

**CITY OF UNLEY**

**COUNCIL ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 19 May 2020  
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 Kurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

**PRESENT:** Ms Shanti Ditter (Presiding Member)  
Mrs Jennie Boisvert  
Mr Roger Freeman  
Mr Alexander (Sandy) Wilkinson  
Mr Brenton Burman

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Mr Gary Brinkworth, Assessment Manager  
Mr Andrew Raeburn, Acting Team Leader Planner  
Mrs Amy Barratt, Acting Senior Planner  
Ms Lily Francis, Administration Officer

**CARRIED UNANIMOUSLY**

**CONFLICT OF INTEREST:**

Mr Roger Freeman declared a conflict of interest for Item 6 – 10 Greer Street due to being a friend of the representor.

Noted that Alexander Wilkinson was not present for the start of the meeting.

**CONFIRMATION OF MINUTES:**

MOVED: Jennie Boisvert

SECONDED: Brenton Burman

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 21 April 2020 as printed and circulated, be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/453/2019/DIV – 16 & 18 KATHERINE STREET, FULLARTON SA 5063 (PARKSIDE)**

Ms Nicki Pearce, representor, addressed the panel regarding the above mentioned application. Mr David Hutchison of Access Planning addressed the panel on behalf of the applicant.

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/453/2019/DIV at 16 & 18 Katherine Street, Fullarton for 'Land Division - Torrens Title - Divide two (2) allotments into three (3), and construct two (2) new double storey dwellings with garages on boundary', 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:

**RESERVED MATTER**

- The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

A landscaping plan indicating the species and location of proposed trees and shrubs on the site, shall be submitted to and approved by Council.

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

**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.

**STATE COMMISSION ASSESSMENT PANEL CONDITIONS** are as follows:

- The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0087712)  
  
A Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.  
  
On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries
- Payment of \$7253.00 into the Planning and Development Fund (1 allotment/s @ \$7253.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
- A final plan complying with the requirements for plans as 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 Commission Assessment Panel for Land Division Certificate purposes.

**DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:**

1. 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.
2. That the upper floor windows, excluding southern elevations and dwelling one eastern elevation and dwelling two western elevation, be treated to avoid overlooking prior to occupation by being fitted with restricted opening windows (to maximum opening of 100mm) translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing and restricted opening to be kept in place at all times.
3. That the existing crossover shall be closed and reinstated with kerb and water table in accordance with Council requirements, and at the applicant's expense, prior to occupation of the development.
4. 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 council web site for the City of Unley Driveway Crossover specifications <https://www.unley.sa.gov.au/forms-and-applications#>
5. A minimum clearance of 1.5 metres must be provided between dwelling one driveway crossover and the existing street tree.

\* Denotes Change

6. A minimum clearance of 1.77 metres must be provided between dwelling two driveway crossover and the existing street tree.

#### **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.
- 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.
- 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](http://www.lsc.sa.gov.au)

**CARRIED UNANIMOUSLY**

#### **ITEM 2**

#### **DEVELOPMENT APPLICATION – 090/454/2019/DIV – 16 & 18 KATHERINE STREET, FULLARTON SA 5063 (PARKSIDE)**

Ms Nicki Pearce, representor, and Mr David Hutchison from Access Planning on behalf of the applicant addressed the panel regarding the above mentioned application.

MOVED: Jennie Boisvert

SECONDED: Brenton Burman

That Development Application 090/454/2019/DIV at 16 & 18 Katherine Street, Fullarton for 'Land Division - Community Title - create five (5) allotments from one (1), and construct five (5) new double storey dwellings', 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:

#### **RESERVED MATTER**

- The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

A landscaping plan indicating the species and location of proposed trees and shrubs on the site, shall be submitted to and approved by Council.

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

Seek revised plans to increase permeability within the site.

**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.

**NOTES PERTAINING TO LAND DIVISION CONSENT:**

**STATE COMMISSION ASSESSMENT PANEL CONDITIONS** are as follows:

- The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0087711)  
  
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.  
  
The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
- Payment of \$29012.00 into the Planning and Development Fund (4 allotment/s @ \$7253.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
- A final plan complying with the requirements for plans as 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 Commission Assessment Panel for Land Division Certificate purposes.

**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.  
(2kL retention and 1kL detention)

4. That the stormwater pit pumps be provided with a backup power supply.
5. That the upper floor windows (excluding dwellings three and five eastern elevations; dwellings four and six western elevations; and dwelling seven southern elevations), be treated to avoid overlooking prior to occupation by being fitted with restricted opening windows (to maximum opening of 100mm) translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing and restricted opening to be kept in place at all times.
6. That the existing crossover shall be closed and reinstated with kerb and water table in accordance with Council requirements, and at the applicant's expense, prior to occupation of the development.
7. 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 council web site for the City of Unley Driveway Crossover specifications  
<https://www.unley.sa.gov.au/forms-and-applications#>

#### **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.
- 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.
- 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](http://www.lsc.sa.gov.au).

**CARRIED UNANIMOUSLY**

At 7:32pm Sandy Wilkinson entered the meeting

**ITEM 3**

**DEVELOPMENT APPLICATION – 090/110/2020/C2 – 285 GOODWOOD ROAD, KINGS PARK SA 5034 (UNLEY PARK)**

Mr Matt King from URPS addressed the panel regarding the above mentioned application.

MOVED: Jennie Boisvert

SECONDED: Roger Freeman

**RESERVED MATTER**

- The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

Amended plans to be submitted showing the deletion of the visitor car parking space adjacent to the driveway entrance.

Details of the Stanley street front boundary fencing. The fencing shall be designed to provide a degree of transparency and a reduction in height.

That Development Application 090/110/2020/C2 at 285 Goodwood Road, Kings Park SA 5034 for 'Land Division – Torrens Title – Create six (6) allotments from two (2) existing and construct six, two storey attached dwellings and associated garages 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 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 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.
4. That the landscaping, as approved by the Council, be established prior to occupation of the development and that the landscaping and site be generally maintained to the reasonable satisfaction of Council at all times. Further, that trees used in landscaping of the site be at least 1.5 metres in height at the time of planting.
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

\* Denotes Change

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 council web site for the City of Unley Driveway Crossover specifications <https://www.unley.sa.gov.au/forms-and-applications#>

6. To prevent vehicles storing within the road reserve, and potential conflict on Goodwood Road:
  - No electronic sliding gates shall be installed at the Goodwood Road entrance to this site
  - No visitor carparking shall be provided adjacent the Goodwood Road access.
7. The shared driveway must cater for any simultaneous two-way vehicular movements and shall remain clear of any impediments to vehicular manoeuvring at all times.
8. All vehicles must enter and exit Goodwood Road in a forward direction

#### **NOTES PERTAINING TO PLANNING CONSENT:**

- The Metropolitan Adelaide Road Widening Plan (MARWP) show that a strip of land up to 2.13metres in width may be required from the Goodwood Road frontage of this property, together with a 4.5 x 4.5 metre cut -off at the Goodwood Road/Stanley Street corner for future road widening purposes.
- The consent of the Commissioner of Highways under the MARWP Act is required to all building works, on or within 6.0metres of possible requirements.
- However, the 2.13 metre MARWP requirement is no longer envisaged and will be removed from the Plan as soon as practicable. The Department of Planning, Transport and Infrastructure (DPTI) requires a minimum 3x3 metre cut off to be set aside from the Goodwood Road/Stanley Street corner of this site to satisfy the remaining MARWP requirement.
- 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.

#### **NOTES PERTAINING TO LAND DIVISION CONSENT:**

**STATE COMMISSION ASSESSMENT PANEL CONDITIONS** are as follows:

- The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H094352).  
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.



On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

- Payment of \$30,464.00 into the Planning and Development Fund (4 allotment/s @ \$7616/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
- A final plan complying with the requirements for plans as 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 Commission Assessment Panel for Land Division Certification purposes.

**CARRIED UNANIMOUSLY**

**ITEM 4**

**DEVELOPMENT APPLICATION – 090/720/2019/C2 – 57 CREMORNE STREET, MALVERN SA 5061 (PARKSIDE)**

Mr Will Langford, representor, addressed the panel regarding the above mentioned application. Mr Thahn Tran, addressed the panel on behalf of the applicant.

An alternative recommendation was put to the panel as follows:

MOVED: Sandy Wilkinson

SECONDED:

That Development Application 090/720/2019/C2 at 57 Cremorne Street, Malvern SA 5061 to 'Carry out alterations to existing dwelling, erect verandah and deck and alter pool fencing, demolish existing shed and construct dependant accommodation on boundaries' is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent subject to the following conditions:

- The proposed development does not provide undercover car parking in accordance with PDC 45 of the Development Plan.

**The motion lapsed for want of a seconder.**

The original motion was put to the panel as follows:

MOVED: Brenton Burman

SECONDED: Jennie Boisvert

That Development Application 090/720/2019/C2 at 57 Cremorne Street, Malvern SA 5061 to 'Carry out alterations to existing dwelling, erect verandah and deck and alter pool fencing, demolish existing shed and construct dependant accommodation on 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:**

\* Denotes Change

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 existing crossover shall be closed and reinstated with kerb and water table in accordance with Council requirements, and at the applicant's expense, prior to occupation of the development.
4. The dependent accommodation must be ancillary to the use of the main dwelling and all services associated with the dependent accommodation shall be shared with the main dwelling on the subject land.

#### **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.
- 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 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](http://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**.

**CARRIED**

#### **ITEM 5**

#### **DEVELOPMENT APPLICATION – 090/782/2019/C2 – 6 DUDLEY STREET, PARKSIDE SA 5063 (PARKSIDE)**

Mr Gerry Corobbo, addressed the panel on behalf of V A and V J Dal Corobbo regarding the above mentioned application. Mr Matthew King from URPS addressed the panel on behalf of the applicant.

MOVED: Brenton Burman

SECONDED: Jennie Boisvert

That Development Application 090/782/2019/C2 at 6 Dudley Street, Parkside SA 5063 to 'Carryout alterations and construct single storey additions to common boundary', 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:

\* Denotes Change

**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.

**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](http://www.lsc.sa.gov.au).

**CARRIED**

At 8:30pm Roger Freeman left the meeting

**ITEM 6**

**DEVELOPMENT APPLICATION – 090/65/2020/C2 – 10 GREER STREET, HYDE PARK SA 5061 (UNLEY PARK)**

Mr Michael Cooney, representor, addressed the panel regarding the above mentioned application.

MOVED: Alexander Wilkinson

SECONDED: Jennie Boisvert

That Development Application 090/65/2020/C2 at 10 Greer Street, Hyde Park SA 5061 to 'Install an in-ground swimming pool', 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 waste water from the swimming pool shall be discharged to the sewer, and not be allowed to flow onto adjoining properties or the street water table under any circumstances.
3. That ancillary pool and/or spa equipment shall be entirely located within a sound attenuated enclosure prior to the operation of said equipment. Noise generated from ancillary pool and/or spa equipment must not exceed the maximum noise level recommended by the EPA. For this purpose, noise generated from ancillary pool / spa equipment shall not exceed 52 db(a) between 7am and 10pm and 45 db(a) between 10pm and 7am on any day, measured from a habitable room window or private open space of an adjoining dwelling.

#### **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](http://www.lsc.sa.gov.au).

#### **CARRIED UNANIMOUSLY**

At 8:46pm Mr Roger Freeman re-entered the meeting

#### **ITEM 7**

#### **DEVELOPMENT APPLICATION – 090/109/2020/C1 – 19 WHISTLER AVENUE, UNLEY PARK SA 5061 (UNLEY PARK)**

Mr John Farnsworth, applicant, addressed the panel regarding the above mentioned application.

MOVED: Jennie Boisvert

SECONDED: Alexander Wilkinson

That Development Application 090/56/2020/C1 at Annesley College, 28 Rose Terrace, Wayville SA 5034 to 'Remove significant tree - *Corymbia Citriodora* (Lemon Scented Gum) is at variance with the provisions of the City of Unley Development Plan and should be REFUSED for the following reasons:

- The tree makes an important contribution to the character and amenity of the local area (PDC 6)
- The tree is not diseased, and its life expectancy is short (PDC 8a i);
- The tree does not represent an unacceptable risk to public or private safety;(PDC 8a ii)

- It has not been shown that the tree is causing or threatening to cause substantial damage to a substantial building or structure of value and it has not been demonstrated that all other reasonable remedial treatments and measures would be ineffective (PDC 8a iii)
- It has not been demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring (PDC 8a iv).

**CARRIED**

**ITEM 8**

**DEVELOPMENT APPLICATION – 090/244/2020/NC – 38 ANZAC HIGHWAY,  
EVERARD PARK SA 5035 (GOODWOOD)**

MOVED: Brenton Burman

SECONDED: Jennie Boisvert

That pursuant to Section 17 (3) (b) of the Development Regulations 2008, the Council Assessment Panel determines to proceed with an assessment of Development Application 090/244/2020/NC at 38 Anzac Highway Everard Park SA 5035 to 'Construct three storey building containing office at ground and first floor, residential second floor (four dwellings), associated car parking and signage'.

**CARRIED UNANIMOUSLY**

**ITEM 9**

**DEVELOPMENT APPLICATION – 090/602/2019/C2 – 5A BLACKETT STREET,  
GOODWOOD SA 5034 (GOODWOOD)**

An alternative recommendation was put to the panel as follows:

MOVED: Jennie Boisvert

SECONDED: Alexander Wilkinson

That Development Application 090/602/2019/C2 at 5A Blackett Street, Goodwood to 'Construct new single storey dwelling including verandah on common boundaries, and erect front fencing' is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

- The proposed development fails to provide sufficient onsite covered car parking in accordance with Table Un/5 of the Unley Development Plan and would contribute to parking congestion within the street.

**CARRIED**

**ITEM 10**

**DEVELOPMENT APPLICATION – 090/56/2020/C1 – ANNESLEY COLLEGE, 28 ROSE TERRACE, WAYVILLE SA 5034 (GOODWOOD)**

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/56/2020/C1 at Annesley College, 28 Rose Terrace, Wayville SA 5034 to 'Remove significant tree - Eucalyptus scorparia ( Wallangarra White Gum)', 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. That the removal, of the subject significant tree (Eucalyptus scorparia) 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. Payment of \$282 for Significant Tree removal is required to be paid into the Council's Urban Trees Fund within 30 days of the date of the development approval (an invoice will be attached to the development approval).

**CARRIED**

**OTHER BUSINESS**

**MATTERS FOR COUNCIL'S CONSIDERATION**

The Presiding Member declared the meeting closed at 9:16pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 16 June 2020

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**PRESIDING MEMBER**

**DATED**     /     /

NEXT MEETING  
Tuesday, 16 June 2020