



Development Assessment Commission

Minutes of the 573rd Meeting of the Development Assessment Commission held on Thursday, 23 March 2017 commencing at 9.30am 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Sue Crafter Peter Dungey Dennis Mutton
Secretary	Cathryn Longdon
DPTI Staff	Simon Neldner (Agenda Item 2.2.2, 2.2.3, 2.2.4) Dan Pluck (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1) Malcolm Govett (2.2.2) Sara Zuidland (2.2.4)

1.2. APOLOGIES - David O'Loughlin, Chris Branford

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

- 2.2.1 G Jenkin and M Tardivel**
711/L018/16
East Front Road, Julanka Holdings
Mid Murray Council
Proposal: Open sided structure, gazebo (attached to floating pontoon)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To refuse Development Application 711/L018/16 by G Jenkin and M Tardivel, without proceeding to an assessment, for retrospective development of an open sided gazebo structure affixed to an existing approved pontoon at Allotment 3 in FP 110105, East Front Road, Younghusband.

2.2.2 Sophie G Scott / Frank Brennan

894/R007/16

Lot 1 Glencoe Road, Glencoe

Wattle Range Council

Proposal: Detached Dwelling

The Presiding member welcomed the following people to address the Commission:

Council

- John Best (Presented)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To CONCUR with Development Application 894/R007/16 (Council ID 894/140/16) by Sophie G Scott C/- Frank Brennan Consulting Services for the construction of a detached dwelling at Allotment 1 DP21370 Glencoe Road, Glencoe for the reasons listed below:
 - The proposal would not further compromise the existing rural character of the locality.
 - The proposal would not adversely or significantly impact adjoining and nearby primary production activities in the locality.
 - The proposal would not result in the loss of economically sustainable primary production land.
 - The proposal would result in infill development which would not compromise the integrity of the Primary Production Zone.

2.2.3 John and Bev Banks

894/R001/17

Shepherds Land, Penola

Wattle Range Council

Proposal: Detached dwelling, domestic garage and livestock grazing enterprise

The Presiding member welcomed the following people to address the Commission:

Council

- John Best (Presented)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. NOT TO CONCUR with Development Application 894/R001/17 (Council ID 894/225/16) by Jon and Bev Banks c/- Frank Brennan Consulting for a detached dwelling and domestic outbuilding (shed) at Lot 16, DP 4633, Shepherds Lane, Penola, for the reasons listed below:
 - A rural living use is being introduced in a zone and policy area where it is discouraged by current policies (on an allotment well below 30ha) and within an area that is predominately horticultural and agricultural in character.
 - The proposal will result in primary production becoming an ancillary activity.
 - The proposal may increase the potential for land use conflict – being the operation of farming and vineyard management practices on adjoining land (i.e. noise, extended hours etc) that are not compatible with rural living.
 - Increase demand for services, facilities and infrastructure outside of zones and settlements set aside for rural living development.

2.2.4 **Dino Musolino**

292/R036/16

42 Martin Road, Virginia

City of Playford

Proposal: Construction of a second dwelling for workers accommodation in association with existing horticulture

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control for the Primary Production Zone of the City of Playford Development Plan.
3. To CONCUR with the decision of the Development Assessment Panel of the City of Playford to grant Development Plan consent for Development Application 292/R036/16 (Council Ref 292/959/2016) being for the construction of a second dwelling for workers accommodation in association with an existing horticulture use at 42 Martin Road, Virginia.

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. **DEFERRED APPLICATIONS** - Nil

3.2. **NEW APPLICATIONS** – Nil

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. **DEFERRED APPLICATIONS** – Nil

4.2. **NEW APPLICATIONS** – Nil

5. **MAJOR DEVELOPMENTS**

5.1. **DEFERRED APPLICATIONS** – Nil

5.2. **NEW APPLICATIONS** - Nil

6. **ANY OTHER BUSINESS**

7. **NEXT MEETING – TIME/DATE**

7.1. Thursday, 13 April 2017 in Leigh Street, Adelaide SA

8. **CONFIRMATION OF THE MINUTES OF THE MEETING**

8.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

9. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 1.40PM.

Confirmed 23/03/2017



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Simone Fogarty
PRESIDING MEMBER