

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday 21 February 2023
at Civic Centre, Council Chambers**

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi. Ngadlurlu parnuku tuwila yartangka tampinhi.

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinhi. Parnuku yaitya, parnuku tapa purruna yalarra puru purruna.**

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 traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

*Kurna Translation provided by Kurna Warra Karrpanthi

PRESENT:

Mr Brenton Burman
Mr Michael McKeown
Ms Colleen Dunn
Mr Ross Bateup

APOLOGIES:

Nil

OFFICERS PRESENT:

Mr Don Donaldson, Assessment Manager
Mr Tim Bourner, Senior Planning Officer
Ms Amelia ReRuvo, Planning Officer
Mr Nicholas Bolton, Cadet Planning Officer
Ms Sandy Beaton, Development Administration Officer

CONFLICT OF INTEREST: Nil

CONFIRMATION OF MINUTES:

MOVED: Colleen Dunn

SECONDED: Michael McKewon

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 7 February 2023 as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 1 – 2D NORTHBROOK AVENUE, FORESTVILLE - 22030507

Lucy Boord and Karen Ingleton, on behalf of Paul Edwards, Madeleine Stocks, Robyn Schmiechen, Damiana Powell, Kate McLeary and Tom Boord, addressed the panel regarding the above-mentioned application.

Damien Dawson from the Planning Chamber spoke on behalf of the applicant, Eastern Building Group Pty Ltd, and owner, Tiernan Cross, in support of the application.

MOVED: Michael McKeown

SECONDED: Colleen Dunn

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22020507 by Eastern Building Group Pty Ltd is granted Planning Consent subject to the following conditions.

RESERVED MATTERS

Pursuant to Section 102 (3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval:

Reserved matter 1

A revised palette of materials demonstrating a selection of materials and finishes, particularly for the Victoria Street frontage, which complements the prevailing materials in the locality is provided to the satisfaction of Council.

Reserved matter 2

Amended north facing fencing elevation reducing the length of Colorbond fence to allow for additional soft landscaping and/or a more open appearance to the street.

CONDITIONS

Planning Consent

Condition 1

The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

The colours of the materials specified on the plans for the external surfaces of the building and the precoloured steel finishes and paintwork must be maintained in good condition at all times to the satisfaction of Council.

Condition 3

Tree(s) must be planted in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code prior to occupation of the dwelling and maintained.

Condition 4

The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the development. Such landscaping shall be maintained in good health and 17 condition to the reasonable satisfaction of Council at all times. Any dead or diseased plants or trees shall be replaced with a suitable species.

Condition 5

A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

Condition 6

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code prior to occupation of the dwelling.

Condition 7

All stormwater from the building and site shall be disposed of so as not to 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.

Condition 8

Prior to the occupation or use of the dwellings, approved herein, the upper level windows facing south shall be provided with fixed obscured glass to a minimum height of 1.5m above the upper floor level to minimise the potential for overlooking to adjoining properties. The glazing in these windows shall be maintained in good condition at all times to the satisfaction of Council.

Condition 9

The existing driveway crossover that will become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property

ADVISORY NOTES

Planning Consent

Advisory Note 1

Any excavation within 2000-1500mm of the existing street tree must be hand-dug or undertaken through other non-destructive methods (such as water-jetting or hydro vac). Council's Arborist should be contacted prior to such excavation works. Council's Arborist can be contacted on 8372 5111.

Advisory Note 2

Driveways Crossovers are Not to be constructed from concrete over the footpath area between the kerb to boundary. Driveways and boundary levels at fence line must be between 2% and 2.5% above kerb Height Crossover not to exceed 2.5% or 1:40 cross fall gradient from boundary to kerb invert . If a driveway crossover or portion of a driveway crossover is no longer required due to the relocation of a new crossover or alteration to an existing crossover. The redundant driveway crossover or part of, is required to be closed and returned back to kerb and gutter, also raising the footpath level to match the existing paved footpath levels at either side of the crossover being closed.

Advisory Note 3

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 4

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions. 18

Advisory Note 5

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 6

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

CARRIED UNANIMOUSLY

ITEM 2 – ANALYSIS OF PLANNING AND DESIGN CODE APPLICATIONS ASSESSED UNDER DELEGATION OF THE PANEL

MOVED: Ross Bateup

SECONDED: Colleen Dunn

It is recommended that the Council Assessment Panel resolve that the report be noted.

CARRIED UNANIMOUSLY

OTHER BUSINESS:

The Panel members expressed thanks to each other and Council staff for their contributions throughout the Panel's two year term.

The Presiding Member declared the meeting closed at 7:06pm

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 21 March 2023.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday 21 March 2023

* Denotes Change