

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 17 July 2018
at 7.00pm in the Civic Centre, Unley**

ACKNOWLEDGEMENT

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

PRESENT: Mr Brenton Burman (Presiding Member)
Mrs Ann Nelson
Ms Nicole Dent
Mr Rufus Salaman

APOLOGIES: Mr Roger Freeman (Deputy Presiding Member)

OFFICERS PRESENT: Mr Donny Michel, Team Leader Planning
Mr Andrew Raeburn, Senior Planning Officer
Ms Lily Francis, Development Administration

CONFLICT OF INTEREST:

Nil

CONFIRMATION OF MINUTES:

MOVED: Ann Nelson SECONDED: Rufus Salamna

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 19 June 2018, as printed and circulated be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

Item 1

Development Application – 090/933/2017/CNIL/A – 84 PORTER STREET, PARKSIDE SA 5063 (UNLEY)

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application 090/933/2017/CNIL/A at 84 Porter Street, Parkside SA 5063 to 'Demolish existing dwelling and construct new two storey dwelling with verandahs and erect new front fence Variation to 933/2017/C2 - Delete condition 4', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the upper floor windows (excluding eastern elevation) be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
3. That the total stormwater volume requirement (detention and retention) for the development herein approved shall be determined in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017. Further details shall be provided to the satisfaction of Council prior to issue of Development Approval.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.
- That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the **applicant**.
- That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.
- The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

* Denotes Change

- The applicant is reminded to ensure that during the Building Rules Assessment, consideration of appropriate means of ensuring that the southern boundary wall be detailed so as to avoid adverse impact on the northern boundary wall of the building to the south and preclude the ingress of damp or moisture between the fabric of the two buildings.

CARRIED UNANIMOUSLY

ITEM 2

DEVELOPMENT APPLICATION – 090/173/2018/C2 – 392, 394A & 394 UNLEY ROAD, UNLEY PARK SA 5061 (UNLEY PARK)

MOVED: Rufus Salaman

SECONDED: Nicole Dent

That Development Application 090/173/2018/C2 at 392, 394A & 394 Unley Road, Unley Park SA 5061 for “ The construction of two, 2 storey residential flat building (The Northern building will comprise 5 dwellings and the southern building will comprise 6 dwellings) with associated car parking and landscaping” is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.
3. That the total stormwater volume requirement (detention and retention) for the development herein approved shall be determined in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017. Further details shall be provided to the satisfaction of Council prior to issue of Development Approval.
4. That the upper floor windows (excluding eastern elevation) be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
5. That 1.7m high privacy screening be erected along the northern and southern facing balconies prior to occupation. Further details to be provided to Council's satisfaction prior to the issue of Development Approval.
6. That a detailed landscaping plan, which indicates the species and location of proposed trees and shrubs on the site, shall be submitted to and approved to Council's satisfaction prior to the issue of Development Approval.
7. That a detailed landscaping plan, which indicates the species and location of proposed trees and shrubs on the site, shall be submitted to and approved by Council prior to issues of Development Approval

8. All vehicles shall enter and exit the site in a forward direction.
9. The access shall be a minimum of 6.0 metres in width at the property boundary and be appropriately flared to the kerbline. The common driveway shall also be a minimum of 6.0 metres in width.
10. All car parking and internal manoeuvring areas shall be in accordance with ASINZS 2890.1:2004 and ASINZS 2890.6:2009. In particular, pedestrian sightlines shall be in accordance with ASINZS 2890.1 :2004 Figure 3.3.
11. All redundant crossovers shall be permanently closed and reinstated to Council's standard kerb and gutter at the applicant's expense.
12. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent section of Unley Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

- That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the **applicant**.
- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.
- The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- Residential Parking Permits will not be issued to residents of Community or Strata titled dwellings or other multi dwelling buildings if granted development approval on or after 1 November 2013.
- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

CARRIED UNANIMOUSLY

ITEM 3

DEVELOPMENT APPLICATION – 090/810/2017/C2 – 5 ARUNDEL AVENUE, MILLSWOOD 5034 (CLARENCE PARK)

Janette Hodge, representor and Brooke and Michelle Fogden, applicant, addressed the Panel regarding the above item.

MOVED: Nicole Dent

SECONDED: Ann Nelson

That Development Application 090/810/2017/C2 at 5 Arundel Avenue, Millswood 5034 to 'Remove existing shed and carport, carry out alterations, construct addition, carport, verandah and two storey habitable outbuilding to common boundaries', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the upper floor windows on the northern and eastern elevation be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
3. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.
4. That the total stormwater volume requirement (detention and retention) for the development herein approved shall be determined in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017. Further details shall be provided to the satisfaction of Council prior to issue of Development Approval.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.
- The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant.

CARRIED UNANIMOUSLY

ITEM 4

DEVELOPMENT APPLICATION – 090/183/2018/C1 – 10 MOORHOUSE AVENUE, MYRTLE BANK SA 5064 (FULLARTON)

Craig and Courtney Carnelutti, applicant, address the Panel regarding the above item.

An alternation recommendation was put to the panel as follows:

MOVED: Ann Nelson

SECONDED: Brenton Burman

That Development Application 090/183/2018/C1 at 10 Moorhouse Avenue, Myrtle Bank SA 5064 to 'Remove Regulated tree - Eucalyptus species', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

1. That the removal of the subject regulated tree (Eucalyptus species) shall take place in accordance with the documents and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).
2. That 2 replacement trees must be planted to replace the Regulated tree within twelve (12) months of the date of the development approval. The replacement trees shall be selected from the attached list. The applicant shall advise Council in writing when the replacement trees are planted. The replacement trees shall not be planted within 10 metres of a dwelling or in ground swimming pool. The owner of the land the subject of this authorisation shall maintain the replacement trees in good health and condition at all times and shall replace any such tree if it dies forthwith.

CARRIED

CLOSURE

The Presiding Member declared the meeting closed at 7:45pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 21/08/2018.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 17 July 2018