

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of Special Meeting held Thursday, 3 March 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 Rob Sangster
Mr Don Palmer
Mr Rufus Salaman
Mr Brenton Burman

APOLOGIES:

OFFICERS PRESENT:

Ms Christine Umapathysivam, Deputy CEO
Mr Paul Weymouth, Manager Development
Ms Fiona Koutsikas, Senior Planner, Planning
Ms Rachel Theile, Development Administration

Prior to debate for this item, Rufus Salaman declared a conflict of interest due to him lodging a representation against the application prior to becoming a DAP member, and left the meeting at 7.05pm.

ITEM 1

DEVELOPMENT APPLICATION – 090/152/2010/C3 – 79-85 MARY STREET AND 58, 60-62 ARTHUR STREET, UNLEY (UNLEY)

Minutes of Site Inspection - 28 February 2011

The presiding member tabled the minutes from the site meeting and noted them as a true and correct record of the Panel's observations.

MOVED: Terry Tysoe

SECONDED: Lissa van Camp

CARRIED

- Raymond Protheroe
- Michael Hewitson on behalf of June Gormley
- Michael Hewitson
- Michael Hewitson on behalf of Julie Manser
- Dean Kemp on behalf of FOCUS
- Michael Hewitson on behalf of Bill Reid
- Michael Saies on behalf of Rufus Salaman
- Paul Anderton
- Con Markos
- Elizabeth Murphy
- Anastasia Goussios
- Michael Hewitson on behalf of K. & Y. Copley,

representors, addressed the panel in respect for this item.

Greg Vincent, Paul Morris and Paul Pruszinski, on behalf of the applicant, Unley Community Developments, addressed the panel in respect for this item.

The Presiding Member adjourned the meeting at 9.25pm.

The meeting resumed at 9.36pm.

MOVED: Brenton Burman

SECONDED: Roger Freeman

That Development Application 090/152/2010/C3 at 79-85 Mary Street and 58, 60-62 Arthur Street, Unley is not seriously at variance with the provisions of the Development Plan and should be GRANTED Development Plan Consent subject to the following conditions and reserved matter pursuant to Section 33(3) of the Development Act 1993:

Reserved Matter – Acoustic Fencing

That appropriately designed acoustic fencing be incorporated to minimise the transfer of vehicular noise impact at the western boundary of the property at 77 Mary Street, the western boundary of 66 Arthur Street and the eastern boundary of 68 Arthur Street. The details and specifications of such fencing is reserved for further consideration by Council. The determination of this reserved matter may involve the imposition of additional conditions on this Development Plan Consent.

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 approved waste disposal facilities and waste enclosure shall be installed and operative prior to occupation of the development.
3. Waste disposal vehicles and general delivery vehicles only service the development between the hours of 7am and 7pm on any day.
4. The car parking areas to be maintained at all times to the reasonable satisfaction of Council.
5. The driveway and car parking areas to be surfaced, drained and marked to the reasonable satisfaction of Council prior to the development being occupied.
6. That no signs be erected or displayed without the prior consent of the Council.
7. The pruning of significant trees shall occur under the supervision of a qualified arborist and shall be in accordance with the recommendation contained in the Arborman Tree Solutions report dated 23 October 2009 and 28 July 2010.
8. No significant tree on the site (excluding those proposed to be removed) may be damaged in any way (including roots) during demolition and/or construction.
9. That significant trees and other trees be retained and protected during demolition and construction by a fence placed a minimum of 2 metre radius around the base of the tree. Tree protection and management measures must be undertaken in accordance with the recommendations as detailed in the Arborman Tree Solutions report dated 23 October 2009 and 28 July 2010.

10. That the collection of stormwater from all large non-permeable surfaces (roofs and car parks) shall be designed and implemented such that it allows for on-site collection, treatment and detention and used internally and for on-site irrigation of landscaped areas and used in toilets. Any stormwater discharge from the site shall be to an approved stormwater discharge point (within Council's Stormwater Pipe Network) and designed to not exceed 20 litres per second. All details shall be provided to the satisfaction of Council prior to the issue of Building Rules Consent.
11. Temporary debris and sediment control measures shall be installed to ensure that debris, soil, soil sediments and litter are maintained within the construction site. At no time shall debris, soil, soil sediments and litter from the construction site enter Council's drainage system, road network or neighbouring properties. Pollution prevention measures shall be in accordance with the "Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice":

- For the Community
- For the Local , State and Federal Government
- For the Building and Construction Industry

In the event that soil, dust or construction debris enter Council's road network, it shall be removed by the end of the next business day.

12. The hours of construction shall be limited to the following:

- Monday to Friday – 7:00 am to 7:00pm;
- Saturday – 7:00 am to 1:00 pm

All reasonable efforts shall be made to limit the emission of noise during construction and shall comply with the provisions of the Environmental Protection Act and Regulations, 1993.

13. Prior to commencement of works, the developer shall nominate a Construction Manager or Site Supervisor who is available to receive calls from any resident within the adjacent area regarding any complaint the resident may have in relation to construction practices. The developer shall provide signage on-site, providing contact details for the Construction Manager or Site Supervisor.
14. That a detailed plan of lighting shall be provided to the satisfaction of Council prior to the issue of Building Rules Consent. The plan shall include appropriate measures (aiming of lights, fitting of louvres, baffles, or shields or the like) to control or limit light falling on surrounding properties.
15. The applicant shall meet all costs associated with the removal of the street tree located within the verge on Mary Street and the planting of a mature replacement tree including modifications to the irrigation system.

16. Final car park and access design details shall be submitted to the satisfaction of Council prior to the issue of Building Rules Consent. In particular:
- The driveway from Arthur Street shall be used and appropriately signed as entry only.
 - Appropriate signage in accordance with Clause 5.3.1 of AS / NZ 2890.1:2004 identifying a clearance within the car park of less than 2.3 metres.
 - The basement car parking area shall have sufficient method for dealing with stormwater flows that may enter via the ramp.
 - The entrance ramp down to the basement shall be 'humped' outside on the road such that it provides a weir a minimum of 100mm above surrounding levels to prevent stormwater flows directly entering the basement via the ramp.
 - Internal roadways, in particular the section from Arthur Street to the corner near Building 3 shall be appropriately signed in accordance with AS1742, reinforcing that pedestrians may be present and therefore speed must be kept low.
 - Provision for a pedestrian crossing in the basement of Building 3 to assist crossing the access road from the western section of the basement to the stairs/lifts.
 - The tandem car parking spaces shall only be allocated to units with two (2) vehicles allocated or to staff to minimise the number of vehicle manoeuvres internally.
 - Vehicles using the loading area adjacent Building 1 shall enter via Arthur Street only to ensure that they are facing the correct direction.
17. A Demolition and Building Site Management Plan is required to the satisfaction of Council prior to the issue of Building Rules Consent and shall include details such as:
- Work in the Public Realm
 - Hoarding
 - Site amenities
 - Traffic requirements, including construction access
 - Servicing the site
 - Adjoining buildings
 - Reinstatement of infrastructure
18. Landscaping shall be established in accordance with the approved plans prior to the occupation of the development to the reasonable satisfaction of Council.
19. Those windows nominated as being fitted with obscured glazing to 1.7 metres shall also be fixed below 1.7 metres, further details to be provided prior to the issue of Building Rules Consent.

20. Balconies associated with Units 47, 48, 49, 50. 51, 59, 60, 61, 62, 66, 68, 71, 72, 73, 78, 89, 91 and 94 shall be fitted with privacy screens to a height of 1.7 metres above finished floor level prior to occupation and to the reasonable satisfaction of Council. Further details to be provided to the reasonable satisfaction of Council prior to the issue of Building Rules Consent.
21. That the masonry wall adjacent the rear of 6 Queen Street be retained.
22. No gates are to be installed at the Mary Street and Arthur Street entrance.

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 construction of the crossing place(s)/alterations 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**.
- 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**.
- Existing back of footpath levels must be maintained.
- Provision shall be made for postal deliveries to be made within the development to community mail boxes, located adjacent each of the four (4) buildings. The applicant should liaise with Australia Post regarding provision of access to facilitate this.

CARRIED

CLOSURE

The Presiding Member declared the meeting closed at 9.38 pm.

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PRESIDING MEMBER

NEXT MEETING
Tuesday, 15 March 2011