

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 19 June 2018
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: Mr Brenton Burman (Presiding Member)
Mr Roger Freeman (Deputy Presiding Member)
Mrs Ann Nelson
Ms Nicole Dent
Mr Rufus Salaman

APOLOGIES:

OFFICERS PRESENT: Mr Paul Weymouth, Manager Development
Mr Donny Michel, Team Leader Planning
Mr Andrew Raeburn, Senior Planning Officer
Ms Lily Francis, Development Administration

CONFLICT OF INTEREST:

Nil

CONFIRMATION OF MINUTES:

MOVED: Roger Freeman

SECONDED: Ann Nelson

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 29 May 2018, as printed and circulated be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

Item 1

DEVELOPMENT APPLICATION – 090/852/2017/C2 – 34 WESTALL STREET, HYDE PARK SA 5061 (UNLEY PARK)

MOVED: Rufus Salaman

SECONDED: Nicole Dent

That Development Application 090/852/2017/C2 at 34 Westall Street, Hyde Park SA 5061 for 'Variation to 090/87/2013/C2 - Alter dwelling design (siting, appearance and floor area) and relocate bus stop', 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. The conditions, where pertinent, of any Development Decisions in respect to the original overall development shall be complied with to the reasonable satisfaction of Council at all times.
3. That tree protection/management measures detailed within Jason Williams Arborist report dated 5 April 2018 and AS4970-2009 guidelines be complied with to the satisfaction of Council.
4. That the finished floor level of the garage match the existing footpath level.

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**.
- 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.
- Bus Stop post and DDA tactile relocation is at the full cost to the applicant. Enquiries should be made to the Department of Planning, Transport and Infrastructure (Transport Operations Safety and Services Divisions).
- 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.
- 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.

CARRIED

Item 2

DEVELOPMENT APPLICATION – 090/553/2017/C2 – 24 HATHERLEY AVENUE, HYDE PARK SA 5061 (UNLEY PARK)

The Development Application 090/553/2017/C2 at 24 Hatherley Avenue, Hyde Park SA 5061 to 'Carry out alterations construct single storey addition including verandah and carport on common boundary' was withdrawn at the Applicants request.

ITEM 3

DEVELOPMENT APPLICATION – 090/782/2017/C2 – 6 GRACE STREET, GOODWOOD 5034 (UNLEY)

Mr Gerhard Schurer, representor, and Mr Jim Diamanti, applicant addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Nicole Dent

That Development Application 090/782/2017/C2 at 6 Grace Street, Goodwood 5034 to 'Carry out alterations and construct additions including upper storey, alfresco, carport and shed on common boundary and 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 which is at least 5 metres from a habitable room window on an adjoining property prior to the operation of said equipment.
4. 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.

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.
- 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**.

* Denotes Change

- 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.
- 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 4

DEVELOPMENT APPLICATION – 090/10/2018/C2 – 86 LEADER STREET, FORESTVILLE, 5035 (GOODWOOD)

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application 090/10/2018/C2 at 86 Leader Street, Forestville, 5035 to 'Carry out alterations and construct additions to existing office/warehouse including signage', 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.
3. That the upper floor windows excluding southern and northern elevations 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. The hours of operation of the premises not exceed the following period:
7am to 10pm on any day

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 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**.
- 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

CLOSURE

The Presiding Member declared the meeting closed at 7:37pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 17/7/2018.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 17 July 2018