

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of meeting held Monday, 16 April 2012
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 Roger Freeman
Dr Lissa Van Camp
Mr Brenton Burman
Mr Rob Sangster
Mr Don Palmer
Mr Rufus Salaman

APOLOGIES:

OFFICERS PRESENT:

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

CONFIRMATION OF MINUTES

MOVED: Don Palmer

SECONDED: Rob Sangster

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Monday 19 March 2012, as printed and circulated, be taken as read and signed as a correct record.

CARRIED

ITEM 1

DEVELOPMENT APPLICATION – 090/879/2011/C3 – 3 VALMAI AVENUE, KINGS PARK 5034 (UNLEY PARK)

MOVED: Don Palmer

SECONDED: Brenton Burman

That Development Application 090/879/2011/C3 at 3 Valmai Avenue, Kings Park 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. 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 appropriate measures shall be taken (aiming of lights, fittings of louvres, baffles, shields or the like) to control and limit light falling on surrounding properties and that the lights shall be turned between the hours of 10pm and 7am Monday to Sunday.

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**.
- 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.
- 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 2

DEVELOPMENT APPLICATION – 090/5/2012/C2 – 348 FULLARTON ROAD, FULLARTON 5063 (PARKSIDE)

Mr Daniel Maung and Mr Chris Sperou, representors, and Mr Ken Nykiel on behalf of Australian Classic Homes, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Roger Freeman

That Development Application 090/5/2012/C2 at 348 Fullarton Road, Fullarton 5063 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent for the following reasons:

- The development does not ensure that the character and levels of amenity of the locality is substantially maintained.
- The development is not compatible in form, scale and design with the existing positive elements of the character of the area.
- The development has a site area less than 300m² per dwelling and a frontage less than 22m.

CARRIED

ITEM 3

DEVELOPMENT APPLICATION – 090/987/2011/C2 – 3 PALMERSTON ROAD, UNLEY 5061 (UNLEY)

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/987/2011/C2 at 3 Palmerston Road, 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 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 northern upper floor windows be treated to avoid overlooking prior to occupation and to the satisfaction of Council by being fitted with a permanently fixed louved screen as detailed on S05, and be kept in place 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.
- 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.
- Your attention is drawn to the requirements of **Development Regulation 76C- Fire Safety Requirements - Brush Fences.**

It is a requirement for the purpose of building rules assessment that brush fences (existing, proposed or altered) must be clearly identified on all documentation to be lodged for building rules consent. Brush fences within 3 metres of any dwelling will require development approval.

CARRIED

ITEM 4

DEVELOPMENT APPLICATION – 090/575/2011/C2 – 6 DOUGLAS STREET, MILLSWOOD 5034 (UNLEY PARK)

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That Development Application 090/575/2011/C2 at 6 Douglas Street, Millswood 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. 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 details of the non-invasive footing system, driveway, pathways and the proposed construction of services (as detailed within the arboricultural report by Project Green, dated 11.12.2011 and correspondence from C. Bastiras dated 12.12.2012) be provided to the satisfaction of Council Administration prior to the issue of Building Rules 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. Tree protection fencing is to be installed around the three trees in question and measures taken to protect the trees as per Section 4 of the AS 4970-2009, following the recommendations and specified Tree Protection Zones documented within the Arboricultural report by Project Green, dated 11.12.2011.
5. That Council's Arborist is to be contacted prior to any works to ensure the tree protection measures are being considered and are in 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 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.
- 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**.

CARRIED

ITEM 5

DEVELOPMENT APPLICATION – 090/955/2011/C2 – 84A NORTHGATE STREET, UNLEY PARK 5061 (UNLEY PARK)

Mr Stuart Henry on behalf of Loucas Zahos Architects, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rufus Salaman

That Development Application 090/955/2011/C2 at 84A Northgate Street, Unley Park 5061 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent for the following reasons:

- The development does not compliment the heritage value, integrity and character of the adjacent Local Heritage Place in terms of its setting, form and scale, boundary setbacks, architectural styles and detailing, fenestration, materials, finishes and external colours.
- The development does not propose the complementary replacement of a non contributory building.
- The building does not suitably reference the contextual conditions of the locality and contribute positively to the desired character in terms of:
 - Scale and form of the building relative to their setbacks as well as overall size of the site; and
 - Streetscape setting or the characteristic pattern of buildings and space (front and side setbacks), and gaps between buildings.
- The building façade is not composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.
- The development does not present as single storey to the streetscape and the upper storey is not located within the roof form.

CARRIED

CLOSURE

The Presiding Member declared the meeting closed at 8.03pm.

.....
PRESIDING MEMBER

NEXT MEETING

Monday, 21 May 2012