

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of Meeting held Tuesday 15 March 2011
at 7.00pm in the Town Hall, 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
Mr Brenton Burman
Mr Don Palmer
Mr Rufus Salaman

APOLOGIES:

Mr Rob Sangster
Dr Lissa Van Camp

OFFICERS PRESENT:

Ms Christine Umapathysivam, Deputy CEO
Mr Paul Weymouth, Manager Development
Mr Donny Michel, Team Leader Planning
Ms Rachel Theile, Development Administration

CONFIRMATION OF MINUTES

MOVED: Don Palmer

SECONDED: Roger Freeman

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Monday 14 February 2011, as printed and circulated, be taken as read and signed as a correct record.

CARRIED

MOVED: Roger Freeman

SECONDED: Brenton Burman

That the Minutes of the City of Unley, Special Development Assessment Panel meeting held on Thursday 3 March 2011, as printed and circulated, be taken as read and signed as a correct record.

CARRIED

ITEM 1

DEVELOPMENT APPLICATION – 090/860/2009/C2 – 17 & 17A GEORGE STREET, PARKSIDE (PARKSIDE)

Chris Vounasis on behalf of Matthew Davies, representor, and Paul Davos on behalf of Christos Gardiakos, applicant, addressed the panel in respect for this item.

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/860/2009/C2 at 17 & 17A George Street, Parkside be DEFERRED to:

- Enable the applicant and administration to clarify the extent of overshadowing impacts on the adjacent properties.
- Enable the applicant to investigate design alternatives to reduce the impact of the upper storey on the adjacent properties.

CARRIED

ITEM 2

DEVELOPMENT APPLICATION – 090/853/2010/C2 – 15 GLEN AVENUE, UNLEY PARK 5061 (UNLEY PARK)

Geoffrey Packer and Christopher Harris, representors, and Garth Heynen on behalf of Buildtex Pty Ltd, applicant, addressed the panel in respect for this item.

MOVED: Roger Freeman

SECONDED: Don Palmer

That Development Application 090/853/2010/C2 at 15 Glen 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 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 south facing 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:

- 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**.
- 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.
- 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 – 090/757/2010/C2 – 22 HUGHES STREET, UNLEY 5061 (UNLEY)

MOVED: Brenton Burman

SECONDED: Don Palmer

That Development Application 090/757/2010/C2 at 22 Hughes 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. 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. External privacy screening devices along the northern elevation must be installed to avoid overlooking prior to occupation to a minimum height of 1700mm above floor level with such screening to be kept in place at all times. That the final details of this screening shall be provided to the satisfaction of Council prior to or at the time of application for Building Rules Consent.
4. That ancillary 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.

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.
- 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.
- 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 4

DEVELOPMENT APPLICATION – 090/1117/2010/C2 – 1 ROBSART STREET, PARKSIDE 5063 (PARKSIDE)

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/1117/2010/C2 at 1 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. 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. Further details to be provided prior to the issue of Building Rules consent to the satisfaction of Council.

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**.
- 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.
- 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 5

DEVELOPMENT APPLICATION – 090/60/2011/C2 – 13 DUNROBIN STREET, BLACK FOREST 5035 (GOODWOOD SOUTH)

Joanna McCue, applicant, addressed the panel in respect for this item.

MOVED: Roger Freeman

SECONDED: Don Palmer

That Development Application 090/60/2011/C2 at 13 Dunrobin Street, 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. That the removal of the subject significant tree (Eucalyptus globulus Tasmanian Blue Gum) 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 6

DEVELOPMENT APPLICATION – 090/1132/2010/C2 – 10 OAK AVENUE, UNLEY 5061 (UNLEY)

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/1132/2010/C2 at 10 Oak Avenue, 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.

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.
- 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

Prior to debate on this item, the Presiding Member, Terry Tysoe, declared a conflict of interest as he knew the person acting on behalf of the applicant and left the meeting at 8.03pm. Brenton Burman, Deputy Presiding Member chaired the meeting for this item.

ITEM 7

**DEVELOPMENT APPLICATION – 090/1000/2010/C2 – 84 YOUNG STREET,
PARKSIDE SA 5063 (PARKSIDE)**

Blair McPherson, representor, and Mike Hesketh, applicant, addressed the panel in respect for this item.

MOVED: Roger Freeman

SECONDED: Don Palmer

That Development Application 090/1000/2010/C2 at 84 Young Street, Parkside SA 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 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

Terry Tysoe returned to the meeting at 8.19pm.

ITEM 8

DEVELOPMENT APPLICATION – 090/928/2010/C2 – 84-86 GREENHILL ROAD, WAYVILLE 5034 (GOODWOOD)

Michael Loucas, applicant, addressed the panel in respect for this item.

MOVED: Brenton Burman

SECONDED: Roger Freeman

That Development Application 090/928/2010/C2 at 84-86 Greenhill Road, Wayville 5034 be DEFERRED to enable the applicant to seek expert advice from a traffic engineer in relation to the following matters:

- The short fall in carparking.
- Requirements for visitor carparking.
- Vehicular access, egress and manoeuvring (including service delivery vehicles)
- Provision of bicycle facilities and amenities.

CARRIED

ITEM 9

DEVELOPMENT APPLICATION – 090/12/2011/C2 – 7 DAVENPORT TERRACE, WAYVILLE 5034 (GOODWOOD)

MOVED: Roger Freeman

SECONDED: Don Palmer

That Development Application 090/12/2011/C2 at 7 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. That the removal of the subject significant tree (*Eucalyptus Grandis* – Flooded Gum) 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**.

- 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 10

DEVELOPMENT APPLICATION – 090/1116/2010/C2 – SALISBURY STREET, UNLEY (UNLEY)

MOVED: Roger Freeman

SECONDED: Rufus Salaman

That Development Application 090/1116/2010/C2 at Salisbury Street, Unley 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 *Schinus areira* (Peppercorn) 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

CLOSURE

The Presiding Member declared the meeting closed at 8.55pm.

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PRESIDING MEMBER

NEXT MEETING
Monday, 11 April 2011