

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of meeting held Monday, 17 December 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 Brenton Burman
Ms Nicole Dent
Mrs Ann Nelson
Mr Don Palmer
Mr Rufus Salaman
Mr Rob Sangster

APOLOGIES:

OFFICERS PRESENT:

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

CONFLICT OF INTEREST:

CONFIRMATION OF MINUTES:

MOVED: Don Palmer

SECONDED: Brenton Burman

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

CARRIED

APPOINTMENT OF DEPUTY PRESIDING MEMBER

MOVED: Terry Tysoe

SECONDED: Don Palmer

That Brenton Burman be elected as the Deputy Presiding Member for the City of Unley Development Assessment Panel.

CARRIED

ITEM 1

DEVELOPMENT APPLICATION – 090/354/2012/C2 – 45 FASHODA STREET, HYDE PARK SA 5061 (UNLEY PARK)

Mr Lou Fantasia on behalf of Mr Konstantinos Barkoukis, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rob Sangster

That Development Application 090/354/2012/C2 at 45 Fashoda Street, Hyde Park SA 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 eastern 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. The landscaping, as indicated in the approved plans and details, shall be established within three (3) months of the completion of the development and thereafter shall be maintained in good health and condition to the satisfaction of Council. Any dead or diseased plants or trees shall be replaced to the reasonable satisfaction of Council.

NOTES PERTAINING TO PLANNING CONSENT:

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

CARRIED

ITEM 2

DEVELOPMENT APPLICATION – 090/642/2012/C2 – 18 DEVON STREET (NORTH), GOODWOOD 5034 (GOODWOOD)

Mr Peter Fewster, representor, and Mr Graham Neale on behalf of Ms Dianne Olsen, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Nicole Dent

That Development Application 090/642/2012/C2 at 18 Devon Street (North), Goodwood 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. 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.

CARRIED

ITEM 3

DEVELOPMENT APPLICATION – 090/755/2012/C2 – 3 / 9 ROBSART STREET, PARKSIDE 5063 (PARKSIDE)

Mr Cameron Hills, representor, addressed the Panel regarding the above item.

MOVED: Brenton Burman

SECONDED: Don Palmer

That Development Application 090/755/2012/C2 at 3 / 9 Robsart Street, Parkside 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. 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.
- 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 4

DEVELOPMENT APPLICATION – 090/365/2012/C3 – 106 GLEN OSMOND ROAD, PARKSIDE 5063 (PARKSIDE)

Mr Patrick McBride on behalf of Lemerre Holdings Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Brenton Burman

SECONDED: Rob Sangster

That Development Application 090/365/2012/C3 at 106 Glen Osmond Road, Parkside 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. The hours of operation of the premises not exceed the following period:
 5. 7:30am to 5:00pm on any day
3. The premises shall not cater for nor accommodate more than 24 seats (indoor and outdoor inclusive) for dining purposes at any one time.
4. Waste disposal vehicles and general delivery vehicles only service the development between the hours of 7am and 7pm on any day.
5. 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.
6. That the bike rack shall be installed prior to occupation of the premises.
7. That final details of refuse disposal be provided to the reasonable satisfaction of Council prior to issue of Development Approval.

8. That the existing crossover to Glen Osmond Road shall be closed and reinstated with kerb and water table in accordance with Council requirements, and at the applicant's expense, prior to occupation of the development.

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 the development shall comply with the Food Act (2001) and Food Safety Standards. For this purpose the following non-compliances have been identified and further details shall be submitted to Council prior to occupation;
 - All the dishwashing sinks in the food preparation areas must have double bowl sinks; and
 - Provide handwash basins with a continuous supply of warm water from a single outlet within 5m of all food preparation and serving areas.

CARRIED

ITEM 5

DEVELOPMENT APPLICATION – 090/779/2012/C2 – 1 / 112 WATTLE STREET, FULLARTON 5063 (PARKSIDE)

MOVED: Rufus Salaman

SECONDED: Ann Nelson

That Development Application 090/779/2012/C2 at 1 / 112 Wattle Street, Fullarton 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. 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.
- 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 6

**DEVELOPMENT APPLICATION – 090/802/2012/C1 – 3 PENONG STREET,
HYDE PARK 5061 (UNLEY PARK)**

MOVED: Ann Nelson

SECONDED: Brenton Burman

That Development Application 090/802/2012 3 Penong Street, Hyde Park 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. Payment of \$232.50 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 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.

CARRIED

ITEM 7

DEVELOPMENT APPLICATION – 090/824/2012/C2 – 3 NEWMAN STREET, FORESTVILLE 5035 (GOODWOOD)

MOVED: Don Palmer

SECONDED: Brenton Burman

That Development Application 090/824/2012/C2 at 3 Newman Street, Forestville 5035 be DEFERRED and the applicant be requested to make design amendments to ensure a built form outcome that it more compatible in form, scale and design with the existing streetscape with respect to:

- Building mass and proportion,
- Presentation to public street,
- Facade articulation and detailing, and
- Use of verandahs and eaves.

CARRIED

ITEM 8

DEVELOPMENT ASSESSMENT PANEL PROPOSED MEETING DATES FOR 2013

MOVED: Don Palmer

SECONDED: Rob Sangster

That the Development Assessment Panel (DAP) in 2013 meet on the third Tuesday of every month at 7.00pm at the Civic Centre, 181 Unley Road, Unley, in accordance with the meeting schedule outlined below:

Tuesday	22 January 2013
Tuesday	19 February 2013
Tuesday	19 March 2013
Tuesday	16 April 2013
Tuesday	21 May 2013
Tuesday	18 June 2013
Tuesday	16 July 2013
Tuesday	20 August 2013
Tuesday	17 September 2013
Tuesday	22 October 2013
Tuesday	19 November 2013
Tuesday	17 December 2013

CARRIED

MATTERS FOR COUNCIL'S CONSIDERATION

The Panel requested Council consider the land use changes occurring on Glen Osmond Road and the implications of these changes for planning policy. Consideration should also be given to liaising with State Government regarding speed restrictions for heavy vehicles on Glen Osmond Road.

CLOSURE

The Presiding Member declared the meeting closed at 8.19pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 22/1/2013.

.....
PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday, 22 January 2013