

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 18 February 2014  
at 7.00pm in the Civic Centre, Unley**

**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.

**PRESENT:**

Mr Terry Tysoe (Presiding Member)  
Mr Brenton Burman (Deputy Presiding Member)  
Ms Nicole Dent  
Mrs Ann Nelson  
Mr Don Palmer  
Mr Rufus Salaman  
Mr Rob Sangster

**APOLOGIES:**

**OFFICERS PRESENT:**

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

**CONFLICT OF INTEREST:** None

**CONFIRMATION OF MINUTES:**

MOVED: Don Palmer

SECONDED: Rufus Salaman

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 21 January 2014, as printed and circulated be taken as read and signed as a correct record.

**CARRIED**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/408/2013/C2 – 16 DRYDEN ROAD,  
BLACK FOREST 5035 (GOODWOOD SOUTH)**

Ms Rachel Merritt, representor, and Mr John Outhred on behalf of Mr Aaron Dunn, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rufus Salaman

That Development Application 090/408/2013/C2 at 16 Dryden Road, Black Forest 5035 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. That construction works detailed in the approved plans to be completed prior to occupation of the premises, and that the approved colours, materials and finishes be applied to the premises prior to occupation of the premises.
4. That the landscaping, as approved by the Council, be established prior to occupation of the development and that the landscaping and site be generally maintained to the reasonable satisfaction of Council at all times.
5. 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.

**NOTES PERTAINING TO PLANNING CONSENT:**

- 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.
- 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.

- 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).

**CARRIED**

**ITEM 2**

**DEVELOPMENT APPLICATION – 090/359/2013/C3 – 50-54 DUTHY STREET, MALVERN 5061 (UNLEY PARK)**

Application WITHDRAWN by Administration.

**ITEM 3**

**DEVELOPMENT APPLICATION – 090/923/2013/C2 – PALMER AVENUE, MYRTLE BANK (FULLARTON)**

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That Development Application 090/923/2013/C2 at Palmer Avenue, Myrtle Bank is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

1. That the removal of the subject regulated tree (Swamp Mallet) shall take place in accordance with the documents and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).
2. Payment of \$160.00 for Regulated 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).

**NOTES PERTAINING TO PLANNING CONSENT:**

- 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.

**CARRIED**

**ITEM 4**

**DEVELOPMENT APPLICATION – 090/589/2013/C1 – 32 DEVON STREET (NORTH), GOODWOOD SA 5034 (GOODWOOD)**

Ms Brenda Press, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rufus Salaman

That Development Application 090/589/2013/C1 at 32 Devon Street (North), Goodwood SA 5034 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent for the following reasons:

- The subject tree significantly contributes to the character and visual amenity of the locality; and
- The subject tree is not considered to be diseased or have a short life expectancy; and
- The subject tree does not represent an unacceptable risk to public and / or private safety; and
- The subject tree is not causing damage to a building; and
- The subject tree is not restricting reasonable and expected development of the site.

**LOST**

MOVED: Ann Nelson

SECONDED: Rob Sangster

That Development 090/589/2013/C1 – 32 Devon Street (North), GOODWOOD SA 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. That the removal of the subject regulated tree (Corymbia Maculata) shall take place in accordance with the documents and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).
2. Payment of \$155.00 for Regulated 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).

**NOTES PERTAINING TO PLANNING CONSENT:**

- 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**

The presiding member adjourned the meeting at 7.54pm.

The meeting resumed at 7.58pm.

**ITEM 5**

**DEVELOPMENT APPLICATION – 090/720/2013/C2 – 66-74 UNLEY ROAD & 202 YOUNG STREET UNLEY 5061 (UNLEY)**

Mr Alex Morabito on behalf of Karen Stewart, applicant, addressed the Panel regarding the above item.

MOVED: Brenton Burman

SECONDED: Nicole Dent

That Development Application 090/720/2013/C2 at 66-74 Unley Road & 202 Young Street Unley 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 (including Master Plan report dated 4 October 2013) except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the following acoustic attenuation measures (as recommended by Marshall Day Acoustics, dated 24 September 2013 and 12 February 2014) be undertaken prior to commencement:
  - All walls to dog pens and activity areas shall be acoustically treated by fixing (e.g. pinwheel fix, insulation clip) absorbent material to control reverberation. The treatment shall extend from 1.5m – 1.8m above floor level and shall cover a minimum of 50% of the wall area.  
  
Example of acoustic absorbent materials for the walls include: Polyester insulation, 25mm thick, 48kg/m<sup>3</sup>; Fibreglass insulation, 50mm thick, 48kg/m<sup>3</sup> with black scrim or fibreglass tissue facing to protect fibres.
  - Remove vegetation and install profiled closed cell foam between the profiled roof and fascia of Pen 3.
  - Other Identified gaps on the outer wall of Pen 3 shall be sealed airtight with a flexible caulking compound.
  - Install perimeter door seals (e.g. Raven RP7) to access door located on western façade.
  - Upper triangle louvre and all openings on the western façade shall be sealed with material such as 6mm thick fibre cement board.
  - Any future ventilation requirements and associated ductwork shall incorporate at least 50mm internally line duct with 2 full mitre bends.

- Prior to commencement of operations, Council to be provided with a certificate from Marshall Day Acoustics that the above works have been undertaken in accordance with recommendations dated 24 September 2013 and 12 February 2014, and that acoustic testing confirms that acoustic performance is in accordance with submitted reports including AS 2107.
3. No animals shall be kept on the premises outside of the ordinary business hours.
  4. The hours of operation of the premises not exceed the following period:
    - 7:00am to 6:30pm Monday to Friday.
  5. The number of Canines on the premises at any given time shall not exceed 20.
  6. Waste disposal vehicles only service the development between the hours of 7am and 7pm on any day (excluding Sunday).
  7. That waste be collected and removed from the premises at least twice a week from the rear of the site.

**CARRIED**

**ITEM 6**

**DEVELOPMENT APPLICATION – 090/954/2013/NC – 4 ESMOND STREET,  
HYDE PARK 5061 (UNLEY PARK)**

MOVED: Rufus Salaman

SECONDED: Don Palmer

That pursuant to Development Regulation 17(3) (b) of the Development Regulations 2008, the Development Assessment Panel determines to proceed with an assessment of Development Application 090/954/2013/NC at 4 Esmond Street, Hyde Park.

**LOST**

MOVED: Brenton Burman

SECONDED: Don Palmer

That pursuant to Development Regulation 17(3) (a) of the Development Regulations 2008, the Development Assessment Panel determines not to proceed with an assessment of Development Application 090/954/2013/NC at 4 Esmond Street, Hyde Park.

**CARRIED**

**CLOSURE**

The Presiding Member declared the meeting closed at 8.54pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 18/3/2014.

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**PRESIDING MEMBER**

**DATED**     /     /

NEXT MEETING  
Tuesday, 18 March 2014