

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 13 December 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 Donny Michel, Acting Manager Development  
Mr Grant Croft, Acting Team Leader Planning  
Ms Rachel Theile, Development Administration

**CONFLICT OF INTEREST:**

Brenton Burman advised that, in relation to Item 4 – 589 South Road, Everard Park, that he has previously had a professional relationship with the applicant's father, but not in relation to the current proposal, and therefore considers that he does not have a conflict of interest in relation to the matter.

**CONFIRMATION OF MINUTES:**

MOVED: Jennifer Boisvert

SECONDED: Rufus Salaman

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 15 November 2016, as printed and circulated be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/629/2016/C2 – 112 CROSS ROAD, HIGHGATE 5063 (FULLARTON)**

MOVED: Roger Freeman

SECONDED: Rob Sangster

That Development Application at 112 Cross Road, Highgate 5063 for 'Land Division - Community Title - Create 6 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.
2. All access shall be gained via the common property access only.
3. The obsolete crossovers shall be closed and reinstated to Council standard kerb & gutter at the applicant's expense.
4. The shared access and all shared manoeuvring areas of the common property shall remain clear of any impediments to vehicle manoeuvring (such as metres, letterboxes, fencing and landscaping).
5. All vehicles must enter and exit Cross Road in a forward direction.
6. Pedestrian sight distances at the access point shall be in accordance with AS/NZS2890.1:2004, Fig 3.3
7. Stormwater runoff shall be collected on-site and discharged without jeopardising the safety and integrity of Cross Road. Any alterations to the road drainage infrastructure required to facilitate this development shall be at the applicant's expense.

**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.

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

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0049179)  
  
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

2. Payment of \$33380 into the Planning and Development Fund (5 allotment/s @ \$6676/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.
3. 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 Certificate purposes.

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

- The Metropolitan Adelaide Road Widening Plan (MARWP) shows a possible requirement for a strip of land up to 2.13 metres in width from the Cross Road frontage of this site for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan is required to all building works on or within the possible requirement.

A 2.13 metre strip of land should be shown as road on the final plan to satisfy the above MARWP requirement.

**CARRIED**

#### **ITEM 2**

#### **DEVELOPMENT APPLICATION – 090/125/2016/C2 – 112 CROSS ROAD, HIGHGATE 5063 (FULLARTON)**

MOVED: Rob Sangster

SECONDED: Roger Freeman

That Development Application at 112 Cross Road, Highgate 5063 to 'Construct six (6) double storey dwellings with garages and verandahs', is not seriously at variance with the provisions of the City of Unley Development Plan and should be 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. With exception to the south facing windows of dwellings 1 and 2, the east facing windows of dwellings 1 and 3 and the west facing windows of dwellings 2 and 4, all upper floor windows will 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.

## DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE CONDITIONS:

4. All development shall be set clear of the 2.13 metre wide road widening strip along the Cross Road frontage of the site.
5. All fencing, utility metres and letter boxes shall be located clear of the 2.13 metre road widening strip.
6. All landscaping located within the 2.13 metre road widening strip shall be low growing (<1.0m) in height so as not to restrict driver sightlines.
7. All vehicles shall enter and exit the site in a forward direction.
8. The 6.0 metre wide access and all shared internal manoeuvring areas shall be clear of all obstructions including metres, letterboxes, landscaping and visitor parking.
9. Pedestrian sight distances at the access point shall be in accordance with AS/NZS2890.1:2004 figure 3.3.

## 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.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- 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.
- Residential Parking Permits will not be issued to residents of Community or Strata titled dwellings or other multi dwelling buildings if granted development approval on or after 1 November 2013.
- The Metropolitan Adelaide Road Widening Plan (MARWP) shows a possible requirement for a 2.13 metre strip of land along the Cross Road frontage of the subject site.

It should be noted that the consent of the Commissioner of Highways under the MARWP Act is required to all building works on or within 6.0 metres of the above requirement. Accordingly, the attached consent form should be completed and forwarded to DPTI with three copies of the approved site plans for consent purposes.

**CARRIED**

\* Denotes Change

### **ITEM 3**

#### **DEVELOPMENT APPLICATION – 090/698/2016/C2 – 14-16 ALLEN GROVE, UNLEY SA 5061 (UNLEY)**

MOVED: Jennifer Boisvert

SECONDED: Ann Nelson

That Development Application at 14-16 Allen Grove, Unley SA 5061 to 'Demolish rear portion of existing 2 storey dwelling, carry out alterations and construct 2 storey additions, erect verandah, new fencing, garage to boundary 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. That the new eastern and western 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 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).
- 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**.
- 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.
- 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.

- 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.

**CARRIED UNANIMOUSLY**

**ITEM 4**

**DEVELOPMENT APPLICATION – 090/879/2016/NC – 589 SOUTH ROAD, EVERARD PARK SA 5035 (GOODWOOD)**

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application at 589 South Road, Everard Park SA 5035 for 'Change of use - consulting rooms and erect 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 CONCURRENCE of the Development Assessment Commission (DAC) 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.

**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.
- 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 5**

**DEVELOPMENT ASSESSMENT PANEL PROPOSED MEETING DATES FOR 2017**

MOVED: Roger Freeman

SECONDED: Rufus Salaman

That the Development Assessment Panel (DAP) in 2017 meet on the third Tuesday of every month at 7.00pm in the Council Chambers, 181 Unley Road, Unley, in accordance with the meeting schedule outlined below (with the exception of December 2017):

Tuesday 17 January 2017  
Tuesday 21 February 2017  
Tuesday 21 March 2017  
Tuesday 18 April 2017  
Tuesday 16 May 2017  
Tuesday 20 June 2017  
Tuesday 18 July 2017

\* Denotes Change

Tuesday 15 August 2017  
Tuesday 19 September 2017  
Tuesday 17 October 2017  
Tuesday 21 November 2017  
Tuesday 12 December 2017

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

The Presiding Member thanked Council staff and Panel Members for their contribution throughout the year, and wished everyone a 'Merry Christmas'.

**CLOSURE**

The Presiding Member declared the meeting closed at 7.40pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 17/1/2017.

.....  
**PRESIDING MEMBER**

**DATED**       /       /

NEXT MEETING  
Tuesday, 17 January 2017