



FIGURE 1: SUBJECT LAND SHOWN IN RED

# FACTSHEET

## STAR OF GREECE RESTAURANT ALTERATIONS AND ADDITIONS

### What is proposed?

A development application was lodged with council in July 2020 by BB Architects (DA 145/1545/2020), for alterations and additions to the Star of Greece restaurant. This includes single-storey extensions on the southern and eastern sides of the building, and internal alterations including a cellar.

The plans include:

- extended dining area (36m<sup>2</sup>) with additional 28 seats for a total capacity of 138 patrons
- additional takeaway area
- new dry store area
- new cold store area
- provision of seven new toilets including a disabled

access toilet

- new cellar storage area beneath the proposed cold store/toilet (27.5m<sup>2</sup>)
- screened outdoor bin storage area and utilities
- facade improvements.

There are no changes to hours of operation under this development application.

The proposal was granted Development Plan Consent by council on 9 October 2020, Building Rules Consent by a private certifier on 28 April 2021, and Development Approval by council on 7 May 2021. Further minor amendments for details of the cellar were also approved on 11 June 2021.



City of Onkaparinga PO Box 1, Noarlunga Centre South Australia 5168

Telephone (08) 8384 0666 | Facsimile (08) 8382 8744 | [www.onkaparingacity.com](http://www.onkaparingacity.com)

The structural designs, including the cellar, were prepared by a suitably qualified and experienced consulting engineering firm, accompanied by a cliff stability assessment from Geotechnical Engineers.

The cellar is sited on the southern side, within the lease area and under the proposed public bathroom. It is dimensionally quite small, and was excavated using low impact machinery to minimise disturbance to the surrounding soils and structures.

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### What zone is it located in?

At the time the application was lodged for assessment, the subject land was within the Port Willunga Foreshore Precinct of the Port Willunga/Aldinga Policy Area in the Township Zone of council's [Development Plan](#). Figure 1 above shows the land wholly located within this zone.

The state planning system changed on 19 March 2021, with any development applications lodged from that date assessed against a new [Planning and Design Code](#). However, as this application was lodged before that date, the assessment process was completed under the previous regime.

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### What was the assessment process?

The proposal was a category 1 form of development under the *Development Regulations 2008* and therefore no public notification was undertaken, with the assessment and decision delegated to council staff.

A part of the assessment process for a local heritage place, council's heritage advisor had input to the plans and supported the final proposal.

The plans were also referred to Heritage SA given the proximity to the Maslin Bay to Aldinga Bay Coastal Cliff Section Geological Site (listed as a state heritage place). Heritage SA considered the proposal to be acceptable, subject to standard requirements under the *Aboriginal Heritage Act 1988* and the *Heritage Places Act 1993*.

The Coast Protection Board was also consulted and had no objections to the development, which was not considered to impact on adjacent coastal land.

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### Can I have a say?

As above, public notification was not undertaken for the application as a category 1 development. Section 202(1)(g) of the *Planning, Development and Infrastructure Act 2016* allows a person who can demonstrate an interest the matter, as an owner or occupier of adjacent land, to apply to the [Environment, Resources and Development Court](#) for a review of the development assessment process undertaken by council.

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### Are there any other issues?

The land is owned by the City of Onkaparinga and any works require the necessary landowner consents to be granted. Council's Property Transactions team have been dealing with the lease and landowner consent, including the timeframe for completion of works.

The building contractor has been advised of the need to ensure access around the site is clear and safe for the public. Council's Development Compliance Officers will continue to monitor the site to ensure this.

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### Who can I speak to for more information?

Development assessment questions can be directed to Kyle Tapscott, Team Leader Planning (Acting) via:

- 8301 7323
- [kyle.tapscott@onkaparinga.sa.gov.au](mailto:kyle.tapscott@onkaparinga.sa.gov.au)

Council landowner questions can be directed to Fiona Dallimore, Team Leader Property Transactions via:

- 8384 0642
- [fiona.dallimore@onkaparinga.sa.gov.au](mailto:fiona.dallimore@onkaparinga.sa.gov.au)

The application documents can be viewed at our [Noarlunga office](#) when open during business hours, but copies or photos cannot be provided or taken due to Copyright law.

The Environment, Resources and Development Court can be contacted via:

- 8204 0289
- [erdcourt@courts.sa.gov.au](mailto:erdcourt@courts.sa.gov.au)





Figure 2: EXISTING STREET ELEVATION



• Figure 3: PROPOSED STREET ELEVATION