

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 16 April 2013  
at 7.00pm in the Civic Centre, Unley**

Mr Paul Weymouth, Manager Development, opened the meeting and called for nominations for an acting Presiding Member for the 16 April 2013 meeting of the Development Assessment Panel.

MOVED: Rob Sangster

SECONDED: Ann Nelson

That Don Palmer be acting Presiding Member for the 16 April 2013 meeting of the Development Assessment Panel.

**CARRIED**

**ACKNOWLEDGEMENT**

We acknowledge that the land we meet on today is the traditional land of the Aboriginal people and that we respect their spiritual relationship with their country.

We also acknowledge that the Aboriginal people are the custodians of the Adelaide region and that their cultural and heritage beliefs are still important to the living Aboriginal people today.

**MEMBERS:**

Ms Nicole Dent  
Mrs Ann Nelson  
Mr Don Palmer  
Mr Rufus Salaman  
Mr Rob Sangster

**APOLOGIES:**

Mr Terry Tysoe (Presiding Member)  
Mr Brenton Burman (Deputy Presiding Member)

**OFFICERS PRESENT:**

Mr Paul Weymouth, Manager Development  
Mr Donny Michel, Team Leader Planning  
Ms Rachel Theile, Development Administration

**CONFLICT OF INTEREST:**

Ann Nelson advised that the representor for Item 5 – 12 Sedgford Road, Myrtle Bank, is an acquaintance of hers but she does not believe she has a conflict of interest in this item.

**CONFIRMATION OF MINUTES:**

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 19 March 2013, as printed and circulated (as amended), be taken as read and signed as a correct record.

**CARRIED**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/359/2012/C3 – 285 GOODWOOD ROAD, KINGS PARK 5034 (UNLEY PARK)**

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That Development Application 090/359/2012/C3 at 285 Goodwood Road, Kings Park 5034 is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

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 including correspondence dated 26 February 2013 except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. The facility shall accommodate a maximum of 19 students at any one time.
3. The car parking areas as indicated on the approved plans and details shall be maintained at all times to the reasonable satisfaction of Council.
4. That, hazard markers shall be installed to delineate the available width of the access past the existing garage on the north east corner at the cost of the applicant and installed prior to occupation of the facility.
5. That a convex mirror be installed prior to occupation in the south east corner of the structure at the cost of the applicant to alert motorists if pedestrians are approaching the corner from the west.
6. That all existing vegetation and structures that impede vehicles access along the driveway linking Stanley Street to Goodwood Road shall be removed prior to occupation of the facility.
7. At least one adult supervisor, not being a student occupant must reside on the premises on a full time basis to ensure that no unreasonable noise, anti-social behaviour or other nuisance is caused to residents living near the site.
8. No outdoor portion of the premises will be used for any function at which amplified or live music or entertainment is provided. When amplified or live music or entertainment is provided inside a building on the site, it shall cease no later than 10.00pm.
9. The premises must be managed so that no more than four students in occupation at any given time may keep a motor vehicle on or in the vicinity of the site.

10. That the two car parks in the south western corner of the property shall be finished in a hard surface (paving or similar) prior to occupation of the development. Further details to be provided to the satisfaction of Council prior to the issue of development approval.

**NOTES PERTAINING TO PLANNING CONSENT:**

- The premises shall not be used or occupied until such time as a Lodging House Licence is issued in writing in respect to the premises by Council pursuant to Council By-Law 6.
- 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**

**ITEM 2**

**DEVELOPMENT APPLICATION – 090/888/2012/C2 – 1 / 248-252 UNLEY ROAD, HYDE PARK 5061 (UNLEY)**

MOVED: Ann Nelson

SECONDED: Nicole Dent

That Development Application 090/888/2012/C2 at 1 / 248-252 Unley Road, Hyde Park 5061 is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

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. That suitable protection barriers be installed along the southern side of the outdoor seating area to the satisfaction of Council and prior to occupation of the area.

**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 8463 3555 or refer to their web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).
- 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.
- 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 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.

**CARRIED**

**ITEM 3**

**DEVELOPMENT APPLICATION – 090/759/2012/C2 – 118 CROSS ROAD, HIGHGATE 5063 (FULLARTON)**

Mr Matthew Bennett on behalf of Rosssdale Homes Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Nicole Dent

SECONDED: Rob Sangster

That Development Application 090/759/2012/C2 at 118 Cross Road, Highgate 5063 is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

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. The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant.
4. All vehicles shall enter and exit the property in a forward direction.
5. The pedestrian crossing sign shall be relocated to the west along Cross Road to provide no less than 1 metre of separation from the access. The applicant is responsible for any costs associated with the relocation of this infrastructure.
6. No stormwater from this development shall be permitted to discharge on-surface to Cross Road. In addition, any existing drainage of the roads is to be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.
7. That the upper floor windows, except south facing of Dwelling 1, 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. Details to be provided prior to the issue of Development Approval.

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

- 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.
- The Metropolitan Adelaide Road Widening Plan shows that a strip of land up to 2.13m in width may be required from Cross Road frontage of this property for future road purposes. Under the Metropolitan Adelaide Road Widening Plan Act, consent from the Commissioner of Highways is required for all building works on or within 6.0m of the possible requirement. However, there are no current proposal that would require the acquisition of any land from the site. Subsequently, should Council approve the development in its current form, the applicant should fill out the attached consent form and return it to DPTI with 3 copies of the approved plans. Consent can be anticipated.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.

**CARRIED**

#### **ITEM 4**

#### **DEVELOPMENT APPLICATION – 090/1013/2012/C2 – 19 & 21 FREW STREET, FULLARTON 5063 (FULLARTON)**

Mr Merv Thiele on behalf of Fullarton Lutheran Homes, owner, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application 090/1013/2012/C2 at 19 & 21 Frew Street, Fullarton 5063 is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

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. The car parking areas to be maintained at all times to the reasonable satisfaction of Council.
4. The driveway and car parking areas to be surfaced, drained and marked to the reasonable satisfaction of Council prior to the development being occupied.

**NOTES PERTAINING TO PLANNING CONSENT:**

- 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 8463 3555 or refer to their web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au)
- The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant.

**CARRIED**

Ann Nelson advised that the representor for Item 5 – 12 Sedgeford Road, Myrtle Bank, is an acquaintance of hers but she does not believe she has a conflict of interest in this item.

**ITEM 5**

**DEVELOPMENT APPLICATION – 090/2/2013/C2 – 12 SEDGEFORD ROAD, MYRTLE BANK 5064 (FULLARTON)**

Mr Geoff Ewens, representor, and Mr John Dal Santo, applicant, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application 090/2/2013/C2 at 12 Sedgeford Road, Myrtle Bank 5064 be DEFERRED and the applicant be requested to consider an increase in the setback of the garage from the front property boundary and a reduction in the length of structures on the southern boundary.

**CARRIED**

**ITEM 6**

**DEVELOPMENT APPLICATION – 090/73/2013/C1 – 217 KING WILLIAM ROAD,  
HYDE PARK 5061 (UNLEY PARK)**

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application 090/73/2013/C1 at 217 King William Road, Hyde Park 5061 is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

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. Payment of \$232.50 for Significant Tree removal is required to be paid into the Council's Urban Trees Fund within 30 days of the date of the development approval (an invoice will be attached to the development approval).

**CARRIED**

**CLOSURE**

The Presiding Member declared the meeting closed at 8.12pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 21/5/2013.

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**PRESIDING MEMBER**

**DATED**       /       /

NEXT MEETING

Tuesday, 21 May 2013