

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 18 August 2015
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)
Mr Roger Freeman (Deputy Presiding Member)
Mrs Ann Nelson
Ms Barbara Norman
Ms Jennifer Boisvert
Mr Rufus Salaman
Mr Rob Sangster

APOLOGIES:

OFFICERS PRESENT:

Mr Paul Weymouth, Manager Development
Mr Donny Michel, Team Leader Planning
Ms Rachel Theile, Development Administration

CONFLICT OF INTEREST:

Brenton Burman advised that the representors for Item 1 – 30 Forest Avenue, Black Forest, are known to him but that he has not discussed the application with them and he does not believe this represents a conflict of interest.

CONFIRMATION OF MINUTES:

MOVED: Roger Freeman

SECONDED: Ann Nelson

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 21 July 2015, as printed and circulated be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 1

DEVELOPMENT APPLICATION – 090/283/2015/C2 – 30 FOREST AVENUE, BLACK FOREST 5035 (CLARENCE PARK)

Mr Renato Colombo and Ms Anna Colombo, representors, and Mr Steven Henderson on behalf of Abitare Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Jennifer Boisvert

SECONDED: Rufus Salaman

That Development Application at 30 Forest Avenue, Black Forest 5035 to 'Demolish existing dwelling and outbuilding; remove Significant tree - *Eugenia* sp.; construct three, two storey dwellings with garages, one dwelling with 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:

PLANNING 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 removal of the subject significant tree (*Eugenia* sp.) 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).
3. Payment of \$246.00 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).
4. That ancillary pool and/or spa equipment shall be entirely located within a sound attenuated enclosure which is at least 5 metres from a habitable room window on an adjoining property prior to the operation of said equipment.
5. 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.
6. That the upper floor windows and doors 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 (exception applying to the western elevation of all dwellings and the southern elevation of dwelling 1).
7. That the roof garden and service areas of dwellings 1 and 2 shall only be accessed for maintenance purposes.
8. 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.
9. That the applicant shall construct a 1.8m high fence, rendered on both sides, to the eastern property boundary. Further details of this to be provided to the satisfaction of Council prior to the issue of Development Approval.

10. 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 the issue of Development Approval.

NOTES PERTAINING TO PLANNING 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**.
- 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 8463 3555 or refer to their web site at www.lsc.sa.gov.au.
- 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.

CARRIED UNANIMOUSLY

ITEM 2

DEVELOPMENT APPLICATION – 090/441/2015/C2 – 2 BARROW STREET, UNLEY 5061 (UNLEY)

MOVED: Rob Sangster

SECONDED: Ann Nelson

That Development Application at 2 Barrow Street, Unley 5061 for 'Variation to 090/355/2013/C2 - Remove requirement for obscure glazing from upper level window over stairwell', 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:

PLANNING CONSENT DETAILS OF DECISION:

1. That the development herein approved shall be undertaken in accordance with the amended plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

CARRIED UNANIMOUSLY

ITEM 3

DEVELOPMENT APPLICATION – 090/142/2015/C1 – 3 / 7 CHARRA STREET, HYDE PARK SA 5061 (UNLEY PARK)

Mr Tim Crichton and Mr Chris Back, applicant, addressed the Panel regarding the above item.

MOVED: Jennifer Boisvert

SECONDED: Ann Nelson

That Development Application 090/142/2015/C1 at 3 / 7 Charra Street, Hyde Park SA 5061 to 'Remove significant tree – *Eucalyptus camaldulensis* (River Red Gum)', is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

PLANNING 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. Payment of \$240.00 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

CLOSURE

The Presiding Member declared the meeting closed at 8.19pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 15/9/2015.

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PRESIDING MEMBER

DATED / /

NEXT MEETING

Tuesday, 15 September 2015