



Development Assessment Panel Meeting Minutes

Tuesday 02 August 2016 at 6pm
Council Chambers, 401 Greenhill Road, Tusmore

PRESENT

Bill Chandler (Presiding Member)
Don Donaldson (Deputy Presiding Member)
Ross Bateup, Graeme Brown, Peter Cornish, Grant Piggott and Di Wilkins

1 APOLOGIES

Nil

2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kurna people.

3 CONFIRMATION OF MINUTES

P7084 It was the consensus of the Development Assessment Panel that the minutes of the Development Assessment Panel meeting held on Tuesday 05 July 2016 be taken as read and confirmed.

4 APPLICATIONS WITHDRAWN FROM THE AGENDA

Nil

5 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – PERSONS WISH TO BE HEARD

(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (HEARING)

Nil

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (HEARING)

Nil

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (HEARING)

P7085 The Panel resolved that all eligible persons who had previously advised that they wish to be heard for Category 2 development applications will have the opportunity to

Report Number:	5708.1
Page:	6
Application Number:	180\0120\16
Applicant:	Proske Architects
Location:	16 Philip Avenue, Leabrook
Proposal:	Three-storey residential flat building containing two dwellings, each including a single garage, alfresco and masonry fencing on front boundary
Recommendation:	Development Plan Consent be granted
Representors:	• Robert & Noelene Parkyn
Applicant:	• Phil Brunning from Proske Architects

P7086 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0120\16, by Proske Architects, is **granted** Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

Reserved Matters

1. That pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed plans for the following reserved matter requiring further assessment by the City of Burnside, prior to seeking an assessment against the Building Code:
 - 1.1 The applicant shall supply a detailed stormwater management plan that demonstrates how stormwater catchment from on-site to the reasonable satisfaction of Council's Principal Civil Engineer.
 - 1.2 The applicant shall provide a detailed landscaping plan for the development to the reasonable satisfaction of Council.

Reserved Conditions

1. Pursuant to Section 33(1) of the *Development Act 1993* the DAP reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserved matters, and this is delegated to the Manager of City Development & Safety.

CARRIED

6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (NO HEARING)

Nil

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (NO HEARING)

Nil

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (NO HEARING)

Report Number:	5708.2
Page:	50
Application Number:	180\0167\16
Applicant:	A D'Andrea and Associates Pty Ltd

Location:	28 Swift Ave, Dulwich
Proposal:	Partial demolition and internal alterations of existing dwelling and demolition of existing garage. New ground and upper level dwelling additions, new outbuilding (garage), swimming pool and associated fencing
Recommendation:	Development Plan Consent be granted

P7087 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0167\16, by A D'Andrea And Associates Pty Ltd, is **granted** Development Plan Consent subject to the following conditions:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. All rear upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to minimum height of 1.7m above the finished floor level. The fixed and obscured glazing shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

Engineering Advisory Notes

Stormwater Detention

- Due to the significant increase of the impermeable area, detention shall be provided to limit post development flows to pre-development conditions for a 20 yr ARI event over 10 minutes.
- Calculations shall be provided verifying the proposed detention quantity.
- For stormwater management purposes, it is desirable that:
 - an additional detention storage of 1000ltrs to be provided in addition to the standard 1000ltrs retention tank provided.
 - the development utilise permeable paving for the proposed external paving work within the development.

Stormwater Discharge

- The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
- If the cover to the stormwater pipe across the Council verge is less than 50mm, steel pipe housing is to be used as per Council's standards.

- The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
- Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
- Trenching and connections are to be undertaken as per Australian Plumbing Standards.
- Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of the Council.

CARRIED

Report Number:	5708.3
Page:	83
Application Number:	180/0356/16
Applicant:	Technical Officer Arboriculture - City Of Burnside
Location:	Adjacent to 39 Hewitt Avenue, Rose Park
Proposal:	Retrospective 54A emergency pruning of regulated street tree and proposed removal of tree - White Cedar (<i>Melia azedarach</i>) - adjacent 39 Hewitt Avenue, Rose Park
Recommendation:	Development Approval be granted

P7088 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0356\16, by Technical Officer Arboriculture – City of Burnside, is **granted** Development Approval subject to the following conditions:

Conditions

1. The development granted Development approval shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. The removal of the regulated tree shall be subject to the planting of two (2) replacement trees in a suitable position greater than 10m distance from any existing dwelling or inground swimming pool.

The replacement trees must not be a species listed in Regulation 6A(5)(b) of the *Development Regulations 2008*, or a tree belonging to a class of plant declared by the Minister under Chapter 8 Part 1 of the *Natural Resources Management Act 2004*.

The trees shall be planted within three (3) months of the substantial removal of the regulated tree and shall be maintained in good condition at all times and replaced if necessary.

Reason:

To satisfy Section 42(4) of the *Development Act 1993*.

CARRIED

7 CATEGORY 1 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Report Number:	5708.4
Page:	83
Application Number:	180\0927\15
Applicant:	B Hopkins
Location:	27 Sprod Avenue, Toorak Gardens
Proposal:	Freestanding carport
Recommendation:	Development Plan Consent be refused

P7089 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0927\15, by B Hopkins, is **granted** Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. The *carport* as depicted on the stamped plans granted Development Plan Consent shall remain an open structure at all times with no walls or doors attached to any elevation of the structure.

Reason:

To ensure the proposal is developed in accordance with the approved plans.

Reserved Matters

1. That pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed plans for the following reserved matter requiring further assessment by the City of Burnside, prior to seeking an assessment against the Building Code.
 - 1.1 The applicant shall provide a detailed landscaping plan for the development showing how the structure will be softened when viewed from the street to the reasonable satisfaction of Council.

Reserved Conditions

1. Pursuant to Section 33(1) of the *Development Act 1993* the DAP reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserved matters, and this is delegated to the Manager of City Development & Safety.

CARRIED

Report Number:	5708.5
Page:	105
Application Number:	180\0493\16
Applicant:	City of Burnside
Location:	350 The Parade, Kensington Park
Proposal:	Retrospective pruning of two (2) Regulated Council (Section 54A- Emergency Works)
Recommendation:	Development Approval be granted

P7090 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\0493\16, by City Of Burnside, is **granted** Development Approval subject to the following conditions:

Conditions

1. The development granted Development Approval shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

CARRIED

8 OTHER BUSINESS

Urban Services be requested to inspect the Moreton Bay fig behind the Kensington Oval grandstand to ensure there are no risks to safety.

Peter Cornish advised that he will not be at the September meeting of the DAP.

9 ORDER FOR EXCLUSION OF THE PUBLIC FROM THE MEETING TO DEBATE CONFIDENTIAL MATTERS

Nil

10 CONFIDENTIAL MATTERS

Nil

Closure

Meeting closed at 7:15pm.

CONFIRMED THIS DAY 2016

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Presiding Member