

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 24 September 2019
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: Ms Shanti Ditter (Presiding Member),
Mrs Jennie Boisvert
Mr Roger Freeman
Mr Brenton Burman
Mr Alexander (Sandy) Wilkinson

APOLOGIES: Nil

OFFICERS PRESENT: Mr Gary Brinkworth, Assessment Manager
Mr Andrew Raeburn, Acting Team Leader Planning
Mrs Amy Barratt, Acting Senior Planning
Ms Lily Francis, Development Administration Officer

CONFLICT OF INTEREST:

Nil

CONFIRMATION OF MINUTES:

MOVED: Jennie Boisvert SECONDED: Brenton Burman

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 17 September 2019, as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 1

DEVELOPMENT APPLICATION – 090/183/2019/C3 – 21 EDMUND AVENUE, UNLEY SA 5061 (UNLEY)

Mrs Jean Gill, Mrs Michele Giavis, Mrs Virginia Ward and Mr Harry Sinodinos, Mr Ernie Sorgini, representors, addressed the panel regarding the above mentioned application. Mr Marc Duncan from Future Urban addressed the panel on behalf of the applicant.

MOVED: Roger Freeman

SECONDED: Jennie Boisvert

That Development Application 090/183/2019/C3 at 21 Edmund Avenue, Unley SA 5061 for redevelopment of existing petrol filling station, including alterations to existing building and signage be DEFERRED to allow the applicant:

- To obtain further traffic engineers advice to consider the movement of vehicles reversing from 23 Edmund Avenue Unley.
- Review traffic movements on site to improve safety and minimise traffic conflict
- To investigate the retention and reuse of existing control building and canopy.

CARRIED UNANIMOUSLY

OTHER BUSINESS - 17 OPHIR STREET

DECISION REPORT

REPORT TITLE:

CONFIDENTIAL MOTIONS:

- ERD COURT ACTION NO ERD – 19-79 (DA 090/739/2018/C2) 17 OPHIR STREET GOODWOOD

DATE OF MEETING:

24 September 2019

AUTHOR:

ANDREW RAEBURN
ACTING TEAM LEADER

RESPONSIBLE OFFICER:

MEGAN BERGHUIS
GENERAL MANAGER COMMUNITY

COMMUNITY GOAL:

GOE/2 Generate an approach to all Council operations which maintains the principles of good governance such as public accountability, transparency, integrity, leadership, co-operation with other levels of Government and social equity.

PURPOSE

To recommend that 17 Ophir Street (DA 090/739/2018/C2) be considered in confidence under Other Business at 24 September 2019 Council Assessment Panel Meeting

MOVED: Brenton Burman

SECONDED: Roger Freeman

That:

1. Pursuant to Regulation 13(2) (a) (ix) of the Planning, Development and Infrastructure (General) Regulations 2017, as amended, the Council Assessment Panel orders the public be excluded with the exception of the following:
 - Megan Berghuis, General Manager Community
 - Gary Brinkworth, Manager Development and Regulatory
 - Andrew Raeburn, Acting Team Leader Planning
 - Amy Barratt, Acting Senior Planning Officer
 - Lily Francis, Development Administration Officer

on the basis that considerations at the meeting should be conducted in a place open to the public has been outweighed on the basis that the information relating to actual litigation or litigation that the Panel believes on reasonable grounds will take place.

CARRIED UNANIMOUSLY

CAP REASONS FOR REFUSAL – 17 OPHIR STREET GOODWOOD

MOVED: Brenton Burman

SECONDED: Roger Freeman

DETAILED REASONS FOR THE COURT:

That Development Application 090/739/2018/C2 at 17 Ophir Street, Goodwood 5032 to demolish existing dwelling and construct single storey dwelling with verandah and carport on boundary is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

- The existing dwelling contributes positively to the existing streetscape and Desired Character of the Residential Streetscape Built Form Zone.
- The proposed replacement dwelling does not make a comparable or more positive contribution to the desired character than the building to be demolished, contrary to PDC 6 of the Zone for the following reason:
 - The proposed wall height, eave overhang, materials, lack of symmetry and verandah detailing of the replacement dwelling does not demonstrate a more comparable or more positive contribution to the desired character than the existing dwelling.

CARRIED UNANIMOUSLY

CLOSURE

The Presiding Member declared the meeting closed at 8:29pm

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 15 October 2019

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 15 October 2019