



## Development Assessment Panel Meeting Minutes

Tuesday 01 August 2017 at 6pm  
Council Chambers, 401 Greenhill Road, Tusmore

### PRESENT

Bill Chandler (Presiding Member)  
Don Donaldson (Deputy Presiding Member)  
Ross Bateup, Graeme Brown, Peter Cornish and Mark Osterstock

### 1 APOLOGIES

Di Wilkins

### 2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kurna people.

### 3 CONFIRMATION OF MINUTES

P7177 It was the consensus of the Development Assessment Panel that the minutes of the Development Assessment Panel meeting held on Tuesday 04 July 2017 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### 4 APPLICATIONS WITHDRAWN FROM THE AGENDA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)

<b>Report Number:</b>	<b>5719.1</b>
<b>Page:</b>	<b>5</b>
Application Number:	180\0530\17
Applicant:	Mr R Noushabadi
Location:	11 Wootoona Terrace ST GEORGES SA 5064
Proposal:	Replace existing tennis court fence (3.6m high) and install new tennis court lights (5m high)
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"><li>Chris Redin – 22 Craighill Road, St Georges (wishes to be heard)</li></ul>
Applicant:	<ul style="list-style-type: none"><li>PO Box 70, Glenside SA 5065</li></ul>

Mr Redin was called but was not present at meeting and as a consequence a formal hearing was not held.

P7178 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\0530\17, by Mr R Noushabadi 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. The tennis court lighting hereby approved shall not be operated:
  - Before 8.00am or after 10.00pm Sunday to Thursday; and
  - Before 8.00am or after 11.00pm Friday to Saturday.

**Reason:**

To ensure the amenity of the neighbouring properties is not adversely affected by the proposal.

**CARRIED**

**(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (HEARING)**

P7179 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 be heard.

<b>Report Number:</b>	<b>5719.2</b>
<b>Page:</b>	<b>20</b>
Application Number:	180\0380\17
Applicant:	Domenic Mittiga Pty Ltd
Location:	527A-535 Portrush Road GLENUNGA SA 5064
Proposal:	Four (4) illuminated signs
Recommendation:	Development Plan Consent be granted
<i>Representors:</i>	<ul style="list-style-type: none"> <li>• <i>Glen Walker – 2/490 Portrush Road, St Georges (wishes to be heard)</i></li> </ul>
<i>Applicant:</i>	<ul style="list-style-type: none"> <li>• <i>40 Franklin Street, Adelaide SA 5000</i></li> </ul>

P7180 The Development Assessment Panel resolved that:

That the matter be deferred for the following reasons:

1. To allow the applicant sufficient time to provide further information regarding:
  - Consistency of proposed illumination levels with DPTI requirements,
  - Clarification of the current land use and whether any hours of activity were attached to the medical centre land use as part of the development approval recently issued

- The applicant to consider the proposed hours for illumination of the signs

MOVED by Mark Osterstock, SECONDED by Graham Brown

**CARRIED**

<b>Report Number:</b>	<b>5719.3</b>
<b>Page:</b>	<b>52</b>
Application Number:	180\0503\17
Applicant:	Lares Homes
Location:	418 Glynburn Road ERINDALE SA 5066
Proposal:	Single storey detached dwelling and two-storey detached dwelling including fencing and swimming pool
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> <li>• <i>Kathy Shubin -Tolmachoff – 416 Glynburn Road, Erindale (wishes to be heard)</i></li> <li>• <i>Marea Atkinson – 57 Stanley Street, Erindale (wishes to be heard)</i></li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• <i>Matt King of URPS Planning on behalf of Lares Homes - 45 King William Road, Unley SA 5061</i></li> </ul>

K Shubin - Tolmachoff and M Atkinson were called by the presiding member. However both were not present and as a consequence a formal hearing was not held.

P7181 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\0503\17, by Lares Homes 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. The driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 4.5m at the property boundary.

#### **Reason:**

To ensure minimal impacts to Council verge.

3. The verandahs as depicted on the stamped plans granted Development Plan Consent shall remain open structures at all times with no walls or doors attached to the east elevation (Residence Lot 10) and the north and east elevations (Residence Lot 11).

**Reason:**

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

4. That all streetscape fencing as nominated on the submitted documentation shall be installed prior to the occupation of both dwellings.

**Reason:**

To ensure the development is undertaken in accordance with the approved plans and local amenity and streetscape is maintained.

5. Landscaping as detailed on the plans shall be installed during the first growing season following occupation of the two dwellings and shall be maintained in a good and healthy condition at all times, with any diseased or dead plants being replaced with the same or similar species.

**Reason:**

To ensure the development is undertaken in accordance with the approved plans and local amenity is maintained

**CARRIED****6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD****(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (NO HEARING)**

<b>Report Number:</b>	<b>5719.4</b>
<b>Page:</b>	<b>90</b>
Application Number:	180\0560\17
Applicant:	N M Slack and G Slack
Location:	43 Coach Road SKYE SA 5072
Proposal:	Alterations and additions to existing dwelling
Recommendation:	Subject to concurrence from the Development Assessment Commission, that Development Plan Consent be granted

P7182 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Subject to concurrence from the Development Assessment Commission, that Development Application 180\0560\17, by N M Slack and G Slack 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. Private roads and access tracks shall provide safe and convenient access/egress for bushfire fighting vehicles.

### ACCESS TO DWELLING

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction, private access shall be a minimum formed length of 11 metres and minimum internal radii of 9.5 metres on bends, including bends connecting private access to public roads.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

#### **Reason:**

To ensure requirements of the CFS are upheld.

3. Landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk of life and/or damage to buildings and property as follows:

### VEGETATION

A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries - whichever comes first) as follows:

- i. The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2016.
  - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
  - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
  - vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
  - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
  - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

#### **Reason:**

To ensure requirements of the CFS are upheld.

4. A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes.

ACCESS (to dedicated water supply)

- Water supply outlet shall be easily accessible and clearly identifiable from the access way.
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- The water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for drafting purposes shall be capable of withstanding the required pressure for drafting.
- The dedicated water supply outlet must not exceed the 5 metre maximum vertical lift for drafting purposes (calculated on the height of the hardstand surface to the lowest point of the storage).
- The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

WATER SUPPLY

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has -
  - i. A minimum inlet diameter of 38mm, AND
  - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
  - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.

- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

**CARRIED**

**(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (NO HEARING)**

Nil

**(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (NO HEARING)**

Nil

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

Nil

**8 OTHER BUSINESS**

Nil

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

P7183 It was the consensus of the Development Assessment Panel, that, pursuant to Section 56A(12) of the Development Act, 1993, the public be excluded from this part of the meeting of the City of Burnside Development Assessment Panel meeting dated Tuesday 01 August 2017 (with the exception of members of Council staff who are hereby permitted to remain) to enable the Panel to receive, discuss or consider legal advice, or advice from a person who is providing specialist professional advice.

**CARRIED**

**10 CONFIDENTIAL MATTERS**

Nil

**Closure**

Meeting closed at 7:17pm.

**CONFIRMED THIS ..... DAY ..... 2017**

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Presiding Member