

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 15 March 2016  
at 7.00pm in the Unley Council Chambers,  
181 Unley Road, 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:**

None

**OFFICERS PRESENT:**

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

**CONFLICT OF INTEREST:**    None

**CONFIRMATION OF MINUTES:**

MOVED: Jennifer Boisvert

SECONDED: Rufus Salaman

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 16 February 2016, as printed and circulated be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/853/2015/C3 – UNLEY OVAL, TRIMMER TERRACE, UNLEY SA 5061 (UNLEY)**

Mr David Reynolds on behalf of the Sturt Football Club Inc, applicant, addressed the Panel regarding the above item.

MOVED: Rob Sangster

SECONDED: Barbara Norman

That Development Application at Unley Oval, Trimmer Terrace, Unley SA 5061 to 'Remove existing lighting system (including three light towers around the grounds and five roof mounted light poles fixed to the existing grandstands) and install four 30m light towers', 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. The lighting shall be maintained in accordance with Australian Standard AS/NZ 4282-1997.
3. That prior to the use of the lights for training purposes the applicant shall provide to Council a light spill assessment to ensure the lights comply with the requirements of Australian Standard AS/NZ 4282-1997.
4. The use of the lighting system for training purposes shall be restricted to the following hours:
  - Monday - 5.00pm to 7.30pm
  - Tuesday - 5.00pm to 8.00pm
  - Wednesday - 5.00pm to 7.30pm
  - Thursday - 5.00pm to 7.00pm
  - Friday - 5.00pm to 7.00pm

**NOTES PERTAINING TO PLANNING 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 8463 3555 or refer to their web site at [www.lsc.sa.gov.au](http://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.

- 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 2**

**DEVELOPMENT APPLICATION – 090/697/2015/C2 – 18 CROSS STREET,  
FULLARTON SA 5063 (FULLARTON)**

Mr Michael Dare on behalf of Ms Katina Panagiotou and Mr Nikolaos Panagiotou, representors, addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Jennifer Boisvert

That Development Application at 18 Cross Street, Fullarton SA 5063 to 'Erect 1.8m fencing upon retaining wall (maximum height 2.4m); erect outbuilding to common boundaries (western and southern) and shade sail', be DEFERRED and the applicant be requested to:

- Clarify the finished floor level of the existing dwelling,
- Clarify existing and finished ground levels and proposed surface treatment of finished ground level,
- Consider a reduction in the height of the retaining walls.

**CARRIED**

**\*ITEM 3**

**DEVELOPMENT APPLICATION – 090/391/2015/C2 – 20 WOOLTANA AVENUE,  
MYRTLE BANK SA 5064 (FULLARTON)**

Ms Helen Ward, representor, and Mr Matt King on behalf of Metricon Homes Pty Ltd, applicant, and Ms Sharron Fitzpatrick, owner, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application at 20 Wooltana Avenue, Myrtle Bank SA 5064 for 'Demolition of the existing dwelling and construct two storey dwelling with 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:

**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. 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 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. That a 2.4m high fence comprising of 2.1m high fence and 300mm lattice be constructed along the rear property boundary prior to occupation of the dwelling. Further details to be provided to the satisfaction of Council prior to the issue of Development Approval.
5. That landscaping be established and maintained in accordance with the landscaping plan dated 5 February 2016.

#### **NOTES PERTAINING TO PLANNING 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).
- 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**

#### **ITEM 4**

#### **DEVELOPMENT APPLICATION – 090/162/2015/C2 – 6 HARTLAND AVENUE, BLACK FOREST 5035 (CLARENCE PARK)**

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That Development Application at 6 Hartland Avenue, Black Forest 5035 to 'Construct two storey dwelling with garage, verandah and balcony', 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 1.7m high privacy screening be erected along the northern, southern and western sides of the rear balcony prior to occupation. Further details to be provided to Council's satisfaction prior to the issue of Development Approval.
3. That all north, south and west facing upper floor windows (except where associated with the balcony) 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.
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 satisfaction of Council at full cost to the applicant.

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

- 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 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**.

**CARRIED UNANIMOUSLY**

## **MATTERS FOR COUNCIL'S CONSIDERATION**

The Panel recommends Council undertake a review of the overlooking provisions in the Development Plan as part of any general review of Council Development Plan Policies.

**CLOSURE**

The Presiding Member declared the meeting closed at 8.18pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 19/4/2016.

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**PRESIDING MEMBER**

**DATED**       /       /

NEXT MEETING  
Tuesday, 19 April 2016