

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday 20 September 2022
at Civic Centre, Council Chambers**

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi. Ngadlurlu parnuku tuwila yartangka tampinhi.

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinhi. Parnuku yaitya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

*Kurna Translation provided by Kurna Warra Karrpanthi

PRESENT:

Mr Brenton Burman (Presiding Member)
Ms Colleen Dunn
Mr Ross Bateup
Mr Michael McKeown
Ms Emma Wright

APOLOGIES:

Nil

OFFICERS PRESENT:

Mr Don Donaldson, Assessment Manager
Mr Timothy Bourner, Senior Planning Officer
Mr Mark Troncone, Planning Officer
Ms Amelia DeRuvo, Planning Officer
Ms Sandy Beaton, Development Administration Officer

CONFIRMATION OF MINUTES:

MOVED: Emma Wright

SECONDED: Colleen Dunn

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 16 August 2022 as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 1 – UNIT 1-3 63 EDMUND AVENUE, UNLEY SA 5061 – 22023725

Item Withdrawn

CONFLICT OF INTEREST:

Michael McKeown declared a perceived conflict of interest as the representor is known to him and left the Chamber at 6:10pm.

ITEM 2 – 70 FISHER STREET, FULLARTON SA 5063 – 22022953

Julie Wadham, representor, addressed the Panel regarding the above-mentioned application.

Marcus Rolfe from URPS spoke on behalf of the applicant in support of the application.

MOVED: Colleen Dunn

SECONDED: Ross Bateup

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22022953, by Hyland Property Group Pty Ltd is GRANTED Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS
Planning Consent

Condition 1

The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

* Denotes Change

Condition 2

All stormwater from the building and site shall be disposed of so as not to 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.

Condition 3

Details of on-site stormwater detention and retention shall be provided to the satisfaction of Council prior to issue of Development Approval. The details shall accord with the recommendations of Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017.

Condition 4

The approved landscaping shall be established prior to the occupation of the development and shall be irrigated, maintained and nurtured with any dead, diseased or dying plants being replaced within the next available growing season and to the reasonable satisfaction of the Council.

Condition 5

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. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to advisory note section or council web site for the City of Unley Driveway Crossover specifications.

Condition 6

That the upper floor windows (east and west 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.

Condition 7

That the upper level timber privacy screening be erected prior to occupation and be kept in place and well maintained at all times.

ADVISORY NOTES

Planning Consent

Advisory Note 1

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.

Advisory Note 2

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.

Advisory Note 3

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.

Advisory Note 4

It is recommended that as the applicant contact Council for inspection should any roots of the street tree 500mm in diameter be discovered during the construction of the crossover. Any root pruning should be undertaken by a qualified arborist.

Advisory Note 5

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 6

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 7

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

CARRIED UNANIMOUSLY

Michael McKeown returned to the meeting at 6:45pm

OTHER BUSINESS:

Nil

MATTERS FOR COUNCIL CONSIDERATION

Nil

The Presiding Member declared the meeting closed at 6:48pm

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 11 October 2022.

.....

* Denotes Change

PRESIDING MEMBER

DATED / /

NEXT MEETING

Tuesday 11 October 2022