

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of Meeting held Monday, 24 January 2011
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:

Nil

OFFICERS PRESENT:

Ms Christine Umapathysivam, Deputy CEO
Mr Donny Michel, Acting Manager Development
Ms Fiona Koutsikas, Acting Team Leader Planning
Ms Rachel Theile, Development Administration

CONFIRMATION OF MINUTES

MOVED: Don Palmer

SECONDED: Rufus Salaman

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Thursday, 16 December 2010 and Monday, 20 December 2010 as printed and circulated, be taken as read and signed as a correct record.

CARRIED

ITEM 1

DEVELOPMENT APPLICATION – 090/679/2010/C2 – 35 AROHA TERRACE, BLACK FOREST 5035 (GOODWOOD SOUTH)

Prior to debate on this item, Rufus Salaman, Don Palmer and Roger Freeman declared a conflict of interest and left the meeting at 7.02pm. Rufus Salaman due to his employment, Don Palmer undertook construction work for the representor, and Roger Freeman is an adjoining owner to the property.

Mr Terry Burford, representor, and Mr Brenton Bailey, owner, addressed the panel in respect of this item.

MOVED: Rob Sangster

SECONDED: Brenton Burman

That Development Application 090/679/2010/C2 at 35 Aroha Terrace, Black Forest 5035 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 a detailed landscaping plan, which indicates the species and location of proposed trees and shrubs on the site, be submitted for approval prior Building Rules consent being granted.

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 8463 3555 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.
- The applicant shall contact Council's Arboricultural Team on 8372 5470 to arrange for the removal of the street tree.

CARRIED

Rufus Salaman, Don Palmer and Roger Freeman returned to the meeting at 7.15pm.

ITEM 2

DEVELOPMENT APPLICATION – 090/798/2010/C2 – 3 VALMAI AVENUE, KINGS PARK 5034 (UNLEY PARK)

Ms Susan Scrymgour on behalf of Mr Owen Covick, representor, and Mr Nick Elsdon, applicant, addressed the panel in respect of this item.

MOVED: Brenton Burman

SECONDED: Lissa Van Camp

That Development Application 090/798/2010/C2 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. 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. 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.

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

CARRIED

ITEM 3

DEVELOPMENT APPLICATION – 090/603/2010/C2 – 343 FULLARTON ROAD, PARKSIDE & 2 RANDOLPH AVENUE, PARKSIDE (PARKSIDE)

MOVED: Lissa Van Camp

SECONDED: Brenton Burman

That Development Application 090/603/2010/C2 at 343 Fullarton Road, Parkside & 2 Randolph Avenue, Parkside 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 4.5m x 4.5m corner cut-off adjacent Randolph Road and Fullarton Road shall be kept clear of all solid fencing and all landscaping within this area shall be restricted to low growing (maximum 1 metre high) ground covers in order to ensure maximum sight lines for vehicles at this junction.
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. That the removal of the subject significant tree (Sweet Pittosporum) and relocation of the subject significant tree (Canary Island Date Palm) 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).
6. 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:

- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- 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 8463 3555 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

ITEM 4

DEVELOPMENT APPLICATION – 090/1052/2010/C2 – 99 YOUNG STREET, PARKSIDE 5063 (PARKSIDE)

MOVED: Roger Freeman

SECONDED: Rob Sangster

That Development Application 090/1052/2010/C2 at 99 Young 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. That the removal of the subject significant tree (*Melia Azedarach* – White Cedar) 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).

NOTES PERTAINING TO PLANNING CONSENT

- 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 5

DEVELOPMENT APPLICATION – 090/1030/2010/C2 – 9B BURNHAM AVENUE, MYRTLE BANK 5064 (FULLARTON)

Ms Maggie Balodis, representor, and Ms Marilyn Cochoran, applicant, addressed the panel in respect of this item.

MOVED: Rufus Salaman

SECONDED: Roger Freeman

That Development Application 090/1030/2010/C2 at 9B Burnham Avenue, Myrtle Bank 5064 is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

1. That the Removal of the subject significant tree (Eucalyptus camaldulensis- River Red Gum) shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

CARRIED

ITEM 6

DEVELOPMENT APPLICATION – 090/920/2009/C2/A – 367 FULLARTON ROAD, FULLARTON 5063 (FULLARTON)

MOVED: Rob Sangster

SECONDED: Roger Freeman

That Development Application 090/920/2009/C2/A at 367 Fullarton Road, 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.

Variation to 090/920/2009/C2 - Concrete block wall to boundary, steel frame to the garage and rendered hardiesheet cladding to the garage

3. That the development herein approved shall be undertaken in accordance with the amended plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

NOTES PERTAINING TO PLANNING CONSENT:

- 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.
- 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

ITEM 7

DEVELOPMENT APPLICATION – 090/972/2010/C2 – 10 KILLICOAT STREET, UNLEY 5061 (UNLEY)

MOVED: Lissa Van Camp

SECONDED: Brenton Burman

That Development Application 090/972/2010/C2 at 10 Killicoat Street, 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. That the removal of both the subject significant trees (*Ulmus Procera* – *English Elms*) 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).

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 8

DEVELOPMENT APPLICATION – 090/926/2010/C2 – 3 / 9 ROBSART STREET, PARKSIDE 5063 (PARKSIDE)

MOVED: Brenton Burman

SECONDED: Don Palmer

That Development Application 090/926/2010/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.
3. A Tree Protection Zone of 8.6m shall be provided from the base of the Sugar Gum (*Eucalyptus cladocalyx*) tree located within the rear yard of the adjoining property to the west (11 Robsart Street). For this purpose:
 - No major trenching shall occur within the Tree Protection Zone and no services shall traverse the Tree Protection Zone.
 - None destructive excavation shall only occur in the tree protection zone.
 - Signage shall be erected indicating that no building materials shall be stored or disposed of within the Tree Protection Zone and vehicles shall not traverse over the area or be stored within the Tree Protection Zone.
 - Nothing shall be attached to the canopy of the trees by any means.
 - It is recommended that the dead wood in the canopy be removed prior to construction and absolutely no live wood is to be removed.

NOTES PERTAINING TO PLANNING CONSENT

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

- 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. An application to install or amend a crossing place must be made to Council on the appropriate application form.
- 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 9

DEVELOPMENT APPLICATION – 090/964/2010/C2 – 5 MIEGUNYAH AVENUE, UNLEY PARK 5061 (UNLEY PARK)

Mr John Nardelli, representor, and Mr David Hutchinson on behalf of Mr Emanuel Palyaris, addressed the panel in respect of this item.

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/964/2010/C2 at 5 Miegunyah Avenue, Unley Park 5061 be deferred to next month's meeting to enable the Development Assessment Panel members to inspect the site.

The Motion of Rufus Salaman on being put was declared **LOST**.

The original Motion was then

MOVED: Brenton Burman

SECONDED: Rob Sangster

That Development Application 090/964/2010/C2 at 5 Miegunyah Avenue, Unley Park 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 application to retain openable windows (8,9,10,11) to the northern elevation of the dwelling with translucent film 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 conditions, where pertinent, of the Planning Consent Development Application Number 090/1184/2008/C2 in respect to the original overall development shall be complied with to the reasonable satisfaction of Council at all times.
3. That windows 8 and 9 shall be restricted to a maximum opening of 30 degrees.

CARRIED

ITEM 10

DEVELOPMENT APPLICATION – 090/908/2010/C2 – 57 DAVENPORT TERRACE, WAYVILLE 5034 (GOODWOOD)

Lissa Van Camp declared a conflict of interest due to her employment and left the meeting at 8.14pm.

MOVED: Roger Freeman

SECONDED: Rob Sangster

That Development Application 090/908/2010/C2 at 57 Davenport Terrace, Wayville 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.
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.
- 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**.

CARRIED

ITEM 11

**DEVELOPMENT APPLICATION – 090/1013/2010/C2 – 9 TORRENS AVENUE,
FULLARTON 5063 (FULLARTON)**

MOVED: Roger Freeman

SECONDED: Rob Sangster

That Development Application 090/1013/2010/C2 at 9 Torrens Avenue, 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. That the removal of the subject significant tree (*Corymbia Citriodora*) 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).

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

Lissa Van Camp returned to the meeting at 8.16pm

ITEM 12

**DEVELOPMENT APPLICATION – 090/941/2010/C2 – 3 DOLLMAN STREET,
GOODWOOD 5034 (UNLEY)**

Mr Kiran Hiriyanna, representor, and Ms Kerry Holding, applicant, addressed the panel in respect of this item.

MOVED: Lissa Van Camp

SECONDED: Rufus Salaman

That Development Application 090/941/2010/C2 at 3 Dollman Street, 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.
- 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.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- 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 13

DEVELOPMENT APPLICATION – 090/700/2010/C2 – 4 AVENUE STREET, MILLSWOOD 5034 (UNLEY PARK)

MOVED: Brenton Burman

SECONDED: Don Palmer

That Development Application 090/700/2010/C2 at 4 Avenue 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. 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 ancillary pool and/or spa equipment shall be entirely located within a sound attenuated enclosure which is at least 5 metres from a habitable room window on an adjoining property prior to the operation of said equipment.
4. That waste water from the swimming pool shall be discharged to the sewer, and not be allowed to flow onto adjoining properties or the street water table under any circumstances.

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 8463 3555 or refer to their web site at www.lsc.sa.gov.au.
- Noise generated from ancillary pool and/or spa equipment must not exceed the maximum noise level recommended by the EPA. For this purpose, noise generated from ancillary pool / spa equipment shall not exceed 52 db(a) between 7am and 10pm and 45 db(a) between 10pm and 7am on any day, measured from a habitable room window or private open space of an adjoining dwelling.

CARRIED

ITEM 14

DEVELOPMENT APPLICATION – 090/623/2010/C2 – 1 / 375 FULLARTON ROAD, FULLARTON 5063 (FULLARTON)

MOVED: Don Palmer

SECONDED: Rob Sangster

That Development Application 090/623/2010/C2 at 1 / 375 Fullarton Road, 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.

- 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 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 15

DEVELOPMENT APPLICATION – 090/965/2010/C2 – 16 QUEEN STREET, UNLEY 5061 (UNLEY)

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/965/2010/C2 at 16 Queen Street, 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. That the removal of the subject significant tree (Melia azedarach- White Cedar) shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

CARRIED

ITEM 16

DEVELOPMENT APPLICATION – 090/624/2010/C2 – 344 GLEN OSMOND ROAD, MYRTLE BANK 5064 (FULLARTON)

MOVED: Lissa Van Camp

SECONDED: Don Palmer

That Development Application 090/624/2010/C2 at 344 Glen Osmond Road, Myrtle Bank 5064 is / is not seriously at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

1. That the removal of the subject significant tree (Agonis flexuosa- Willow Myrtle) shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

CARRIED

ITEM 17

DEVELOPMENT APPLICATION – 090/752/2010/C2 – 14 MARION STREET, UNLEY 5061 (PARKSIDE)

Brenton Burman declared a conflict of interest due to his employment and left the meeting at 8.34pm.

MOVED: Rob Sangster

SECONDED: Lissa Van Camp

That Development Application 090/752/2010/C2 at 14 Marion Street, 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. The significant Peppercorn (Schinus Molle) street tree located on the Marion Street road reserve must be protected during demolition and construction by a fence placed a minimum of 3 metres radius around the base of the tree.
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.

NOTES PERTAINING TO PLANNING CONSENT

- That the applicant shall meet all costs associated with removing of the existing street tree on Maud Street and the planting of a replacement tree to the satisfaction of Council.
- 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 developer or owner.
- 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 details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.

- 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. An application to install or amend a crossing place must be made to Council on the appropriate application form.
- 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

Brenton Burman returned to the meeting at 8.40pm.

ITEM 18
ELECTION OF DEPUTY PRESIDING MEMBER

MOVED: Lissa Van Camp

SECONDED: Rob Sangster

That Brenton Burman be elected as Deputy Presiding Member.

CARRIED

CLOSURE

The Presiding Member declared the meeting closed at 8.53pm.

.....
PRESIDING MEMBER

NEXT MEETING
Monday, 14 February 2011