



Development Assessment Commission

Minutes of the 464th Meeting of the
Development Assessment Commission
held on Thursday 28 June 2012 commencing at 1.45PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

PRESENT

Presiding Member	Ted Byrt
Deputy Presiding Member	Betty Douflias
Members	Geoffrey Loveday Megan Leydon Carolyn Wigg John Dagas
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPLG Staff	Phil Turvey (Agenda Item 3.1) Gorica Burmazovic (Agenda Item 9.1) Stephanie Ryan (Agenda Item 9.2) Elysse Kuhar (Agenda Item 9.3) Karen Ferguson (Agenda Item 14.1)

1. ATTENDANCE
2. APOLOGIES – Damien Brown.
3. DEFERRED APPLICATIONS
 - 3.1. Fisherman's Bay Management Pty Ltd - Land Division - Fishermans Bay settlement - Township Zone (344/D007/10), Holiday Settlement(Fishermans Bay) Zone and Holiday Settlement (Deferred-Fishermans Bay) Zone (344/D006/99 Variations and extension) - District Council of Barunga West (344/D007/10, 344/D006/99, variations 1 and 2 and extension)

Megan Leydon declared a conflict of interest in the item and left the room for the discussion.

The Commission discussed the application.

RESOLVED

1. That the following applications remain deferred until further advice from the applicant:
 - a) The application by Fisherman's Bay Management Pty Ltd to extend the approval granted to DA 344/D006/09.
 - b) The application Fisherman's Bay Management Pty Ltd to vary the approval of DA 344/D006/09.
 - c) The application by Fisherman's Bay Management Pty Ltd to divide land at Allotment 4 in FP2184 CT 5503/193 - DA 344/D007/10.
2. Resolve that the Presiding Member be granted delegation to determine the above applications.

4. OUTSTANDING MATTERS

4.1. Status of Outstanding Matters – Nil.

5. COURT MATTERS

5.1. Status of Court Matters – Nil.

6. ENFORCEMENT MATTERS

6.1. Status of Enforcement Matters – Nil.

7. PRESIDING MEMBER'S REPORT - Nil.

8. DETERMINATION OF CATEGORY 2 HEARINGS – Nil.

9. SCHEDULE 10 APPLICATIONS

- 9.1 Emery Group - Extension of time to construct a 15 dwelling cabin park with associated site and landscaping works - A 52 in DP 74661 Government Road, Andamooka (CT 5992/551) - Far North Zone - Out of Council (010/0005/07)

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

Applicant(s)

- Tina Vaccaro
- Ian Roberts (by telephone)

The Commission discussed the application.

RESOLVED

1. RESOLVE to GRANT the request for a further 6 month extension for commencement of the Development Plan Consent for Development Application 010/0005/07 for the construction of a 15 dwelling Cabin Park to commence by 29 December 2012, with completion to occur by 2 July 2013.

- 9.2 Ms Helen Pike - Boundary realignment - Lot 10 (CT 6001/909), Lot 11 (CT 6001/910), Lot 12 (CT 6001/911) Dorset Lane & Size Road, Oakbank, Hundred of Onkaparinga - Watershed (Primary Production) Zone - Adelaide Hills (473/D013/12)

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

Applicant(s)

- Emma Barnes (Applicant's consultant)

The Commission discussed the application.

RESOLVED

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE to GRANT Development Approval to Development Application 473/D013/12 by Mrs. Helen Pike for the boundary realignment at Lot 10 (CT 6001/909) Dorset Lane and Lot 11 (CT 6001/910), Lot 12 (CT 6001/911) Size Road, Oakbank, subject to the following conditions and advisory notes:

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 473/D013/12.

Veska & Lohmeyer Pty Ltd: Ref No 12006, 12006AP R01, dated 21/02/2012

Land Division Conditions

1. That two copies of a certified survey plan shall be lodged for Certificate purposes.

Advisory Notes:

- a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The applicant is also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Commission.
- c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
 - f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
 - g. The applicant is reminded of the general environmental duty as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that its activities on the whole site do not pollute the environment. In this respect the person undertaking the activity must take all reasonable and practical measures to prevent or minimise any resulting environmental harm (as defined in the Environment Protection (Water Quality) Policy 2003).
 - h. Any works associated with the land division should avoid the unnecessary removal of native vegetation and disturbance of soil, to minimise the risk of soil erosion and subsequent impacts on water quality through increases in siltation, nutrient loading and turbidity.
- 9.3 SA Housing Trust - Change of use to Office and Supported Accommodation, minor alterations and additions to existing building, construction of en-suite (8.5m²) attached to rear of existing building and associated car parking - 424 Marion Road, Plympton - Residential Zone, Policy Area 21 – City of West Torrens (211/1042/11)

The Commission discussed the application.

RESOLVED

- 1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2. RESOLVE to Grant Development Plan Consent to the application by the South Australian Housing Trust for a change of use from Dwelling to Office and Supported Accommodation, construction of an en-suite of 8.5 square metres and associated staff and visitor car parking for up to five (5) vehicles at Marion Road, Plympton, in Development Application No 211/1042/11 subject to the concurrence of The City of West Torrens and the Minister for Planning, and the following conditions and advisory notes:

Planning Conditions:

- 1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 211/1042/11.

<u>Plan name:</u>	<u>Reference:</u>	<u>Date:</u>
Proposed Site Plan	WD02 revision E	Sept 11
Document Register	1183648	10/10/2011
Demolition Site Plan	P01 revision A	Sept 11
Demolition Plan	P03 revision A	Sept 11
Proposed Floor Plan	P04 revision A	Sept 11
Proposed Elevations	P05 revision A	Oct 2011
Level & Drainage Plan	15567-C01 issue 01	Dec 11
Details Page	15567-C02 issue 01	Dec 11

2. That all car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission.
3. That stormwater generated by the car parking area shall be discharged to Marion Road and not the public laneway to the satisfaction of Council.
4. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
5. That stormwater quality measures within car parks and manoeuvring areas are installed to address the collection of oils, grease and sediment from the stormwater flow.
6. That the applicant shall submit a detailed landscaping plan for the southern boundary of the car park area prior to the commencement of site works. The landscaping shown on that approved plan shall be established prior within three months of the date of Development Approval and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
7. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

Advisory Notes:

- a) The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b) The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- c) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d) The applicant is advised that an application will need to be made to the City of West Torrens for a stormwater connection to Marion Road.

10. SECTION 34 APPLICATIONS - Nil.

11. SECTION 35 APPLICATIONS – Nil.

12. OTHER APPLICATIONS – Nil.

13. CROWN/INFRASTRUCTURE APPLICATIONS

13.1 Report on Minister's Decisions - Nil.

14. MAJOR DEVELOPMENTS

14.1 Spencer Gulf Ports Link (SGPL) - Port Bonython Bulk Export Facility – near Whyalla, Eyre Peninsula – consideration of Level of Assessment and Guidelines

The Commission discussed the application.

RESOLVED

1. That an EIS be considered as the appropriate level of assessment.
2. Draft Guidelines and ranking of issues be endorsed.
3. That the proposed Draft Report be endorsed with any amendments as agreed by the Commission.

15. MATTERS DELEGATED BY THE GOVERNOR – Nil.

16. COMMITTEES

- 16.1 Building Fire Safety – Nil.
- 16.2 Building Rules Assessment– Nil.

17. DELEGATIONS – Nil.

18. DEVELOPMENT APPLICATION STATISTICS

18.1 Monthly Update - Nil.

19. PRINCIPAL PLANNER'S REPORT – Nil.

20. ANY OTHER BUSINESS - Nil

21. NEXT MEETING – TIME/DATE

Thursday, 19 July 2012
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

The Presiding Member thanked all in attendance and closed the meeting at 2:45 PM

Confirmed / /2012

.....
Ted Byrt
PRESIDING MEMBER