

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 15 August 2017
at 7.00pm in the Unley Council Chambers,
181 Unley Road, Unley**

ACKNOWLEDGEMENT

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

PRESENT:

Mr Roger Freeman (Deputy Presiding Member)
Ms Nicole Dent
Mrs Ann Nelson
Mr Rufus Salaman
Mr Rob Sangster
Ms Jennifer Boisvert
Mr Brenton Burman (Presiding Member)

APOLOGIES:

OFFICERS PRESENT:

Paul Weymouth, Manager Development & Regulatory
Mr Donny Michel, Team Leader Planning
Ms Amy Barratt, Acting Senior Planner, Planning
Ms Michelle Penta, Development Administration

CONFLICT OF INTEREST:

Ann Nelson advised that, in relation to Item 1 – 10 Dunks Street, Parkside a representor is known to her but that she does not consider this a conflict of interest.

Rob Sangster advised that, in relation to Item 5 – 378 Unley Road, Unley Park, that the applicant is known to him, he spoke to the applicant prior to the meeting but referred him to Council Administration.

CONFIRMATION OF MINUTES:

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 18 July 2017, as printed and circulated be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

***ITEM 1**

DEVELOPMENT APPLICATION – 090/17/2017/C2 – 10 DUNKS STREET, PARKSIDE SA 5063 (UNLEY)

Ms Rua Hashlamoun on behalf of Ms Rua Hashlamoun and Mr Ahmed Elkhaldi, representors, Ms Ruth Sibley on behalf of Ms Ruth Sibley and Mr Nigel Sibley, representors, Mr Michael Smith, representor, addressed the Panel regarding the above item.

MOVED: Jenny Boisvert

SECONDED: Rob Sangster

That Development Application at 10 Dunks Street, Parkside SA 5063 for 'Variation to 090/205/2016/C2 - internal alterations to include non-habitable mezzanine (install translucent film to northern high level windows) and alter carport walls', be DEFERRED and the applicant to consider installing permanent frosted glass instead of translucent film.

CARRIED

ITEM 2

DEVELOPMENT APPLICATION – 090/348/2017/C2 – 1 ARTHUR STREET, FULLARTON SA 5063 (FULLARTON)

MOVED: Roger Freeman

SECONDED: Ann Nelson

That Development Application at 1 Arthur Street, Fullarton SA 5063 to 'Carry out single storey alterations and construct additions including ensuite on common boundary and verandah at rear', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

PLANNING CONSENT DETAILS OF DECISION:

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.

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 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

CARRIED UNANIMOUSLY

ITEM 3

DEVELOPMENT APPLICATION – 090/224/2017/C1 – 73A FISHER STREET, MYRTLE BANK SA 5064 (FULLARTON)

Mr Kosta Kokkoni on behalf of Mr Peter Kokkoni , applicant, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Jenny Boisvert

That Development Application 090/224/2017/C1 at 73 Fisher Street, Myrtle Bank SA 5064 to 'Removal of regulated tree - Eucalyptus camaldulensis (River Red Gum)', is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

- The subject tree is considered to make an important contribution to the character and amenity of the local area;
- The subject tree is considered to contribute to the habitat value of the local area;
- The subject tree is not diseased, nor considered to have a short life expectancy;

- The subject tree is not considered to represent an unacceptable risk to public and/or private safety;
- The subject tree is not considered to be causing, or threatening to cause, substantial damage to a substantial structure of value;

CARRIED

***ITEM 4**

DEVELOPMENT APPLICATION – 090/329/2017/C1 – 4 HAMPSTEAD AVENUE, HIGHGATE 5063 (FULLARTON)

Mr Peter Pagonis on behalf of Highgate School, applicant, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application 090/329/2017/C1 at 4 Hampstead Avenue, Highgate 5063 for 'Removal of 3 regulated trees from property: Tree 1 - Corymbia Maculata (Spotted Gum) Tree 2 - Corymbia Citriodora (Lemon Scented Gum) Tree 3 - Corymbia Citriodora (Lemon Scented Gum)' be DEFERRED to allow the applicant:

- An opportunity to provide a structural engineers report to determine whether the Regulated Trees proposed to be removed are causing damage to a building; and
- An updated arborist report from a qualified Arborist (a person holding a Certificate V in Horticulture (Arbor culture), or comparable or higher qualification) to determine whether the trees pose a material risk to public or private safety

CARRIED UNANIMOUSLY

ITEM 5

DEVELOPMENT APPLICATION – 090/410/2017/NC – 378 UNLEY ROAD, UNLEY PARK SA 5061 (UNLEY PARK)

MOVED: Rufus Salaman

SECONDED: Jenny Boisvert

That pursuant to Section 17(3)(b) of the Development Regulations 2008, the Development Assessment Panel determines to proceed with an assessment of Development Application 090/410/2017/C3 at 378 Unley Road, Unley Park SA 5061 for 'Change of use from Bakery/Cafe to Bakery/Cafe/Restaurant'.

CARRIED

OTHER BUSINESS

MATTERS FOR COUNCIL'S CONSIDERATION

CLOSURE

The Presiding Member declared the meeting closed at 8.38 pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 19/9/2017.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 19 September 2017