

## **CITY OF UNLEY**

### **DEVELOPMENT ASSESSMENT PANEL**

**Meeting to be held Monday, 10 May 2010  
at 7.00pm in the Civic Centre, Unley**

### **ACKNOWLEDGEMENT**

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country. We also acknowledge that Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

### **MEMBERS:**

Mr Terry Tysoe (Presiding Member)  
Mr Graham Gaston  
Mr Mike Hudson  
Mr Rob Sangster  
Ms Denise Tipper

### **APOLOGIES:**

Mr Don Donaldson  
Mr Will Webster

### **OFFICERS PRESENT:**

Ms Christine Umapathysivam - Deputy CEO  
Mr Donny Michel – Acting Manager Development  
Ms Fiona Koutsikas – Acting Team Leader Planning  
Ms Kelley Jaensch – Executive Assistant, City Development

### **CONFIRMATION OF MINUTES**

MOVED: Mike Hudson      SECONDED: Denise Tipper

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Monday, 12 April 2010 as printed and circulated, be taken as read and signed as a correct record.

**CARRIED**

## **ITEM 1**

### **DEVELOPMENT APPLICATION – 090/45/2010/C2 – 41 PARK STREET, HYDE PARK 5061 (UNLEY PARK)**

David Elix, Jo Crichton, representors, and Lisa Wills, applicant, addressed the Panel in respect for this item.

MOVED Graham Gaston

SECONDED Rob Sangster

That Development Application 090/45/2010/C2 at 41 Park Street, Hyde Park 5061 be DEFERRED to allow administration time to request:

- A streetscape elevation, and
- An overshadowing diagram showing the addition at 43 Park Street, Hyde Park.

**CARRIED**

## **ITEM 2**

### **DEVELOPMENT APPLICATION – 090/147/2010/C2 – 2 / 204 UNLEY ROAD, UNLEY 5061 (UNLEY)**

MOVED Graham Gaston SECONDED Rob Sangster

That Development Application 090/147/2010/C2 at 2 / 204 Unley Road, 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. Deliveries or pick ups involving large vehicles (including waste collection meetings) i.e. those vehicles that due to their length cannot enter and exit the loading area in a forwards direction shall be scheduled outside periods of high pedestrian and vehicle activity - no deliveries shall take place between 7.30-9.00am, 12.00-2.00pm and 3.30-6.00pm Mondays to Fridays and 10.00am-2.00pm Saturdays. Signage shall be displayed in the loading dock to reflect these requirements.
4. Vehicles shall enter and exit the loading area in a forward direction - only delivery vehicles to use this area - no private parking or passenger pick up/setdown. Signage shall be displayed in the loading dock to reflect these requirements.
5. Final design details of all works proposed to be undertaken within the public realm fronting Arthur Street be provided to the satisfaction of the Manager of Assets prior to the issue of Development Approval. All costs associated with the work to be borne by the applicant.

## **Item 2**

### **Development Application – 090/147/2010/C2 – 2 / 204 Unley Road, Unley 5061 (Unley) - Continued**

#### **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 developer or owner.
- Delivery vehicles shall enter and exit via Unley Road rather than King William Road.
- That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
- This planning assessment has not taken into account the specific requirements for access and facilities for people with disabilities (AS1428-2001). These are building assessment related matters and will be dealt with accordingly at the time of lodgment for Building Consent.

**CARRIED**

## **ITEM 3**

### **DEVELOPMENT APPLICATION – 090/832/2009/C2 – 36 LYNTON AVENUE, MILLSWOOD 5034 (GOODWOOD SOUTH)**

MOVED: Denise Tipper

SECONDED Graham Gaston

That Development Application 090/832/2009/C2 at 36 Lynton Avenue, Millswood 5034 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent for the following reasons:

- The proposal fails to satisfy the key objectives and principles in the Residential Historic (Conservation) Zone including :
  - Objective 1 and 3;
  - Zone Principles 1,2,3, 6 (a) (i) (ii) and 10 (a) (b),11 and
- The proposed new dwelling fails to properly reference the contextual conditions of its locality or to contribute positively to the desired character.

**CARRIED**

#### **ITEM 4**

#### **DEVELOPMENT APPLICATION – 090/142/2010/C2 – 61 LYNTON AVENUE, MILLSWOOD 5034 (GOODWOOD SOUTH)**

MOVED: Rob Sangster

SECONDED Graham Gaston

That Development Application 090/142/2010/C2 at 61 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. 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 all external materials and finishes shall be the same as or complementary to the existing building(s) on the site.

#### **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 developer or owner.
- 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](http://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 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.

**CARRIED**

**ITEM 5****DEVELOPMENT APPLICATION – 090/23/2010/C2 – 83 ROSE TERRACE, WAYVILLE 5034 (GOODWOOD)**

MOVED: Graham Gaston

SECONDED Denise Tipper

That Development Application 090/23/2010/C2 at 83 Rose 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 landscaping, as approved by the Council, be established prior to occupation of the development, and that the landscaping and site be generally maintained to the reasonable satisfaction of Council at all times.

**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 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](http://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.

**CARRIED****ITEM 6****DEVELOPMENT APPLICATION – 090/10/2010/NC – 23 WINCHESTER STREET, HIGHGATE 5063 (FULLARTON)**

MOVED: Denise Tipper

SECONDED Graham Gaston

That Development Application 090/10/2010/NC at 23 Winchester Street, Highgate 5063 is not at variance with the provisions of the Development Plan and should be GRANTED Planning Consent subject to the following conditions:

## **Item 6**

### **Development Application – 090/10/2010/NC – 23 Winchester Street, Highgate 5063 (Fullarton) - Continued**

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 hours of operation of the premises not exceed the following period:
  - 8:15am – 5:30pm Monday (Term 1);
  - 12:30pm – 4:30pm Monday (Term's 2, 3 and 4);
  - 12:30pm – 4:00pm Wednesday's (all Terms);
  - 12:30pm – 4:30pm One (1) Saturday a month.

#### **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 developer or owner.
- 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](http://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 – 090/49/2010/C2 – UNLEY ROAD, MALVERN**

MOVED: Denise Tipper

SECONDED Graham Gaston

That Development Application 090/49/2010/C2 at Unley Road, Malvern 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 (Sugar 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).

## **Item 7**

### **Development Application – 090/49/2010/C2 – Unley Road, Malvern - Continued**

#### **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 developer or owner.

**CARRIED**

## **ITEM 8**

### **DEVELOPMENT APPLICATION – 090/141/2010/C2 – 9 AUSTRAL TERRACE, MALVERN 5061 (UNLEY PARK)**

MOVED: Rob Sangster

SECONDED Denise Tipper

That Development Application 090/141/2010/C2 at 9 Austral Terrace, 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.
3. That all external materials and finishes shall be the same as or complementary to the existing building(s) on the site.

#### **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](http://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 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 developer or owner.

**CARRIED**

**ITEM 9**

**DEVELOPMENT APPLICATION – 090/209/2010/NC – 84 KING WILLIAM ROAD,  
GOODWOOD 5034 (UNLEY)**

MOVED: Mike Hudson

SECONDED Graham Gaston

That pursuant to Development Regulation 17(3)(b) of the Development Regulations the Development Assessment Panel proceed with an assessment of the application.

**CARRIED**

**CLOSURE**

The Presiding Member declared the meeting closed at 8.32pm.

.....  
**PRESIDING MEMBER**

NEXT MEETING

Tuesday, 15 June 2010