

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of meeting held Monday, 18 June 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 Rob Sangster
Mr Don Palmer
Mr Rufus Salaman
Dr Lissa van Camp
Mr Brendan Burman

APOLOGIES:

Mr Roger Freeman

OFFICERS PRESENT:

Mr David Litchfield, General Manager Economic
Development & Planning
Mr Paul Weymouth, Manager Development
Ms Fiona Koutsikas, Senior Planning Officer
Mr Grant Croft, Planning Officer
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 Monday 21 May 2012, as printed and circulated, be taken as read and signed as a correct record.

CARRIED

ITEM 1

DEVELOPMENT APPLICATION – 090/746/2011/C2 – 175 & 177 KING WILLIAM ROAD, HYDE PARK 5061 (UNLEY)

Mr Phil Brunning and Ms Jane Lovell on behalf of Duke Family Pty Ltd, applicant, and Ms Julia Nicholls, representor, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Lissa van Camp

That the Environment Resources and Development Court be advised that with respect to the amended plans for Development Application 090/746/2011/C2 at 175-177 King William Road, HYDE PARK SA 5061, the Development Assessment Panel does not support the amended plans for the reasons outlined in the 20 February 2012 resolution.

The resolution was put and **TIED**

On the casting vote of the Presiding Member the resolution was **CARRIED**

ITEM 2

DEVELOPMENT APPLICATION – 090/541/2011/C2 – 8 ENTERPRISE STREET, HYDE PARK 5061 (UNLEY PARK)

Mr Philip Styles, representor, and Mr Lou Fantasia on behalf of Aspire Building Design & Drafting, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rufus Salaman

That Development Application 090/541/2011/C2 at 8 Enterprise Street, Hyde 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 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 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.
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:

- 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.
- 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 3

DEVELOPMENT APPLICATION – 090/273/2012/C2 – 8 WHISTLER AVENUE, UNLEY PARK 5061 (UNLEY PARK)

Item WITHDRAWN by Administration.

ITEM 4

DEVELOPMENT APPLICATION – 090/141/2012/C2 – 59 DAVENPORT TERRACE, WAYVILLE 5034 (GOODWOOD)

MOVED: Brenton Burman

SECONDED: Lissa van Camp

That Development Application 090/141/2012/C2 at 59 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. The conditions, where pertinent, of any Development Decisions in respect to the original overall development shall be complied with to the reasonable satisfaction of Council at all times.

CARRIED

ITEM 5

**DEVELOPMENT APPLICATION – 090/643/2011/C2 – 9 STAUNTON AVENUE,
FULLARTON 5063 (FULLARTON)**

Ms Cecilia Tang on behalf of Mr Wei Tang, applicant, addressed the Panel regarding the above item.

MOVED: Rob Sangster

SECONDED: Lissa van Camp

That Development Application 090/643/2011/C2 at 9 Staunton Avenue, Fullarton 5063 is not 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.

The motion that was put was **LOST**

MOVED: Don Palmer

SECONDED: Brenton Burman

That Development Application 090/643/2011/C2 at 9 Staunton Avenue, Fullarton 5063 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent on the grounds that the proposed development is contrary to the Unley (City) Development Plan Zone Objectives and Principles of Development Control 3 and 15 and Council Wide Principles of Development Control 72 in that the proposed development:

- Does not enhance the Contributory items contribution to the desired character;
- Does not respond positively to the characteristic elements and streetscape context of the locality in terms of open fencing and garden character; and
- Is of a style and height that is not appropriate to that historically associated with the architectural style of the dwelling.

CARRIED

ITEM 6

DEVELOPMENT APPLICATION – 090/209/2012/C2 – 162 CROSS ROAD, MALVERN 5061 (UNLEY PARK)

Mr Simon Grose on behalf of Mr Hassan Dawood and Ms Tamara Dawood, representors, and Mr Jim Beasley, owner, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application 090/209/2012/C2 at 162 Cross Road, Malvern 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.

NOTES PERTAINING TO PLANNING CONSENT:

- This consent does not authorise the use of the previously approved garage for any form of book storage which may require a separate development approval.
- 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.
- 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 – 090/898/2011/C2 – 2 BLOOMSBURY STREET, GOODWOOD 5034 (UNLEY)

Mr Damien Ellis on behalf of Mr Rod Webster, representor, and Mr Luke Foster on behalf of A D'Andrea & Associates, applicant, addressed the Panel regarding the above item.

MOVED: Brenton Burman

SECONDED: Don Palmer

That Development Application 090/898/2011/C2 at 2 Bloomsbury 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.
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.

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 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.

CARRIED

ITEM 8

DEVELOPMENT APPLICATION – 090/323/2012/C2 – 3 JENKINS AVENUE, MYRTLE BANK 5064 (FULLARTON)

Dr Peter Veitch, representor, and Mr Sam Jaffer on behalf of Mr Darren Reid and Ms Lara Reid, applicants, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rufus Salaman

That Development Application 090/323/2012/C2 at 3 Jenkins 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. 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**.
- 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 9

DEVELOPMENT APPLICATION – 090/185/2012/C2 – 7 CREMORNE STREET, FULLARTON 5063 (PARKSIDE)

MOVED: Don Palmer

SECONDED: Rob Sangster

That Development Application 090/185/2012/C2 at 7 Cremorne 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:

- 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 10**DEVELOPMENT APPLICATION – 090/229/2012/C3 – 45 GREENHILL ROAD, WAYVILLE 5034 (GOODWOOD)**

MOVED: Rufus Salaman

SECONDED: Brenton Burman

That Development Application 090/229/2012/C3 at 45 Greenhill Road, 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. No signs to be erected or displayed without prior consent of Council.

CARRIED**ITEM 11****DEVELOPMENT APPLICATION – 090/195/2012/C2 – 27 ALLEN GROVE, UNLEY SA 5061 (UNLEY)**

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/195/2012/C2 at 27 Allen Grove, Unley 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. 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.
4. That further details be provided of the render colour and the alucobond finish to the satisfaction of council prior to the issue of building rules consent.

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 12

DEVELOPMENT APPLICATION – 090/233/2012/C1 – 75 CASTLE STREET, PARKSIDE 5063 (PARKSIDE)

MOVED: Rob Sangster

SECONDED: Brenton Burman

That Development Application 090/233/2012/C1 at 75 Castle 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 (*Willow Myrtle Agonis flexuosa*) and the subject regulated tree (*Eucalyptus botryoides*) 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).
2. That two (2) trees must be planted and maintained to replace the Regulated tree within three (3) months of the Regulated tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. The applicant is to advise Council when the trees have been planted.

3. That three (3) trees must be planted and maintained to replace the Significant tree within three (3) months of the Significant tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. The applicant is to advise Council when the trees have been planted.

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**.
- 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 – 090/194/2012/C1 – 89 GREENHILL ROAD, WAYVILLE SA 5034 (GOODWOOD)

MOVED: Don Palmer

SECONDED: Lissa van Camp

That Development Application 090/194/2012/C1 at 89 Greenhill Road, Wayville SA 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. That the removal of the subject significant trees (*Populus deltoids* (Eastern Cottonwood) and *Erythina caffra* (Kaffir Plum) 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).
2. That three (3) trees must be planted and maintained to replace the Significant tree within three (3) months of the Significant tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. The applicant is to advise Council once the trees are planted.
3. That two (2) trees must be planted and maintained to replace the Regulated tree within three (3) months of the Regulated tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. The applicant is to advise Council once the trees are planted.

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**.
- 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 14

DEVELOPMENT APPLICATION – 090/207/2012/C1 – 33 VICTORIA STREET, GOODWOOD 5034 (GOODWOOD SOUTH)

MOVED: Rob Sangster

SECONDED: Rufus Salaman

That Development Application 090/207/2012/C1 at 33 Victoria 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. That the removal of the subject significant tree (Eucalyptus globulus – Sydney Blue 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).
2. That three (3) trees must be planted and maintained to replace the Regulated Tree within three (3) months of the Regulated Tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. The applicant is to advise Council when the trees are planted.

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 repairs by Council at full cost to the **applicant**.

CARRIED

ITEM 15**DEVELOPMENT APPLICATION – 090/250/2012/C1 – 5 LYNTON AVENUE, MILLSWOOD 5034 (GOODWOOD SOUTH)**

MOVED: Don Palmer

SECONDED: Brenton Burman

That Development Application 090/250/2012/C1 at 5 Lynton Avenue, 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. That the removal of the subject significant tree (*Eucalyptus cladocalyx*) 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).
2. That three (3) trees must be planted and maintained to replace the Significant tree within three (3) months of the Significant tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. Council to be advised once trees are planted.

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**.
- 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 16****DEVELOPMENT APPLICATION – 090/258/2012/C1 – 34 WESTALL STREET, HYDE PARK 5061 (UNLEY PARK)**

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/258/2012/C1 at 34 Westall Street, Hyde 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. That the removal of the subject significant tree *Eucalyptus intertexta* (Gum Barked Coolibah) 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).

2. That three (3) trees must be planted and maintained to replace the Significant tree within three (3) months of the Significant tree being removed. The cost of planting is to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land. Applicant to advise Council when trees are planted for inclusion on Tree Register.

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**.
- 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 17

DEVELOPMENT APPLICATION – 090/102/2012/C2 – GOODWOOD INSTITUTE HALL, 166 GOODWOOD ROAD, GOODWOOD SA 5034 (GOODWOOD)

MOVED: Brenton Burman

SECONDED: Don Palmer

That Development Application 090/102/2012/C2 at Goodwood Institute Hall, 166 Goodwood Road, Goodwood SA 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 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**.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.

CARRIED

CLOSURE

The Presiding Member declared the meeting closed at 9.36pm.

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PRESIDING MEMBER

NEXT MEETING
Monday, 16 July 2012