

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

**Minutes of meeting held Monday, 17 September 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 Brenton Burman (Deputy Presiding Member)
Dr Lissa Van Camp
Mr Don Palmer
Mr Roger Freeman
Mr Rob Sangster
Mr Rufus Salaman

APOLOGIES:

OFFICERS PRESENT:

Mr David Litchfield, General Manager of Economic Development & Planning
Mr Paul Weymouth, Manager Development
Mr Donny Michel, Team Leader Planning
Ms Rachel Theile, Development Administration

CONFLICT OF INTEREST:

Roger Freeman declared a conflict of interest for Item 1 due to his involvement in a community group with one of the representors.

Brenton Burman declared a conflict of interest for Item 9 as he has a close relationship with one of the adjacent neighbours.

CONFIRMATION OF MINUTES:

MOVED: Rufus Salaman

SECONDED: Don Palmer

That the Minutes of the City of Unley, Development Assessment Panel meeting held on Monday 20 August 2012, as printed and circulated, be taken as read and signed as a correct record.

CARRIED

ITEM 1

DEVELOPMENT APPLICATION – 090/105/2012/C2 – 8 PALMERSTON ROAD, UNLEY 5061 (UNLEY)

Prior to debate on this item, Roger Freeman declared a conflict of interest due to his involvement in a community group with one of the representors and left the meeting at 7.04pm.

Mr Peter Wells, Mr Phil Brunning, Ms Robin Donaldson and Mr Peter Wells, representors, and Mr Chris Vounasis on behalf of Connor Holmes, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Rufus Salaman

That Development Application 090/105/2012/C2 at 8 Palmerston Road, Unley is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent for the following reasons:

- The development does not support and enhance the desired character of Policy Area 9.7.
- The development does not retain and enhance the streetscape contribution of the building.
- The dwelling is not considered to be structurally unsafe or so unsound as to be unreasonably economically rehabilitated.

CARRIED

Roger Freeman returned to the meeting at 7.44pm

ITEM 2

DEVELOPMENT APPLICATION – 090/978/2011/C2 – 74 WATTLE STREET, FULLARTON 5063 (PARKSIDE)

Ms Helen Wild and Ms Suzanne Kasprzak, representors, and Mr Charles Thompson on behalf of Ms Catherine Bridgeland, applicant, addressed the Panel regarding the above item.

MOVED: Don Palmer

SECONDED: Roger Freeman

That Development Application 090/978/2011/C2 at 74 Wattle 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.
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.
4. 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:

- 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.
- 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 3

DEVELOPMENT APPLICATION – 090/573/2012/C2 – 8 ESSEX STREET (NORTH), GOODWOOD 5034 (GOODWOOD)

Mr Chris Giannes, representor, and Ms Kirsty Hewitt on behalf of KHAB Architects Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Brenton Burman

SECONDED: Lissa Van Camp

That Development Application 090/573/2012/C2 at 8 Essex Street (North), 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:

- 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.
- 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 4
DEVELOPMENT APPLICATION – 090/446/2012/C2 – 27 DOVER STREET,
MALVERN 5061 (UNLEY PARK)

Mr Michael Hutchinson and Mr Graeme Neale, applicant, addressed the Panel regarding the above item.

MOVED: Rob Sangster

SECONDED: Don Palmer

That Development Application 090/446/2012/C2 at 27 Dover Street, 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:

- 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.

CARRIED

ITEM 5

DEVELOPMENT APPLICATION – 090/501/2012/C2 – 3 WILGENA AVENUE, MYRTLE BANK 5064 (FULLARTON)

Mr Craig McAinsh and Ms Anne-Marie McAinsh, representor, and Mr Michael Richardson on behalf of Buildtex Pty Ltd, applicant, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Rob Sangster

That Development Application 090/501/2012/C2 at 3 Wilgena 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.
3. That the upper floor windows shall 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. 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.
5. 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:

- 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.
- 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.
- Your attention is drawn to the requirements of **Development Regulation 76C- Fire Safety Requirements - Brush Fences**.

It is a requirement for the purpose of building rules assessment that brush fences (existing, proposed or altered) must be clearly identified on all documentation to be lodged for building rules consent. Brush fences within 3 metres of any dwelling will require development approval.

CARRIED

ITEM 6

DEVELOPMENT APPLICATION – 090/581/2012/C1 – 59 WELLER STREET, GOODWOOD 5034 (UNLEY)

MOVED: Don Palmer

SECONDED: Rob Sangster

That Development Application 090/581/2012/C1 at 59 Weller Street, Goodwood 5034 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent.

CARRIED

Ms Diane McCarthy, applicant, addressed the Panel regarding the above item.

SUSPENSION OF MEETING PROCEDURES

The Presiding Member advised the meeting that he thought the meeting would benefit from a short term suspension of the meeting procedures for up to 5 minutes to discuss the outcome of Item 6 - 59 Weller Street, Goodwood. This was supported with a two thirds majority.

The meeting procedures were suspended at 8.42pm.

The meeting procedures were reinstated at 8.44pm.

MOVED: Don Palmer

SECONDED: Rob Sangster

That the decision upon development application 090/581/2012/C1 at 59 Weller Street, Goodwood be REVOKED.

CARRIED

ITEM 6

DEVELOPMENT APPLICATION – 090/581/2012/C1 – 59 WELLER STREET, GOODWOOD 5034 (UNLEY)

MOVED: Brenton Burman

SECONDED: Rufus Salaman

That Development Application 090/581/2012/C1 at 59 Weller Street, Goodwood 5034 be DEFERRED to enable the applicant to be heard at the next available meeting.

CARRIED

ITEM 7

DEVELOPMENT APPLICATION – 090/577/2012/C1 – 103 FISHER STREET, FULLARTON SA 5063 (FULLARTON)

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/577/2012/C1 at 103 Fisher Street, Fullarton 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. That replacement trees in accordance with Boundary Plantings Drawing Number 02 dated 29 August 2012 must be planted and maintained within three (3) months of the trees 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 to advise Council when the replacement 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 8

DEVELOPMENT APPLICATION – 090/582/2012/C2 – 3 / 160 KING WILLIAM ROAD, HYDE PARK SA 5061 (UNLEY)

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/582/2012/C2 at 3 / 160 King William Road, Hyde Park 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.

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 9

DEVELOPMENT APPLICATION – 090/540/2012/C1 – 4 ADDISCOMBE PLACE, UNLEY PARK SA 5061 (UNLEY PARK)

Prior to debate on this item Brenton Burman declared a conflict of interest as he knows one of the adjacent neighbours to the property and left the meeting at 8.50pm.

Mr Darren Foreman and Ms Cecilia Pascale on behalf of L H Foreman, applicant, addressed the Panel regarding the above item.

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/540/2012/C1 at 4 Addiscombe Place, Unley Park, 5061 is at variance with the provisions of the Development Plan and should be REFUSED Planning Consent for the following reasons:

- The significant tree makes an important contribution to the character and amenity of the local area;
- The significant tree forms a notable visual element to the landscape of the local area;
- The subject tree is not diseased, nor is its life expectancy considered short;
- The subject tree is not considered to be causing substantial damage to a substantial building or structure of value.

Rufus Salaman, with the agreement of the seconder, WITHDREW the MOTION.

MOVED: Rufus Salaman

SECONDED: Don Palmer

That Development Application 090/540/2012/C1 at 4 Addiscombe Place, Unley Park 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. That the replacement trees must be planted in accordance with the Landscape Concept Plan dated June 2012, 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 to advise Council when the replacement 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**.
- 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

Brenton Burman returned to the meeting at 9.16pm.

ITEM 10

DEVELOPMENT APPLICATION – 090/548/2012/C1 – RESTHAVEN, 89 GREENHILL ROAD, WAYVILLE SA 5034 (GOODWOOD)

MOVED: Don Palmer

SECONDED: Rob Sangster

That Development Application 090/548/2012/C1 at Resthaven, 89 Greenhill Road, Wayville SA 5034 is not seriously at variance with the provisions of the Development Plan and shall 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 three (3) trees must be planted and maintained to replace the Significant tree. 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 replacement 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 11

DEVELOPMENT APPLICATION – 090/431/2012/C1 – 28 JELlicoe AVENUE, KINGS PARK 5034 (UNLEY PARK)

MOVED: Roger Freeman

SECONDED: Brenton Burman

That Development Application 090/431/2012/C2 at 28 Jellicoe 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. That all external materials and finishes shall be the same as or complementary to the existing building(s) on the site.
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 owner of the property shall exercise due care when accessing Jellicoe Avenue.
- 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 12

CONFIDENTIALITY MOTION FOR ITEM 13

DEVELOPMENT APPLICATION – 090/955/2011/C2 – 84A NORTHGATE STREET, UNLEY PARK 5061 (UNLEY PARK)

MOVED: Rufus Salaman

SECONDED: Roger Freeman

That:

1. The report be received.
2. Pursuant to Section 56A(12)(a) (ix) of the Development Act 1993, as amended, the Development Assessment Panel orders the public be excluded with the exception of the following:
 - David Litchfield, General Manager - Economic Development and Planning
 - Paul Weymouth, Manager Development
 - Donny Michel, Team Leader Planning
 - Rachel Theile, Development Administration

on the basis that considerations at the meeting should be conducted in a place open to the public has been outweighed on the basis that the information relating to actual litigation or litigation that the Panel believes on reasonable grounds will take place.

CARRIED

The chamber doors were closed at 9.18pm.

ITEM 13

DEVELOPMENT APPLICATION – 090/955/2011/C2 – 84A NORTHGATE STREET, UNLEY PARK 5061 (UNLEY PARK)

MOVED: Brenton Burman

SECONDED: Roger Freeman

- A. That the report be received; and
- B. That the Environment Resources and Development Court be advised that with respect to Development Application 090/955/2011/C2 at 84A Northgate Street, Unley Park 5061 it is not seriously at variance with the provisions of the Development Plan and the Development Assessment Panel concedes the appeal subject to the following conditions:
 - 1. The Development herein approved shall be undertaken in accordance with the amended plans, drawings, specifications and other documents submitted to Council dated 30/08/2012 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 further details of the proposed 1.70m high privacy screening along the eastern and northern balcony should be provided to the satisfaction of Council prior to issuing of Development Approval. The privacy screening shall be constructed prior to occupation of the dwelling.
 - 3. That all east and west facing upper floor windows (aside from the eastern windows overlooking the deck) 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 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.
 - 6. A sample of all external materials, colours and finishes for the dwelling and fencing shall be provided and approved by Council Heritage Adviser prior to issue of Development Approval.
 - 7. A detailed landscaping plan shall be submitted and approved by Council's Heritage Adviser prior to the issue of Development Approval. The landscaping, as approved, 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:

- 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 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

ITEM 14

CONFIDENTIALITY MOTION FOR ITEM 13

DEVELOPMENT APPLICATION – 090/955/2011/C2 – 84A NORTHGATE STREET, UNLEY PARK 5061 (UNLEY PARK)

MOVED: Rufus Salaman

SECONDED: Lissa Van Camp

That:

1. The report be received.
2. Pursuant to section 56A(16) of the Development Act 1993, as amended:

2.1 The

- ☒ Report
- ☒ Attachments

For this Item remain confidential on the basis that the documentation referring to 84A Northgate Street, Unley Park is to remain confidential on the basis that the disclosure of the information may prejudice Council's position.

- 2.2 The report will be kept confidential until such time as the appeal has been determined and the order is reviewed at the next available meeting by the Development Assessment Panel.

CARRIED

The chamber doors were opened at 9.33pm.

CLOSURE

The Presiding Member declared the meeting closed at 9.36pm.

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PRESIDING MEMBER

NEXT MEETING
Monday, 15 October 2012