

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 19 March 2013  
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.

**MEMBERS:**

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, Acting General Manager of  
Economic Development & Planning  
Mr Donny Michel, Team Leader Planning  
Mr Grant Croft, Planning Officer  
Ms Rachel Theile, Development Administration

**CONFLICT OF INTEREST:**

Nicole Dent declared a conflict of interest for Item 2 as her employer previously prepared a heritage advice report for the applicant.

Brenton Burman declared for Item 2 that he is currently working on another project in another Council with the architect and traffic consultant who have worked on the development application for 175 & 177 King William Road, Hyde Park, but does not believe he has a conflict of interest.

**CONFIRMATION OF MINUTES:**

MOVED: Don Palmer

SECONDED: Ann Nelson

That the Minutes of the City of Unley, Special Development Assessment Panel meeting held on Thursday 7 March 2013, as printed and circulated, be taken as read and signed as a correct record.

**CARRIED**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/35/2013/C2 – 14 ARTHUR STREET, UNLEY 5061 (UNLEY)**

Mr Tim Amos on behalf of Ms Donna Clifford and Ms Carla Artini, representors, and Mr Dennis Chung and Mr Rino Centrella, applicant, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application 090/35/2013/C2 at 14 Arthur 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 correspondence from IBS dated 5 March 2013 except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That an amended site plan be provided showing:
  - The expansion of the garden bed into the driveway in a westerly direction to achieve a minimum of 6 metres from the base of the significant tree
  - Porous paving for all driveway areas within the Tree Protection Zone (12 metres)
  - A detailed landscaping plan including screening plants to the northern common property boundary

The amended plan be provided to the satisfaction of Council prior to issue of development approval.

3. That the landscaping and fencing (at a height of 2.1 metres), as approved by the Council, be established prior to occupation of the development and that the landscaping and site be generally maintained and plants replaced where necessary to the reasonable satisfaction of Council at all times. Further, that screening plants used in landscaping of the site be at least 1.5 metres in height at the time of planting.
4. That two (2) signs be erected at the Arthur Street entrance and boom-gate advising patrons of closing times and informing patrons to 'leave the premises quietly'.
5. All mechanical services, including amplified music, be designed and operated so that no nuisance or inconvenience is caused to occupiers of the buildings in the locality.

6. A Tree Protection Zone (TPZ) of 12 metres shall be provided from the base of the significant Eucalyptus tree and that:
  - Porous paving be used within the TPZ
  - The garden bed be maintained to a minimum of 6 metres from the base of the tree without compaction and with regular mulching with organic materials to the satisfaction of Council.
  - No major trenching shall occur within the Tree Protection Zone and any digging required within the TPZ be conducted by non destructive excavation and minor surface levelling is permissible.
  - Exclusion Zone fencing and signage shall be erected indicating that no building materials shall be stored or disposed of within 6 metres of the trunk of the tree and that vehicles shall not traverse over the area or be stored within the 6 metre area at any time.
  - Nothing shall be attached to the canopy of the trees by any means.
  - It is recommended that the dead wood in the canopy be removed prior to construction of the car park and absolutely no live foliage is to be removed.
7. All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon, including across the full extent of the northern common property boundary in accordance with approved plans, prior to occupation of the development.
8. That the rear car-park be closed between the hours of 10pm and 7am the following day and that further details of boom gate and closure arrangement be provided to Council satisfaction prior to issue of development approval. The boom gate shall be operational prior to occupation of the development herein approved.
9. All external lighting shall be designed and located to ensure there are no impacts on the amenity of adjacent residential premises

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

- That details of any air conditioning and associated screening requiring approval under the Development Act shall be submitted to and approved by Council. Air conditioning units should be designed, selected and acoustically treated such that the combined noise from the operation of all units is no greater than 40 dB(A) Leq when measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007 at any nearby residence.
- 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**.
- This planning assessment has not taken into account the specific requirements for access and facilities for people with disabilities (AS1428-2001). These are building assessment related matters and will be dealt with accordingly at the time of lodgment for Building Consent.

- The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- 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 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 details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.

**CARRIED**

Nicole Dent declared a conflict of interest for Item 2 as her employer previously prepared a heritage advice report for the applicant, and left the meeting at 7.19pm.

Brenton Burman declared for Item 2 that he is currently working on another project in another Council with the architect and traffic consultant who have worked on the development application for 175 & 177 King William Road, Hyde Park, but does not believe he has a conflict of interest.

**ITEM 2**

**DEVELOPMENT APPLICATION – 090/746/2011/C2 – 175 & 177 KING WILLIAM ROAD, HYDE PARK 5061 (UNLEY)**

Ms Julia Nicholls, representor, and Mr Phil Brunning and Mr Jason Pruszinski, on behalf of Duke Family Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That the Environment Resources and Development Court be advised that regarding Development Application 090/746/2011/C2 at 175-177 King William Road, Hyde Park that the Development Assessment Panel concedes the appeals 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. The applicant must arrange for the registration of all rights of way depicted on the site access plan prepared by Saunders Retail and dated 18/06/2012 being plan number DA-050 at the Lands Titles Office prior to the grant of final Development Approval and in any event prior to the use or occupation of the development approved herein to ensure lawful vehicular and pedestrian access is provided for the public to the approved development from King William Road and Park Street in accordance with the site access plan at all times to the satisfaction of Council.
3. Documentary evidence of the registration of the public rights of way referred to in condition 2 above shall be provided to Council prior to the grant of final development approval and in any event prior to the use or occupation of the development authorised herein and the proposed development may not be used or occupied until Council confirms in writing that it is satisfied that the necessary rights of way have been registered to its satisfaction and thereafter the said rights of way cannot be revoked, rescinded, deregistered or varied without the prior written authorisation of the Council.
4. The development authorised herein may not be used or occupied at any time unless safe and convenient public access to the proposed development is provided and maintained at all times from King William Road and Park Street via operative registered rights of way in accordance with the site access plan prepared by Saunders Retail and dated 18/06/2012 being plan number DA-050.
5. That the approved waste disposal facilities and waste enclosure shall be installed and operative prior to occupation of the development.
6. Waste disposal vehicles shall only service the subject site between the hours of 7am and 8:30am Monday to Saturday.
7. That the applicant relocate the graded section of the western aisle further the south, as per *Phil Weavers* report dated 7 February 2013. Further details be provided to the satisfaction of Council prior to issue of development approval.
8. The driveway and car parking areas to be surfaced, drained and marked to the reasonable satisfaction of Council prior to the development being occupied.
9. Suitable wheel stops or bump bars be placed in parking spaces along the eastern (rear) boundary, as indicated on the approved plan, to prevent damage to fences along the eastern boundary of the site, prior to use of the car parking area.
10. 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.
11. That full details of colours, finishes and materials to be provided to the satisfaction of Council prior to the issue of Development Approval.
12. That further details be provided of the privacy screening to the east facing upper floor, to the satisfaction of Council, prior to the issuing Development Approval.
13. No signs to be erected or displayed without prior consent of Council.

14. A dilapidation report (i.e. building / site condition survey) shall be prepared by a qualified engineer to document the status of those buildings, structures and Council assets that have the potential to be affected by the development. A copy of this report shall be provided to the satisfaction of Council prior to the issue of Development Approval.
15. That a Construction and Environmental Management Plan (CEMP) shall be prepared and shall address – but not be limited to – the following:
- Air quality controls: including for dust and odour.
  - Stormwater management: including erosion and sediment control to ensure water quality is maintained and overland stormwater flows minimise the transfer of contaminants from the site.
  - Soils: including fill importation, stockpile management and prevention of soil contamination (and minimisation of vehicle drag out);
  - Groundwater: including prevention of groundwater contamination;
  - Noise: to minimise construction impacts of adjoining owners and occupiers.
  - Occupational health and safety.
  - Use of temporary lighting (and minimisation of light overspill).
  - Establishment and maintenance of temporary fencing and hoardings.
  - Waste minimisation, recovery and disposal.
  - Site servicing and security arrangements.
  - Storage of chemicals and fuel.
  - Protection of existing street and amenity trees.
  - Carparking for tradespersons vehicles and storage heavy machinery.
  - Traffic management on King William Road.

A copy of this plan shall be provided to the satisfaction of Council prior to the issue of Development Approval.

16. The hours of construction shall be limited to the following:
- Monday to Friday – 7:00 am to 7:00pm;
  - Saturday – 7:00 am to 1:00 pm

All reasonable efforts shall be made to limit the emission of noise during construction and shall comply with the provisions of the Environmental Protection Act and Regulations, 1993.

17. That a 2.5m fence be erected along the eastern boundary shared with 77 Opey Avenue. Further details to be provided prior to the issue of Development Approval.
18. That vines be planted to grow along the underside of the verandah for the building at 175 King William Road. Further details to be provided to the satisfaction of Council prior to the issue of Development Approval.
19. That the verandah for 177 King William Road be modified to enable the inclusion of verandah posts and the planting of vines. Further details to be provided to Council prior to the issue of Development Approval.

## **NOTES PERTAINING TO PLANNING CONSENT**

- 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.

- 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).
- 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 details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- This planning assessment has not taken into account the specific requirements for access and facilities for people with disabilities (AS1428-2001). These are building assessment related matters and will be dealt with accordingly at the time of lodgement for Building Consent.

The motion was put and **TIED**

On the casting vote of the Presiding Member the motion was **LOST**

MOVED: Brenton Burman

SECONDED: Rufus Salaman

That the Development Application 090/746/2011/C2 at 175 & 177 King William Road, Hyde Park should be DEFERRED to enable administration to seek legal advice whether subject site should include the adjoining properties at 179, 181 and 183 King William Road, Hyde Park.

The motion was put and **TIED**

On the casting vote of the Presiding Member the motion was **LOST**

MOVED: Terry Tysoe

SECONDED: Don Palmer

That the Environment Resources and Development Court be advised that regarding Development Application 090/746/2011/C2 at 175-177 King William Road, Hyde Park that the Development Assessment Panel reaffirms its decision of the 20 February 2012 meeting and does not accept the compromise plans put forward by the applicant.

**LOST**

MOVED: Brenton Burman

SECONDED: Ann Nelson

That the Environment Resources and Development Court be advised that regarding Development Application 090/746/2011/C2 at 175-177 King William Road, Hyde Park that the Development Assessment Panel concedes the appeals 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. The applicant must arrange for the registration of all rights of way depicted on the site access plan prepared by Saunders Retail and dated 18/06/2012 being plan number DA-050 (including an additional two-way right of way through the rear carpark at 183 King William Road) at the Lands Titles Office prior to the grant of final Development Approval and in any event prior to the use or occupation of the development approved herein to ensure lawful vehicular and pedestrian access is provided for the public to the approved development from King William Road and Park Street in accordance with the site access plan at all times to the satisfaction of Council.
3. Documentary evidence of the registration of the public rights of way referred to in condition 2 above shall be provided to Council prior to the grant of final development approval and in any event prior to the use or occupation of the development authorised herein and the proposed development may not be used or occupied until Council confirms in writing that it is satisfied that the necessary rights of way have been registered to its satisfaction and thereafter the said rights of way cannot be revoked, rescinded, deregistered or varied without the prior written authorisation of the Council.
4. The development authorised herein may not be used or occupied at any time unless safe and convenient public access to the proposed development is provided and maintained at all times from King William Road and Park Street via operative registered rights of way in accordance with the site access plan prepared by Saunders Retail and dated 18/06/2012 being plan number DA-050 (including an additional two-way right of way through the rear carpark at 183 King William Road).
5. That the approved waste disposal facilities and waste enclosure shall be installed and operative prior to occupation of the development.
6. Waste disposal vehicles shall only service the subject site between the hours of 7am and 8:30am Monday to Saturday.
7. That the applicant relocate the graded section of the western aisle further the south, as per *Phil Weavers* report dated 7 February 2013. Further details be provided to the satisfaction of Council prior to issue of development approval.
8. The driveway and car parking areas to be surfaced, drained and marked to the reasonable satisfaction of Council prior to the development being occupied.



9. Suitable wheel stops or bump bars be placed in parking spaces along the eastern (rear) boundary, as indicated on the approved plan, to prevent damage to fences along the eastern boundary of the site, prior to use of the car parking area.
10. 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.
11. That full details of colours, finishes and materials to be provided to the satisfaction of Council prior to the issue of Development Approval.
12. That further details be provided of the privacy screening to the east facing upper floor, to the satisfaction of Council, prior to the issuing Development Approval.
13. No signs to be erected or displayed without prior consent of Council.
14. A dilapidation report (i.e. building / site condition survey) shall be prepared by a qualified engineer to document the status of those buildings, structures and Council assets that have the potential to be affected by the development. A copy of this report shall be provided to the satisfaction of Council prior to the issue of Development Approval.
15. That a Construction and Environmental Management Plan (CEMP) shall be prepared and shall address – but not be limited to – the following:
  - Air quality controls: including for dust and odour.
  - Stormwater management: including erosion and sediment control to ensure water quality is maintained and overland stormwater flows minimise the transfer of contaminants from the site.
  - Soils: including fill importation, stockpile management and prevention of soil contamination (and minimisation of vehicle drag out);
  - Groundwater: including prevention of groundwater contamination;
  - Noise: to minimise construction impacts of adjoining owners and occupiers.
  - Occupational health and safety.
  - Use of temporary lighting (and minimisation of light overspill).
  - Establishment and maintenance of temporary fencing and hoardings.
  - Waste minimisation, recovery and disposal.
  - Site servicing and security arrangements.
  - Storage of chemicals and fuel.
  - Protection of existing street and amenity trees.
  - Carparking for tradespersons vehicles and storage heavy machinery.
  - Traffic management on King William Road.

A copy of this plan shall be provided to the satisfaction of Council prior to the issue of Development Approval.

16. The hours of construction shall be limited to the following:
  - Monday to Friday – 7:00 am to 7:00pm;
  - Saturday – 7:00 am to 1:00 pm

All reasonable efforts shall be made to limit the emission of noise during construction and shall comply with the provisions of the Environmental Protection Act and Regulations, 1993.

17. That a 2.5m fence be erected along the eastern boundary shared with 77 Opey Avenue. Further details to be provided prior to the issue of Development Approval.
18. That vines be planted to grow along the underside of the verandah for the building at 175 King William Road. Further details to be provided to the satisfaction of Council prior to the issue of Development Approval.
19. That the verandah for 177 King William Road be modified to enable the inclusion of verandah posts and the planting of vines. Further details to be provided to Council prior to the issue of Development Approval.

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

- 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.
- 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).
- 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 details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- This planning assessment has not taken into account the specific requirements for access and facilities for people with disabilities (AS1428-2001). These are building assessment related matters and will be dealt with accordingly at the time of lodgement for Building Consent.

**CARRIED**

Nicole Dent returned to the meeting at 8.57pm.

**ITEM 3**

**DEVELOPMENT APPLICATION – 090/772/2012/C2 – 7 WELLINGTON TERRACE, FULLARTON SA 5063 (PARKSIDE)**

MOVED: Rob Sangster

SECONDED: Don Palmer

That Development Application 090/772/2012/C2 at 7 Wellington Terrace, Fullarton SA 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. That the north, south and east facing upper floor windows 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.
3. 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.

**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.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- 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).
- 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.

**CARRIED**

**ITEM 4**

**DEVELOPMENT APPLICATION – 090/825/2012/C2 – 7 JASPER STREET,  
HYDE PARK 5061 (UNLEY PARK)**

MOVED: Rob Sangster

SECONDED: Brenton Burman

That Development Application 090/825/2012/C2 at 7 Jasper Street, 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. 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 the upper floor windows to the south (rear) and east (side) 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.
4. That ancillary pool and/or spa equipment shall be entirely located within a sound attenuated enclosure which is at least 5 metres from a habitable room window on an adjoining property prior to the operation of said equipment.
5. A Tree Protection Zones, as outlined in *Alan Cameron's* arboricultural report dated 6 February 2013, be implemented prior to commencement of works. For this purpose:
  - No major trenching shall occur within the Tree Protection Zone and no services shall traverse the Tree Protection Zone.
  - Signage shall be erected indicating that no building materials shall be stored or disposed of within the Tree Protection Zone and vehicles shall not traverse over the area or be stored within the Tree Protection Zone.
  - Nothing shall be attached to the canopy of the trees by any means.
  - It is recommended that the dead wood in the canopy be removed prior to construction and absolutely no live wood is to be removed.
6. That further design details of the pier and suspended slab footings (as described in the report prepared by Alan Cameron dated 6 February 2013) be provided to the satisfaction of Council 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.

- 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 details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- 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.
- Noise generated from ancillary pool and/or spa equipment must not exceed the maximum noise level recommended by the EPA. For this purpose, noise generated from ancillary pool / spa equipment shall not exceed 52 db(a) between 7am and 10pm and 45 db(a) between 10pm and 7am on any day, measured from a habitable room window or private open space of an adjoining dwelling.

**CARRIED**

## **CLOSURE**

The Presiding Member declared the meeting closed at 9.10pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 16/4/2013.

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**PRESIDING MEMBER**

**DATED**     /     /

NEXT MEETING

Tuesday, 16 April 2013