development Services

Phone: 8375.6685
Fax: 8375 6699
Email Address: marionds@marion.sa.gov.au

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Application Detail [Hide All](#)

General [Hide](#)

Unique Id : 62761
 Development No : 100/C219/18
 Application Type : Community Division
 Application Extent : Provisional Development Plan Consent with Land Division Consent
 Land Use/Building Consent : Yes
 Council Name : City of Marion
 Agents Reference : 16-227B
 Short Reference : Mirshafeie22 RalpSturt
 Submitting Agents Name : Cavallo, Forest & Associates
 Submitted By : Rocco Cavallo, Cavallo, Forest & Associates
 Application Status : Lodged & Distributed (No Decision)

Application Type Details : Community Division [Hide](#)

Total Area of Land to be Divided : 836 square metres
 Reserve Area : 0 square metres
 Number of existing allotments : 1
 Number of proposed lots (excluding road and 2 reserve) :
 Number of additional lots : 1
 Is the development for Residential purposes? : Yes
 Is a development lot being created? : No

Combined Land Division/Land Use Details [Hide](#)

Building Rules Classification sought : No
 Present Classification :
 If class 5,6,7,8,9 is sought, state the proposed number of employees
 Male : 0
 Female : 0
 If class 9a classification is sought, state the number of persons for whom accommodation is provided? :
 Is classification 9b sought : No
 Has the Construction Industry Training Fund Act No 1993 levy been paid :
 Development Cost (\$) : 250000.00

Applicant Details [Hide](#)

Salutation	Name	Organisation Name	Address
Ms	Vahideh Mirshafeiey		c/- Cavallo Forest & Associates 9 George Street Hindmarsh 5007 South Australia AUSTRALIA

Owner Details [Hide](#)

Salutation	Name	Organisation Name	Address
Ms	Vahideh Mirshafeiey		c/- Cavallo Forest & Associates 9 George Street Hindmarsh 5007 South Australia AUSTRALIA

Contact Details [Hide](#)

Salutation	Name	Address	Telephone	Fax	Email
Mr	Rocco Cavallo	9 George Street Hindmarsh SA 5007 South Australia AUSTRALIA	Telephone 1 : 8346 0440 Telephone 2 : 0433 260 440 Mobile :	Fax 1 : Fax 2 :	surveying@cavalloforest.com.au

Subject/Property Details [Hide](#)

House No. : 22
 Lot No. :
 Street : Ralph Street
 Suburb/Town Sturt
 Hundred: Noarlunga
 Reference Section:

Title Reference and Plan Parcel

Title Code	Title Description	Volume	Folio	Plan Code	Plan Description	Plan No.	Parcel No.
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CT Certificate of Title 5288 176 F Filed Plan 147098 A64

Other Details

[Hide](#)

Existing Use : Existing Dwelling to remain.
 Description of Proposed Development : Combined Community Division. 1 Allotment into 2 Lots.
 Does either schedule 21 or 22 of the No Development Regulations 1993 apply? :
 Notes : Description of Development = group dwelling single storey & garage
 Additional Information Requests :
 Additional Fees and Payments :
 Lodgement Date : 17 Aug 2018
 Months for Development Approval Request : 12



Categorisation Details

[Hide](#)

Decision Authority : Council
 Application Classification : Minor
 Kind of Development : Merit
 Notification Category : Not Applicable
 Zone : Residential PA 13
 Development Plan Map No : Mar/8
 Allocated Planner : Services Planning
 Categorisation Comments :
 Categorised By : Maria Vassallo
 Categorisation Date : 22 Aug 2018



Distribution Details

[Hide](#)

Referral Agency	Referred to Agent	First Accessed	Referral State	Due Date	Response
Development Assessment Commission	22 Aug 2018		Current		Show
SA Water Corporation	22 Aug 2018	22 Aug 2018	Current	19 Sep 2018	Show
Decision Authority	Distributed for Decision	First Accessed	Decision State	Decision Issued	Response
City of Marion	22 Aug 2018	23 Aug 2018	Current		Show

Decision Details

[Hide](#)

There has not yet been a decision submitted for this application

Overtured Decision Details

[Hide](#)

There are no overtured decision details currently available for this application

Clock Stops (State Commission Assessment Panel only)

[Hide](#)

No clock stops have been set

Lodgement Fees

[Hide](#)

Fee Invoice No.	Fee Invoice Date	Invoice Description	Fee Status
58629	17 Aug 2018	New Application Invoice	Fees Paid
			Total Fee (\$)
Fee Line Type Description			
Lodgement Fee (additional allotment)			214.00
Land Division Fee (additional allotment)			161.00
Land Division Fee (per Additional Allotment)			15.20
Statement of Requirements Fee (additional allotment)			426.00
Certificate of Approval Fee (additional allotments)			355.00
DAC Consultation Report Fee (additional allotments)			213.00
Invoice Total Fee(\$) :			1384.20

Certificate of Approval (CoA) Details

[Hide](#)

CoA Id	Stage Number	Status	Certificate Plan	Issue Date	Issuing Officer	Date Deposited	Deposited Plan No. (DP)	Detail
56855	001	Awaiting DA Decision						Show

There are no further Certificate of Approval (CoA) details

Certificate of Approval (CoA) Clearance Requirements Details

[Hide](#)

CoA Clearance Requirement Description	CoA Id	Stage No.	Agency Name	Distribution Date	Status	Detail
EDALA will be updated in due course once SA Water Corporations requirements have been determined.	56855	001	SA Water Corporation	22 Aug 2018	Not yet Met	Show

Additional DA Fees

[Hide](#)

There are currently no Development Application (DA) fees generated for this application

Additional CoA Fees						Hide
There are currently no Certificate of Approval (CoA) fees generated for this application						
Application Documents						Hide
Document Title	Document Type	Version #	State	File Size (Kb)	Date Uploaded	Notes
CT 5288-176	Certificate of Title/Lease	1	Uploaded	113.7400000	17 Aug 2018	Show
Proposed Community Division	Proposed Plan of Division	1	Uploaded	64.0000000	17 Aug 2018	Show
Elevations Plan	Miscellaneous	1	Uploaded	155.4600000	17 Aug 2018	Show
Floor Plan	Miscellaneous	1	Uploaded	135.2900000	17 Aug 2018	Show
Site Plan	Miscellaneous	1	Uploaded	289.2000000	17 Aug 2018	Show
Site & Contour Plan	Miscellaneous	1	Uploaded	372.8900000	17 Aug 2018	Show
Lodgement Fee Receipt	Miscellaneous	1	Uploaded	29.3900000	17 Aug 2018	Show
Location Plan New	Miscellaneous	1	Uploaded	325.6600000	20 Aug 2018	Show
Location Plan Enlgt New	Miscellaneous	1	Uploaded	166.3500000	20 Aug 2018	Show
LOTS Admin Interests New	Miscellaneous	1	Uploaded	29.0000000	20 Aug 2018	Show
DAC Regulation 29 Letter New	Miscellaneous	1	Uploaded	2.3100000	22 Aug 2018	Show
Final Plan Documents for Certificate of Approval (CoA)						Hide
There are no Final Plans for Certificate of Approval (CoA) currently associated with this application						
Certified Certificate of Approval (CoA) Plan Documents						Hide
There are no Certified Certificate of Approval (CoA) Plans currently associated with this application						
Mode:ApplicationDisplay/Revision:14						
DisclaimerTerms and Conditions	Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, ADELAIDE South Australia 5000 - P 1800 752 664					Copyright

PROPOSED COMMUNITY DIVISION

SCAP DEVELOPMENT NUMBER

100/C219/18

SUBJECT LAND DETAIL

ALLOTMENT 64 IN FP 14708
HUNDRED OF NOARLUNGA

IN THE AREA NAMED

STURT

22 RALPH STREET
STURT SA

TITLE REFERENCES

C.T. VOL. 4302 FOL. 571
MAP REFERENCE: 6627/01/F

COMMUNITY DIVISION

TOTAL SITE AREA: 836m²
NO. OF EXISTING ALLOTMENTS: 1
NO. OF PROPOSED LOTS: 2
NO. OF ADDITIONAL LOTS: 1

COUNCIL: MARION

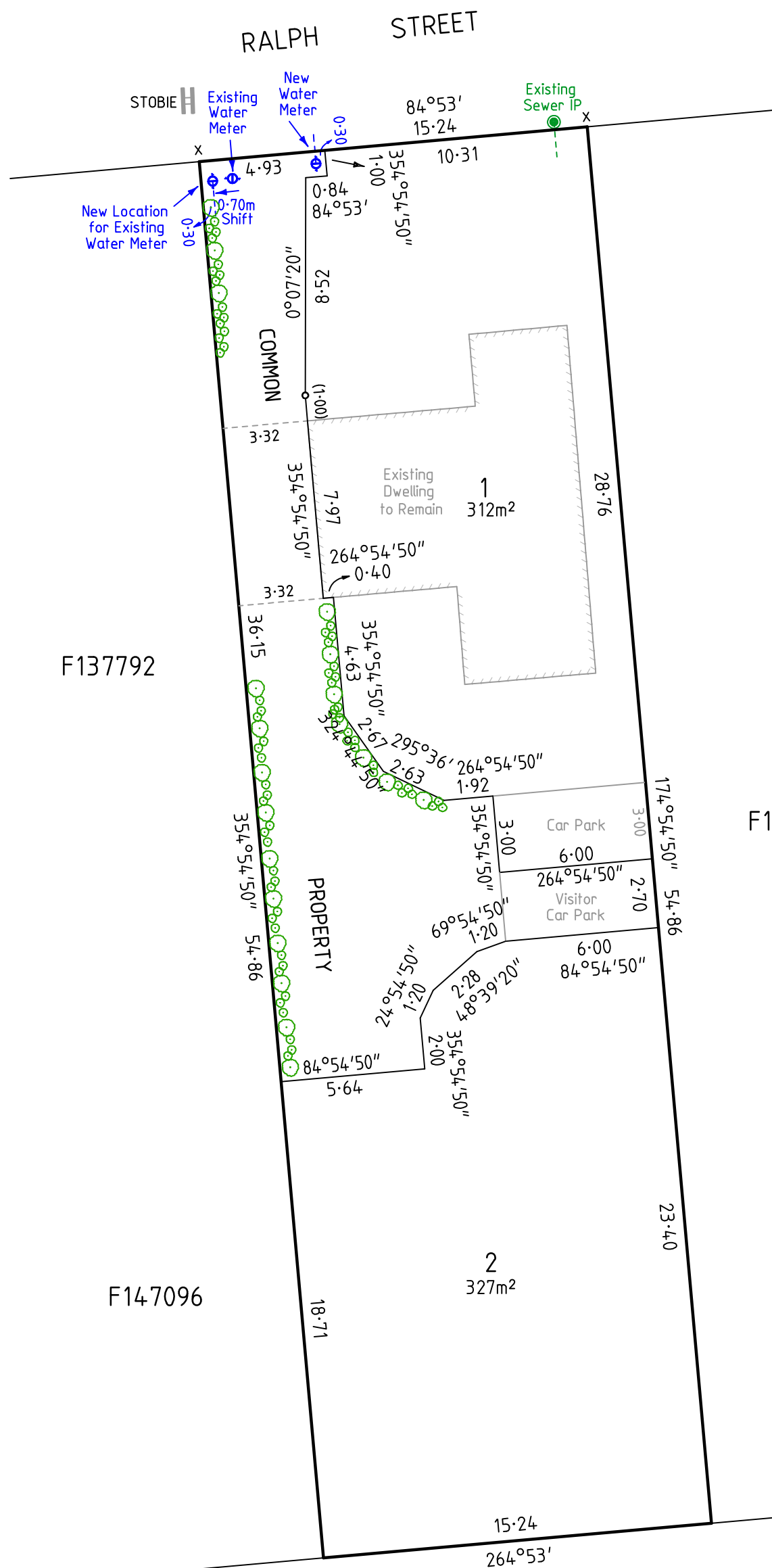
ANNOTATIONS / EASEMENTS

PLEASE REFER TO LAND USE APPLICATION
PREPARED BY ACCESS PLANNING.

EXISTING DWELLING & STRUCTURES
ON LOT 1 ARE TO REMAIN.

EXISTING DWELLING ON LOT 1 - WESTERN
WALL SURVEYED WITH REFERENCE TO
BOUNDARIES.

EXISTING STRUCTURES ON LOT 2
TO BE DEMOLISHED AND SITE CLEARED.

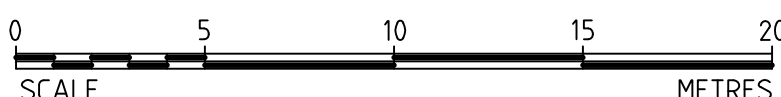


SA WATER NOTE:
NEW WATER METER FOR LOT 2 TO BE
CONSTRUCTED 0.30M FROM THE EASTERN
BOUNDARY OF THE COMMON PROPERTY
AND THEN ROTATED TO BE IN LINE WITH
THE SIDE BOUNDARY.

EXISTING WATER METER TO BE SHIFTED
0.70M WEST TO END UP 0.30M FROM THE
WESTERN BOUNDARY OF THE COMMON
PROPERTY AND THEN ROTATED TO BE IN
LINE WITH THE SIDE BOUNDARY.

PLANNER NOTE:
THIS APPLICATION IS A COMBINED LAND
USE AND LAND DIVISION APPLICATION.
ALL DOCUMENTS PERTAINING TO THE LAND
USE APPLICATION WILL BE UPLOADED ON
EDALA.

PLANNER NOTE:
PLEASE INSTRUCT YOUR RATES DEPARTMENT TO PROVIDE
STREET NUMBERING WITH THE DECISION NOTIFICATION FORM
AS PER SAPN AND NBN UTILITIES REQUIREMENTS.



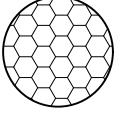
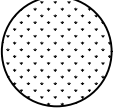







ALL DATA IS APPROX ONLY
SUBJECT TO SURVEY AND FINAL PLAN
ALL DIMENSIONS IN METRES. DO NOT SCALE DRAWING.

CAVALLO FOREST
LICENSED SURVEYORS

9 George Street
Hindmarsh SA 5007
(08) 8346 0440
surveying@cavalloforest.com.au

DATE	12/11/18	FIELD	--	DRAWN	JC
REF No	16-227B	CHK	RC	REV	08

LANDSCAPE LEGEND

	GRASSCRETE
	GRASS
	MURRAYA HEDGE
	ROSE
	PALM TREE
	FIG TREE
	PEACH TREE
	CREPE MRYTLE
	LIME TREE

CLOTHESLINE

PROPOSED
22 RALPH ST
AREA ANALYSIS

TOTAL SITE AREA:	390.00	sqm
FLOOR AREA:	160.00	sqm
GARAGE:	35.00	sqm
PRIVATE OPEN AREA:	161.00	sqm
REAR PERGOLA:	21.00	sqm

VISITOR PARKING

2700

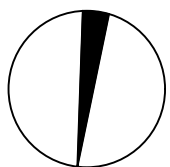
3000

6000

EXISTING
22A RALPH ST
AREA ANALYSIS

TOTAL SITE AREA:	360.00	sqm
FLOOR AREA:	133.22	sqm
CARPORT:	18.00	sqm

CLOTHESLINE



NORTH

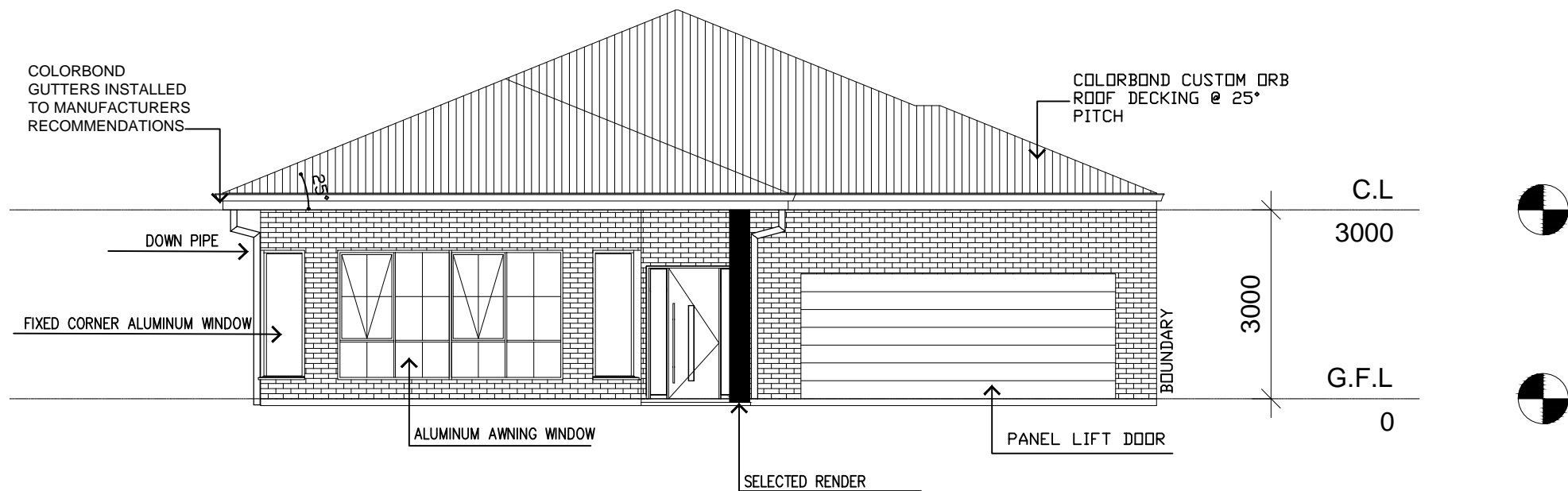
NOTE

PROPOSED SITE PLAN
AT: 22 RALPH ST, STURT
CLIENT: V.MIRSHAFEIEY

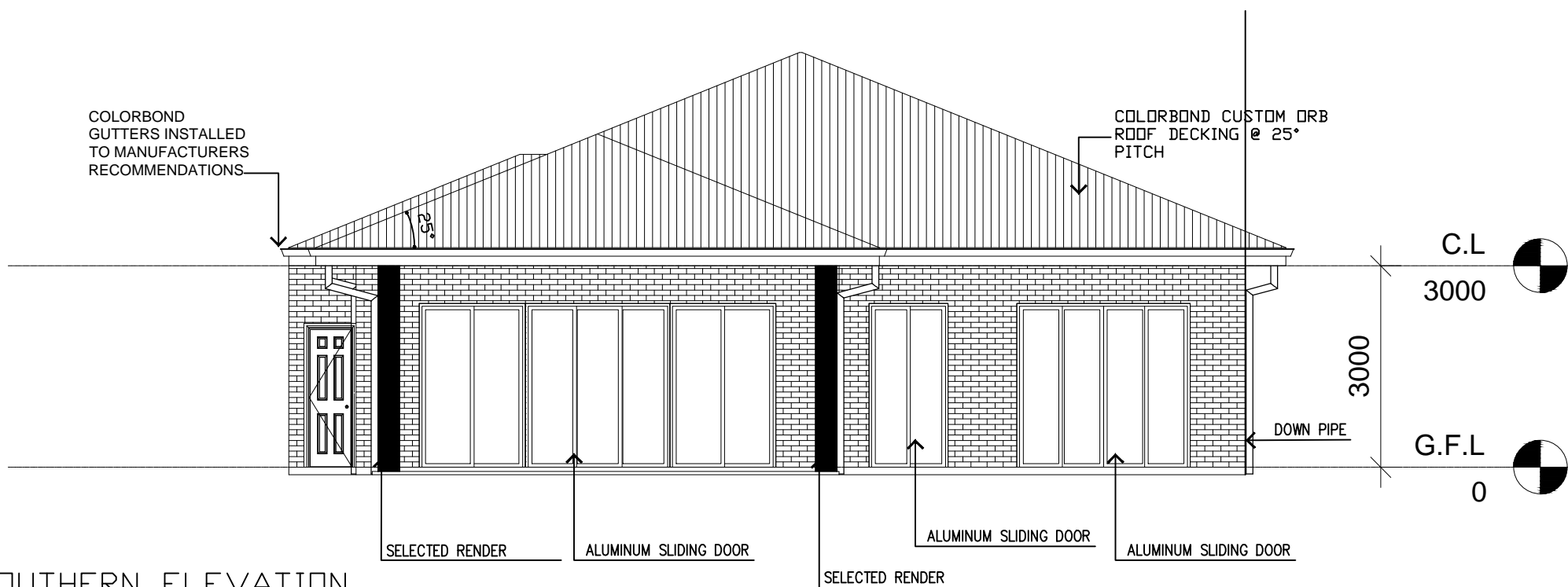
SCALE 1:200

DATE: 19/10/2018

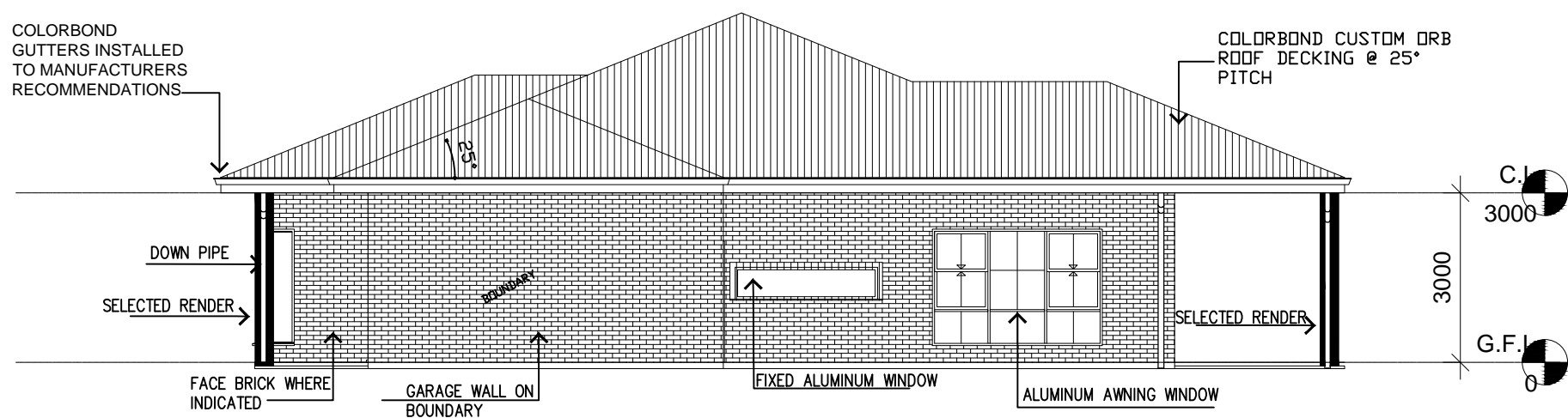
DRAWN BY: E.B



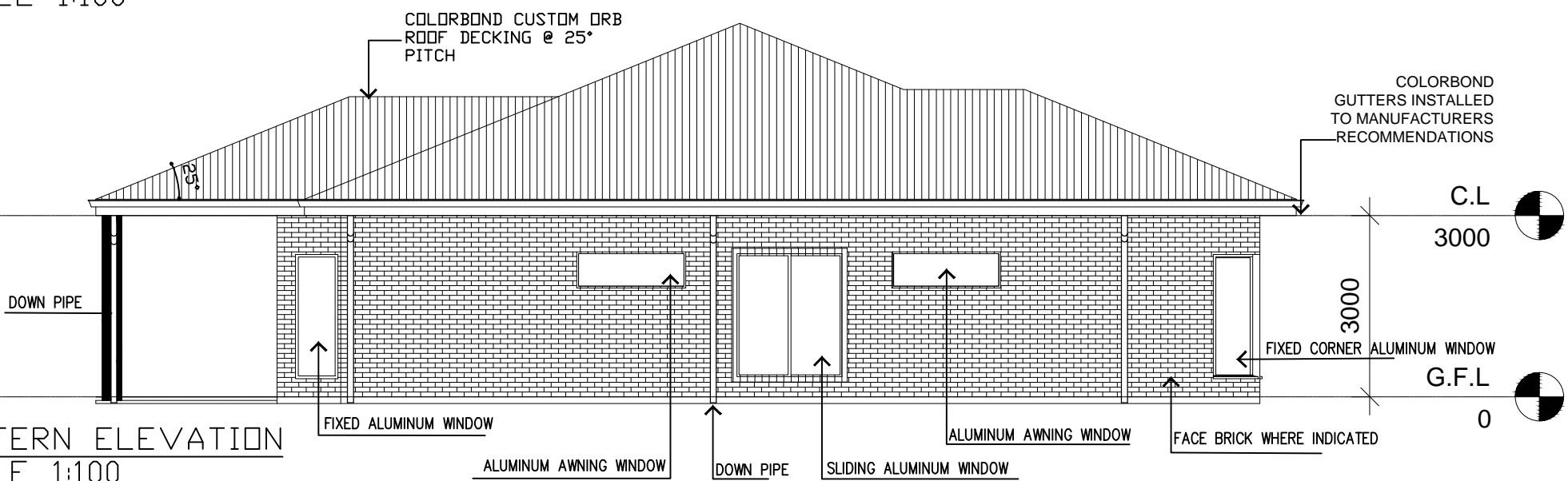
NORTHERN ELEVATION
SCALE 1:100



SOUTHERN ELEVATION
SCALE 1:100



WESTERN ELEVATION
SCALE 1:100



EASTERN ELEVATION
SCALE 1:100

NOTE

PROPOSED ELEVATIONS
AT: 22 RALPH ST, STURT
CLIENT: V.MIRSHAFEIEY

SCALE 1:100
DATE: 12/07/2018
DRAWN BY:
E.B