

**CITY OF UNLEY**

**DEVELOPMENT ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday, 21 July 2015  
at 7.00pm in the Civic Centre, 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 Brenton Burman (Presiding Member)  
Mr Roger Freeman (Deputy Presiding Member)  
Mrs Ann Nelson  
Ms Barbara Norman  
Ms Jennifer Boisvert  
Mr Rufus Salaman  
Mr Rob Sangster

**APOLOGIES:**

**OFFICERS PRESENT:**

Mr Donny Michel, Acting Manager Development  
Mr Grant Croft, Acting Team Leader Planning  
Ms Rachel Theile, Development Administration

**CONFLICT OF INTEREST:**

Jenny Boisvert advised that the representative of the applicant for Item 3 – 4 Seymour Avenue, Kings Park, is Mr Jeremy Hill, and that he is known to her but that she does not believe this represents a conflict of interest.

Brenton Burman advised for Item 3 - 4 Seymour Ave, Kings Park, that Jeremy Hill will be appearing on behalf of the Applicant and that he has known Jeremy, both professional and personally for some years, but he has not had any dealings with him in relation to this development application and he does not believe this represents a conflict of interest.

**CONFIRMATION OF MINUTES:**

MOVED: Jennifer Boisvert

SECONDED: Rob Sangster

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 16 June 2015, as printed and circulated be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

**ITEM 1**

**DEVELOPMENT APPLICATION – 090/16/2015/C1 – 11-13 YOUNG STREET, PARKSIDE 5063 (PARKSIDE)**

MOVED: Roger Freeman

SECONDED: Barbara Norman

That Development Application at 11-13 Young Street, Parkside 5063 to 'Remove significant tree - *Araucaria bidwillii* (Bunya Pine)', 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. That the removal of the subject significant tree (*Araucaria bidwillii*- Bunya Pine) 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 \$246.00 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).

**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**.

**CARRIED**

**\*ITEM 2**

**DEVELOPMENT APPLICATION – 090/287/2015/C3 – CARMELITE MONASTERY,  
380 GLEN OSMOND ROAD, MYRTLE BANK SA 5064 (FULLARTON)**

Mr Anthony John O'Connor and Dr Brian Fotheringham, representors, and Mr Greg Vincent on behalf of Southern Cross Care (SA & NT) Inc, applicant, addressed the Panel regarding the above item.

MOVED: Ann Nelson

SECONDED: Jennifer Boisvert

That Development Application at Carmelite Monastery, 380 Glen Osmond Road, Myrtle Bank SA 5064 for 'Demolition of existing dwellings (x8), removal of 4 regulated trees and 1 significant tree and the construction of a 4-storey nursing home and ancillary facilities', 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.
3. Waste collection services shall be from basement level only and shall only occur Monday to Friday between the hours of 7am and 10pm.
4. Deliveries to the site shall only be received at basement level and only occur between 7am and 10pm Monday to Friday and 9am to 7pm on Saturday and Sunday.
5. Signs restricting vehicles to 5km/h shall be appropriately placed within the car parking and basement areas.
6. That the collection of stormwater from all large non-permeable surfaces (roofs and car parks) should be designed such that it allows for on-site collection, treatment and detention and used internally and for on-site irrigation of landscaped areas. Any stormwater discharge from the site shall be to an approved stormwater discharge point (within Council's Stormwater Pipe Network) and to the satisfaction of Council's engineers. Further details shall be provided to the satisfaction of Council prior to the issue of Development Approval.
7. The construction of the crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at the full cost to the applicant.

8. A Demolition and Construction Management Plan is required to the satisfaction of Council prior to the issue of Development Approval and shall include details such as:
  - Car parking and access arrangements for tradespersons
  - Siting of materials storage
  - Site offices
  - Work in the Public Realm
  - Hoarding
  - Site amenities
  - Traffic requirements including construction access/egress and heavy vehicle routes
  - Reinstatement of infrastructure
  - Protection measures for significant landscape elements
9. Temporary debris and sediment control measures shall be installed to ensure that debris, soil, soil sediments and litter are maintained within the construction site. At no time shall debris, soil, soil sediments and litter from the construction site enter Council's drainage system, road network or neighbouring properties. Pollution prevention measures shall be in accordance with the "Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice":
  - For the Community
  - For the Local , State and Federal Government
  - For the Building and Construction Industry

In the event that soil, dust or construction debris enter Council's road network, it shall be removed by the end of the next business day.
10. 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.
11. Prior to commencement of works, the developer shall nominate a Construction Manager or Site Supervisor who is available to receive calls from any resident within the adjacent area regarding any complaint the resident may have in relation to construction practices. The developer shall provide signage on-site, providing contact details for the Construction Manager or Site Supervisor.
12. That a detailed landscape management plan be submitted to and approved by Council prior to full Development Approval being issued, which indicates the species and location of proposed trees and shrubs on the site, details of all new fencing and boundary treatments and tree protection measures, including tree protection zones for all regulated and significant trees.
13. That the landscaping, as approved by 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. Further, that trees used in landscaping of the site be at least 1.5 metres in height at the time of planting.

14. That a detailed plan of lighting shall be provided to the satisfaction of Council prior to the issue of full Development Approval. The plan shall include appropriate measures (aiming of lights, fitting of louvres, baffles, or shields or the like) to control or limit light falling on surrounding properties.
15. That full details of external colours, finishes and materials to be used (samples provided if necessary) be submitted to and approved by the Council, prior to commencement of construction.
16. The applicant shall meet all costs associated with the removal of the street trees on Spence Avenue and the planting of two mature replacement trees.
17. Amended plans showing the following details shall be provided to the satisfaction of the Council prior to full Development Approval being issued:
  - Car parking spaces at grade having a 600mm vehicle overhang and a width of 2.6 metres
  - Provision of onsite bicycle parking for staff and residents
  - Space 6 in the staff car parking area needs to be clearly marked for 'small car only'
  - Bollards placed in the middle of the shared space next to the disable parking spaces both in the secure parking area and in the visitor parking area.
18. All structures and ancillary infrastructure associated with the development (including but not limited to fire boosters, utility meters, electrical transformers) shall be located clear of the possible road widening area defined in Figure 2 of the MFY Traffic and Parking Report so as to minimise impediments to possible road networks.
19. All obsolete crossovers shall be reinstated to Council standard kerb and gutter at the applicant's cost. This work shall be completed prior to the occupation of the development.
20. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Cross Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
21. A site induction of all contractors and staff undertaking the works shall be undertaken and include information about the heritage significance and listing of the place. The site induction should highlight good heritage practice and what to do if works vary from the approval. A generic site induction is attached for reference.

Reason for condition: To ensure all persons working on the project are aware of the heritage significance of State heritage place.
22. The fencing around the proposed building, to the east and north, shall be designed and installed so that it can easily be removed on completion of the subject stage of development.

Reason for condition: To facilitate re-integration of the grounds of the State heritage place with the development site.

23. That 11 replacement trees must be planted to replace the four (4) Regulated trees and one (1) Significant tree within twelve (12) months of the date of the development approval. The replacement trees shall be selected from the attached list. The applicant shall advise Council in writing when the replacement trees are planted. The owner of the land the subject of this authorisation shall maintain the replacement trees in good health and condition at all times and shall replace any such tree if it dies forthwith.

**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 existing brush fence along the southern boundary of No.5A Spence Avenue should be replaced in accordance with the recommendations of the Acoustic Report by Bestec (April 2015), with the agreement of the land owner.
- 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 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 must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- 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.
- The site is affected by possible requirements show on the Metropolitan Adelaide Road Widening Plan (MARWP). The consent of the Commissioner of Highways should be sought for all building works on or within 6.0 metres of the possible requirements shown on MARWP.
- Future subdivision of the current land parcel comprising the State heritage place is considered incompatible with its heritage values, based on information presented in the 2014 Draft Conservation Management Condition Report. Any proposal for future subdivision should be preceded by a more detailed investigation of appropriate curtilage parameters that demonstrates an adequate protection of the visual setting of the State heritage place and significant views to and from it, so as to preserve the landmark qualities of the listed buildings in their changing context.

- The owner is encouraged to explore continued use options for the grounds and heritage buildings so that casual surveillance of the heritage place can assist with security, and maintenance needs are quickly identified and remedied.
- Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal described in the planning documentation.
- Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal described in the planning documentation.
- In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
- Council is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
  - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
  - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

- Council is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
  - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

**CARRIED UNANIMOUSLY**

**\*ITEM 3**

**DEVELOPMENT APPLICATION – 090/195/2014/C3 – 4 SEYMOUR AVENUE, KINGS PARK 5034 (UNLEY PARK)**

Ms Louise Thomas and Mr Steven Thomas, representors, and Mr Jeremy Hill and Mr Malcolm Boag, applicant, addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Rufus Salaman

That Development Application 090/195/2014/C3 4 Seymour Avenue Kings Park SA 5034 to 'Install tennis court fencing and six (6) tennis court lights', is not seriously at variance with the provisions of the 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. That the lights shall only be turned on when the tennis court is being used and shall be turned off between the hours of 10.00pm and 7am on Monday to Sunday.
3. That the landscaping, as approved by the Council, be established prior to completion of the development and that the landscaping and site be generally maintained to the reasonable satisfaction of Council at all times.

**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.

**CARRIED UNANIMOUSLY**

**ITEM 4**

**DEVELOPMENT APPLICATION – 090/204/2015/C2 – 18 LE HUNTE STREET, WAYVILLE 5034 (GOODWOOD)**

Mr Anastasios Roubos, representor, and Mr Peter Woolman, applicant, and Mr Mark Millard, owner, addressed the Panel regarding the above item.

MOVED: Ann Nelson

SECONDED: Jennifer Boisvert

That Development Application at 18 Le Hunte Street, Wayville SA 5034 to 'Carry out alterations and construct addition on common boundary including verandah', 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.
3. Water discharged from the development site should not exceed the rate of discharge from the site as it existed in pre-development conditions. Further details shall 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 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 UNANIMOUSLY**

### **ITEM 5**

### **DEVELOPMENT APPLICATION – 090/239/2015/C2 – 6A MARTENS AVENUE, FULLARTON SA 5063 (PARKSIDE)**

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application at 6A Martens Avenue, Fullarton SA 5063 to 'Erect verandah within 600mm of common boundary', 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.
- 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 UNANIMOUSLY**

**ITEM 6**

**DEVELOPMENT APPLICATION – 090/276/2015/C2 – CONCORDIA COLLEGE, 45 CHELTENHAM STREET, HIGHGATE SA 5063 (FULLARTON)**

Mr Peter Thornton, representor, and Mr Marcus Rolfe on behalf of Mr Mick Hoopman, applicant, addressed the Panel regarding the above item.

MOVED: Ann Nelson

SECONDED: Rufus Salaman

That Development Application at Concordia College, 45 Cheltenham Street, Highgate SA 5063 for 'Installation of three temporary transportable classrooms over existing car-park located off Cheltenham Street', 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. That the temporary classrooms shall be removed from the site on or before 30 June 2018 at which time the land shall be restored to the state in which it existed immediately prior to the date of this consent.

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.
4. Appropriate temporary signage be erected on-site, in a suitable location, directing people to other school off-street parking facilities along Balmoral Street and Winchester Street.

**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 7**

**DEVELOPMENT APPLICATION – 090/293/2015/C2 – 47 PORTER STREET,  
PARKSIDE 5063 (UNLEY)**

MOVED: Ann Nelson

SECONDED: Rob Sangster

That Development Application at 47 Porter Street, Parkside 5063 to 'Erect verandah and carport on common boundaries', 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.
- 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 UNANIMOUSLY**

**ITEM 8**

**DEVELOPMENT APPLICATION – 090/629/2014/C2 – 15 FULLER STREET, PARKSIDE 5063 (PARKSIDE)**

Mr Stephen Smith, owner, addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Barbara Norman

That Development Application at 15 Fuller Street, Parkside 5063 to 'Demolish existing dwelling, construct two storey dwelling with associated garage', 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. Water discharged from the development site should not exceed the rate of discharge from the site as it existed in pre-development conditions. Further details shall be provided to the satisfaction of Council prior to the issue of Development Approval.
3. That the 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.
4. 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.
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:**

- 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 UNANIMOUSLY**

**ITEM 9**

**DEVELOPMENT APPLICATION – 090/345/2015/C2 – 181 YOUNG STREET AND 78 UNLEY ROAD UNLEY 5061 (UNLEY)**

Application WITHDRAWN by Applicant.

**ITEM 10**

**DEVELOPMENT APPLICATION – 090/226/2015/DIV – 1 DRYDEN ROAD, BLACK FOREST 5035 (CLARENCE PARK)**

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application at 1 Dryden Road, Black Forest 5035 for 'Land division - Torrens Title - Create 2 allotments from 1 existing', 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.

**LAND DIVISION CONSENT CONDITIONS:**

2. That the carport for the existing dwelling be constructed prior to the Section 51 clearance being issued.

**DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS** are as follows:

- The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.  
The alteration of internal drains to the satisfaction of SA Water is required.  
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
- Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
- A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

**CARRIED**

**ITEM 11**

**DEVELOPMENT APPLICATION – 090/136/2015/C2 – 1 DRYDEN ROAD, BLACK FOREST 5035 (CLARENCE PARK)**

MOVED: Ann Nelson

SECONDED: Roger Freeman

That Development Application at 1 Dryden Road, Black Forest 5035 to 'Construct new two (2) storey dwelling with garage and construct a new carport forward of the existing dwelling', 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. Water discharged from the development site should not exceed the rate of discharge from the site as it existed in pre-development conditions. Further details shall be provided to the satisfaction of Council prior to the issue of Development Approval.
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.

**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 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 12**

**DEVELOPMENT APPLICATION – 090/377/2015/NC – 78-86 ANZAC HIGHWAY, EVERARD PARK 5035 (GOODWOOD)**

MOVED: Rufus Salaman

SECONDED: Jennifer 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 090/377/2015/NC at 78-86 Anzac Highway, Everard Park for 'Change of use - Boxing Fitness Gym'.

**CARRIED UNANIMOUSLY**

**ITEM 13**

**DEVELOPMENT APPLICATION – 090/465/2015/NC – UNIT 3 / 296 GOODWOOD ROAD, CLARENCE PARK SA 5034 (CLARENCE PARK)**

MOVED: Barbara Norman

SECONDED: Rob Sangster

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 090/465/2015/NC at 3 / 296 Goodwood Road, Clarence Park for 'Change of use - convert residential section of premises to offices'.

**CARRIED UNANIMOUSLY**

**ITEM 14**

**DEVELOPMENT APPLICATION – 090/427/2015/NC – 5 / 261-267B GOODWOOD ROAD, KINGS PARK SA 5034 (UNLEY PARK)**

MOVED: Roger Freeman

SECONDED: Jennifer 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 090/427/2015/NC at 5 / 261-267B Goodwood Road, Kings Park for 'Change of use from shop to restaurant with take away component (maximum 60 seats)'.

**CARRIED UNANIMOUSLY**

**ITEM 15**

**DEVELOPMENT ASSESSMENT PANEL – ANNUAL REPORT TO COUNCIL**

MOVED: Roger Freeman

SECONDED: Rob Sangster

That it be recommended to Council that:

1. The attached Draft Annual Report of the Development Assessment Panel (Attachment 1) be endorsed and provided to Council for consideration at the next available meeting.

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

The Panel requested that Council review the car parking requirements for educational establishments in the Council area. Currently, the requirements only takes in to consideration staff members and visitors but not students.

**CLOSURE**

The Presiding Member declared the meeting closed at 9.54pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 18/8/2015.

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**PRESIDING MEMBER**

**DATED**     /     /

NEXT MEETING

Tuesday, 18 August 2015