

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of Meeting held Tuesday, 20 June 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 Brenton Burman (Presiding Member)
Mr Roger Freeman (Deputy Presiding Member)
Ms Jennifer Boisvert
Mrs Ann Nelson
Mr Rufus Salaman

APOLOGIES:

Mr Rob Sangster

OFFICERS PRESENT:

Mr Paul Weymouth, Manager Development and Regulatory
Mr Donny Michel, Team Leader Planning
Mr Grant Croft, Senior Planner
Ms Rachel Theile, Development Administration

CONFLICT OF INTEREST:

Jennifer Boisvert advised of a perceived conflict of interest in relation to Item 3 - 20B, 20C, 20D & 20E Millswood Crescent, Millswood, as the proposal was previously considered at a Council meeting, however she declared a conflict of interest at the Council meeting and did not participate in the debate.

Rufus Salaman advised of a perceived conflict of interest in relation to Item 3 - 20B, 20C, 20D & 20E Millswood Crescent, Millswood, as the proposal was previously considered at a Council meeting, however he declared a conflict of interest at the Council meeting and did not participate in the debate.

Brenton Burman advised that, in relation to Item 1 – 88 King William Road, Goodwood, that he has been a patient of the medical centre and dentist for many years, but that he does not consider this a conflict of interest.

CONFIRMATION OF MINUTES:

MOVED: Rufus Salaman

SECONDED: Jennifer Boisvert

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Tuesday 16 May 2017, as printed and circulated be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 1

DEVELOPMENT APPLICATION – 090/618/2016/C1 – 88 KING WILLIAM ROAD, GOODWOOD SA 5034 (UNLEY)

Dr Jon Reding on behalf of Hyde Park Clinic Pty Ltd addressed the Panel regarding the above item.

MOVED: Roger Freeman

SECONDED: Rufus Salaman

That Development Application 090/618/2016/C1 at 88 King William Road, Goodwood SA 5034 for 'Removal of regulated tree - *Corymbia citriodora* (Lemon Scented 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 tree is considered to significantly contribute to the visual amenity of the locality as per Council Wide Objective 61(a) and therefore should be preserved.
- The tree is not diseased and is not considered to have a short life expectancy; therefore removal cannot be justified under Principle of Development Control 220(a).
- The tree is not considered to pose a material risk to public or private safety and therefore removal cannot be justified under Principle of Development Control 220(b).
- The tree is not considered to be causing damage to a building and therefore removal cannot be justified under Principle of Development Control 220(c).
- The tree does not demonstrate any of the criteria under Principle of Development Control 220 and therefore the tree should not be removed.

CARRIED

***ITEM 2**

DEVELOPMENT APPLICATION – 090/994/2016/C3 – 285 GOODWOOD ROAD, KINGS PARK SA 5034 (UNLEY PARK)

Mr Anthony Stuart addressed the Panel on behalf of the following representors:

- Susan and Anthony Stuart
- Mary Page
- Marlene McGorm
- Ken Wetherall
- Lina & Pasquale Versace
- Alfred and Margaret Osborne

Ms Hayley Bishop, representor, and Mr Anthony Gatti, Mr Frank Siaw and Mr Jim Clarke on behalf of Goodwood Enterprise Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Jennifer Boisvert

SECONDED: Rufus Salaman

That Development Application at 285 Goodwood Road, Kings Park SA 5034 for 'Change of use - Student accommodation and creation of common driveway', is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

- The development does not provide adequate onsite car parking.
- The development does not provide adequate outdoor space.
- The driveway along the eastern boundary does not meet the minimum driveway width specified by AS2890.1.
- Landscaping has not been proposed to the open space, driveway areas and building frontage to Stanley Street and Goodwood Road.

CARRIED

ITEM 3

DEVELOPMENT APPLICATION – 090/126/2017/C3 – 20B, 20C, 20D & 20E MILLSWOOD CRESCENT, MILLSWOOD SA 5034 (CLARENCE PARK)

MOVED: Ann Nelson

SECONDED: Jennifer Boisvert

That Development Application at 20B, 20C, 20D & 20E Millswood Crescent, Millswood SA 5034 to 'Remove existing light towers and install eight (8) new lighting towers associated with the Croquet Club', 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, including an email from *Bob Terrett* dated 31 May 2017, 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 lighting shall be mounted in accordance with Australian Standard AS/NZ 4282-1997.
3. That prior to the use of the lights, the applicant shall provide to Council a light spill assessment to ensure the lights comply with the requirements of the Australian Standard 4282-1997.

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 1300 366 424 or refer to their web site at 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 UNANIMOUSLY

ITEM 4
REMOVAL OF CONFIDENTIALITY ORDERS

MOVED: Ann Nelson
SECONDED: Jennifer Boisvert

That:

1. The report be received.
2. The Development Assessment Panel (DAP) endorse the removal of the confidentiality order on the item as detailed in the attached table ([Attachment A](#)).

CARRIED UNANIMOUSLY

OTHER BUSINESS

None

MATTERS FOR COUNCIL'S CONSIDERATION

None

CLOSURE

The Presiding Member declared the meeting closed at 8.44pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 18/7/2017.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 18 July 2017