

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 21 April 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
Mr Harry Stryker, Planning Officer
Ms Lily Francis, Administration Officer

Nominations were called for an acting Presiding Member in the absence of Ms Shanti Ditter.

Mr Brenton Burman nominated Ms Jennie Boisvert, this was seconded by Mr Roger Freeman.

CARRIED UNANIMOUSLY

CONFLICT OF INTEREST:

Nil

CONFIRMATION OF MINUTES:

MOVED: Roger Freeman

SECONDED: Brenton Burman

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 17 March 2020 as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 1

DEVELOPMENT APPLICATION – 090/801/2019/C2 – 2D NORTHBROOK AVENUE, FORESTVILLE SA 5035 (CLARENCE PARK)

Ms Lucy Edwards, Ms Karen Ingelton, representors, addressed the panel regarding the above mentioned application.

An alternative recommendation was put to the panel as follows:

MOVED: Alexander Wilkinson

SECONDED: Roger Freeman

That Development Application 090/801/2019/C2 at 2D Northbrook Avenue, Forestville SA 5035 to 'Construct two storey dwelling including verandahs and a garage on boundary' be DEFERRED to allow the applicant to:

- Provide a streetscape elevation showing the height of adjacent dwellings and to consider reducing the scale of the upper level and increase the wall heights to complement the surrounding dwellings and to incorporate the upper level within the roof space.

CARRIED UNANIMOUSLY

ITEM 2

DEVELOPMENT APPLICATION – 090/24/2020/C2 – 12 GLENROWAN AVENUE, MYRTLE BANK 5064 (FULLARTON)

Ms Simone Thompson, representor, addressed the panel regarding the above mentioned application.

MOVED: Brenton Burman

SECONDED: Roger Freeman

That Development Application 090/24/2020/C2 at 12 Glenrowan Avenue, Myrtle Bank 5064 to 'Construct a single storey dwelling including verandahs and garage on 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:

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:

- 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 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.

CARRIED UNANIMOUSLY

At 7:42pm Ms Shanti Ditter entered the meeting.

Shanti Ditter declared a conflict of interest for Item 6 – 102 East Avenue Clarence Park.

ITEM 3

DEVELOPMENT APPLICATION – 090/29/2020/C2 – 7 ETON STREET, MALVERN 5061 (UNLEY PARK)

MOVED: Jennie Boisvert

SECONDED: Brenton Burman

That Development Application 090/29/2020/C2 at 7 Eton Street, Malvern 5061 to 'Erect verandah and fence, extend existing carport on boundary, replacement of dwelling roof', 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.

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.
- 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 UNANIMOUSLY

ITEM 4

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

An alternative recommendation was put to the panel as follows:

MOVED: Alexander Wilkinson

SECONDED: Jennie Boisvert

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)', be DEFERRED to allow the applicant:

- To consider cabling the limbs to limit the risk of limb drop

CARRIED

ITEM 5

DEVELOPMENT APPLICATION – 090/494/2019/C2 – 11 ADA STREET, GOODWOOD SA 5034 (GOODWOOD)

MOVED: Alexander Wilkinson

SECONDED: Jennie Boisvert

That Development Application 090/494/2019/C2 at 11 Ada Street, Goodwood SA 5034 to 'Carry out alterations and construct upper storey addition', 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. That all external materials and finishes shall be the same as or complementary to the existing dwelling on the site.
3. That the upper floor windows, (excluding western 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.
4. 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:

- 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.

CARRIED UNANIMOUSLY

At 7:58pm Ms Shanti Ditter left the meeting.

ITEM 6

DEVELOPMENT APPLICATION – 090/398/2019/C2 – 102 EAST AVENUE, CLARENCE PARK SA 5034 (CLARENCE PARK)

At 8:19pm Alexander Wilkinson left the meeting.

At 8:20pm Alexander Wilkinson returned to the meeting.

Mr Paul Bradley, representor, addressed the panel regarding the above mentioned application.

MOVED: Brenton Burman

SECONDED: Roger Freeman

That Development Application 090/398/2019/C2 at 102 East Avenue, Clarence Park SA 5034 to 'Construct three, two storey dwellings including garages and verandahs and removal of one (1) street tree', 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 two existing crossovers 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.
3. 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#>
4. That the upper floor windows (excluding all north facing elevations and the east facing elevation of Dwelling 1) 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. 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.

RESERVED MATTERS

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:

An updated Siteworks and Drainage Plan, drawn to scale, that reflects the redesign of Dwelling 3.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

- 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.
- The applicant shall contact Council's Infrastructure Section on 8372 5460 to arrange for the removal of the street tree. The work shall be carried out 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.

- 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.
- 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.

CARRIED

At 8:23pm Ms Shanti Ditter returned to the meeting.

OTHER BUSINESS

Technical approach to meetings has changed due to COVID-19, this will require an update to the CAP meeting procedures. Members to be provided a draft prior to next meeting.

MATTERS FOR COUNCIL'S CONSIDERATION

Nil

The Presiding Member declared the meeting closed at 8:31pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 19 May 2020

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 19 May 2020