

**CITY OF UNLEY**

**COUNCIL ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday 18 January 2022,  
6:00pm 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 yailtya, 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  
Mrs Emma Wright  
Mr Ross Bateup  
Mr Michael McKeown

**APOLOGIES:**

Nil

**OFFICERS PRESENT:**

Mr Don Donaldson, Assessment Manager  
Mr Mark Troncone, Planning Officer  
Ms Lily Francis, Administration Officer

**CONFLICT OF INTEREST:** Nil

## **CONFIRMATION OF MINUTES:**

MOVED: Colleen Dunn

SECONDED: Emma Wright

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 21 December 2021 as printed and circulated, be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

## **ITEM 1**

### **21027177 – 1A GLADSTONE STREET & 196 GLEN OSMOND ROAD, FULLARTON**

Mr E McCole on behalf of Alison McCole, Mr Tim Jones, representors, addressed the Panel regarding the above-mentioned application. Mrs Zoe Garnaut from Ekistics and Mr Ben Wilson from Cirqa, on behalf of the Applicant, addressed the Panel in support of the application.

MOVED: Ross Bateup

SECONDED: Colleen Dunn

## **RECOMMENDATION**

It is recommended that the Council Assessment Panel/SCAP 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 21027177, by Development Holdings Pty Ltd is granted Planning Consent subject to the following reserved matters and conditions:

The following information shall be submitted for further assessment and approval by the City of Unley as reserved matters under Section 102(3) of the *Planning, Development and Infrastructure Act 2016*:

1. A detailed landscaping plan that provides an appropriate mix of trees, shrubs and ground covers for the whole site to provide shade, visually soften the car park and the entrance into the building, road frontages and the proposed building, and for improved access to the bin enclosure area.
2. A detailed stormwater management system and computations for the development that includes:
  - Stormwater design techniques to manage peak flows and the rate of discharge; and
  - Hydraulic operation of the underground system.

Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the Council reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserve matters outlined above.

## Planning Conditions

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 driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation and shall be maintained in reasonable condition at all times to the satisfaction of Council.
3. All car parking areas shall be marked and signed in accordance with the approved plans and documents prior to the occupation of the development.
4. The proposed car parking layout and access areas and vehicle head clearances shall conform to Australian Standard AS 2890.1:2004- Off-street Car parking and Australian Standard 2890.6:2009 - Off-Street Parking for People with Disabilities.
5. The operation of the childcare centre shall be between 6.30am and 6.30pm Monday to Friday (excluding public holidays).
6. Waste collection shall take place between 6.30pm and 9.00pm Monday to Friday or between 8.00am and 6.00pm Saturday and Sunday (excluding public holidays).
7. The tree protection measures outlined in recommendations of the Pre-development Arboricultural Impact Assessment prepared by Project Green dated 15/09/21 and 07/10/21 shall be undertaken during demolition and construction of the development to the satisfaction of Council's arborist.
8. The development approved herein shall incorporate the acoustic measures outlined in the Environmental Noise Assessment (September 2021) prepared by Sonus to the satisfaction of Council prior to occupation/operation of the development.
9. Stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
10. External lighting shall be restricted to that necessary for security purposes only and be designed, directed and shielded in accordance with AS 4282-1997 *Control of the obtrusive effects of outdoor lighting* so as to cause no adverse light overspill nuisance to nearby properties.

(Note: These minutes are unconfirmed until 8 February 2022 )

### **Conditions imposed by Commissioner of Highways under Section 122 of the Act**

11. Vehicular access and configuration to serve the site shall be in accordance with the Site Plan by Redshed Architects (Drawing No. 02, Rev K, dated 1 June 2021) and the Traffic Report by CIRQA (Project Number 21151, dated 27 August 2021).
12. All vehicles shall enter and exit the site in a forward direction.
13. The access and all on-site vehicle manoeuvring areas shall remain clear of any impediments.
14. Signage and/or line marking shall be installed as required, to reinforce the desired flow of traffic to, from and through the site.
15. The redundant crossover on Glen Osmond Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense.
16. Stormwater run-off shall be collected on-site and discharged without impacting the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

### **ADVISORY NOTES**

- The applicant is required to pay Council the sum of \$5921.05 (plus GST) to cover the cost of tree removal, tree replacement and associated works.

### **Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act**

- It is recommended that any proposed signage is consistent with DIT's publication '*Advertising Signs: Assessment Guidelines for Road Safety*'.
- The car park spaces numbered 1-4 and 21-26 on the plan should be a staff car parks (or for longer duration use) to mitigate potential internal queueing which may affect the functional performance of Glen Osmond Road.
- The Metropolitan Adelaide Road Widening Plan currently shows a possible requirement for a strip of land up to 2.13 metres in width from the Glen Osmond Road frontage of this site for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6 metres of the possible requirement.

**CARRIED**

\* Denotes Change

**OTHER BUSINESS**

Nil

**MATTERS FOR COUNCIL CONSIDERATION**

That the Assessment Manager bring to the attention of appropriate Council staff the matters of:

1. Parking concerns (including semi-trailers) in Gladstone Street.
2. The opportunity to undertake a traffic count for Gladstone Street, before and six months after the commencement of the opening of the childcare centre.
3. Investigating the opportunity for additional street tree planting along Glen Osmond Road.

The Presiding Member declared the meeting closed at 7.22pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 8 February 2022.

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**PRESIDING MEMBER**

**DATED**     /     /

NEXT MEETING  
Tuesday, 8 February 2022