

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 18 April 2017  
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  
Mr Rufus Salaman  
Mr Rob Sangster

**APOLOGIES:**

Ms Jennifer Boisvert

**OFFICERS PRESENT:**

Mr Paul Weymouth, Manager Development and Regulatory  
Mr Donny Michel, Team Leader Planning  
Mr Grant Croft, Senior Planner  
Ms Rachel Theile, Development Administration

**CONFLICT OF INTEREST:**

Brenton Burman advised that, in relation to Item 1 – 364 Fullarton Road, Fullarton, that one of the representors is a distant relative of his but that he does not have a relationship with them and he does not consider this a conflict of interest.

**CONFIRMATION OF MINUTES:**

MOVED: Ann Nelson

SECONDED: Barbara Norman

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 21 March 2017, as printed and circulated be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/459/2014/C2 – 364 FULLARTON ROAD,  
FULLARTON SA 5063 (FULLARTON)**

Mr Nick Simos on behalf of Mr Larry Mamone, applicant, addressed the Panel regarding the above item.

MOVED: Barbara Norman

SECONDED:

That Development Application at 364 Fullarton Road, Fullarton SA 5063 to 'Divide Land - Torrens Title - Create 4 allotments from 1 existing', 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.

**LAND DIVISION CONSENT CONDITIONS:**

1. That the existing building on site be demolished prior to the issue of the Section 51 Certificate by the Development Assessment Commission. (All demolition is subject to separate Development Approval.)

**NOTE:** Pursuant to Section 51 of the Development Act 1993, all outstanding requirements and conditions in relation to this approval must be met to the reasonable satisfaction of Council before the required Certificate is issued by the Development Assessment Commission.

2. Section 61(1)(e) of the Development Act 1993 requires the building owner and the adjoining owner to create easements of support in respect of a party wall over their respective land and cause the easements to be registered under the Real Property Act 1986 or lodged under the Registration of Deeds Act 1935 (as the case may require).

Builders and owners should ensure that the necessary documentation is prepared and lodged with the Registrar-General.

**NOTES PERTAINING TO LAND DIVISION CONSENT:**

**DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS** are as follows:

- The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water Ref: H0021022).

The internal drains shall altered to the satisfaction of SA Water Corporation.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

- Payment of \$19464 into the Planning and Development Fund (3 allotment/s @ \$6488/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 Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell 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 Development Assessment Commission for Land Division Certification purposes.

The original motion lapsed for want of a seconder. It was then:

MOVED: Ann Nelson

SECONDED: Rob Sangster

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Builders and owners should ensure that the necessary documentation is prepared and lodged with the Registrar-General.

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- 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 Development Assessment Commission for Land Division Certification purposes.

**CARRIED**

## **ITEM 2**

### **DEVELOPMENT APPLICATION – 090/977/2016/C2 – 83 ROSE TERRACE, WAYVILLE SA 5034 (GOODWOOD)**

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That Development Application at 83 Rose Terrace, Wayville SA 5034 to 'Construct two storey dwelling including cellar, verandah and carport on common 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:

#### **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 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.

#### **NOTES PERTAINING TO PLANNING 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.

- 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).
- 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 3**

**DEVELOPMENT APPLICATION – 090/83/2017/C2 – 9 JASPER STREET, HYDE PARK SA 5061 (UNLEY PARK)**

Mr Paul Monte and Ms Irene Monte, representors, and Ms Jennifer Nolan, owner, addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Barbara Norman

That Development Application at 9 Jasper Street, Hyde Park SA 5061 to 'Carry out alterations and construct single storey addition 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:

**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 maximum height of the wall on the boundary shall be 3.4m (as measured from the lowest point on the boundary). Further details to be provided to the satisfaction of Council prior to issue of Development Approval.

**NOTES PERTAINING TO PLANNING CONSENT:**

- Your attention is drawn to the requirements of **Development Regulation 76C- Fire Safety Requirements - Brush Fences**.

It is a requirement for the purpose of building rules assessment that brush fences (existing, proposed or altered) must be clearly identified on all documentation to be lodged for building rules consent. Brush fences within 3 metres of any dwelling will require development approval.

- 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**

#### **ITEM 4**

#### **DEVELOPMENT APPLICATION – 090/64/2017/C2 – 34 HART AVENUE, UNLEY SA 5061 (UNLEY)**

Ms Martina Egeler, representor, addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Ann Nelson

That Development Application at 34 Hart Avenue, Unley SA 5061 to 'Erect verandah within 600mm of common boundary (western)', 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.

#### **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 1300 366 424 or refer to their web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

**CARRIED UNANIMOUSLY**

## **ITEM 5**

### **DEVELOPMENT APPLICATION – 090/986/2016/C2 – 68 WELLER STREET, GOODWOOD SA 5034 (GOODWOOD)**

Mr Steven Kennedy, representor, and Mr Grant Lucas, applicant, addressed the Panel regarding the above item.

MOVED: Rob Sangster

SECONDED: Ann Nelson

That Development Application at 68 Weller Street, Goodwood SA 5034 to 'Carry out alterations and construct addition including garage on common boundaries, cellar, erect verandahs and 2.7m high boundary wall and install 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. 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 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. 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.
5. 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.

#### **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 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**

## **OTHER BUSINESS**

The Presiding Member thanked Barbara Norman for her contribution to the Development Assessment Panel over the last two years.

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

None

## **CLOSURE**

The Presiding Member declared the meeting closed at 8.51pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 16/5/2017.

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**PRESIDING MEMBER**

**DATED**       /       /

NEXT MEETING

Tuesday, 16 May 2017