



Development Assessment Commission

Minutes of the 504th Meeting of the Development Assessment Commission held on Thursday, 14 August 2014 commencing at 10.00 AM Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

1. OPENING

1.1. PRESENT

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| Presiding Member | Ted Byrt |
| Deputy Presiding Member | Megan Leydon |
| Members | Geoffrey Loveday Carolyn Wigg Andrew Ford Simone Fogarty |
| Secretary | Sara Zuidland |
| Principal Planner | Mark Adcock |
| DPTI Staff | Laura Kerber (Agenda Item 3.1) Anna Provatas (Agenda Item 3.2) David Storey (Agenda Item 3.3) Damian Dawson (Agenda Item 3.4) |

1.2. APOLOGIES – Damien Brown

2. DEFERRED APPLICATIONS

2.1. District Council of Lower Eyre Peninsula

DA 932/D014/13

Proposal: Land division creating three (3) allotments from one (1) allotment

Address: Allotment 143 Bratten Way, FP 180175, Hundred of Cummins CT 6111/533

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 CONCUR with the decision of the District Council of Lower Eyre Peninsula to approve land division application number 932/D014/13 to create three (3) allotments from one (1) allotment subject to the conditions recommended by Council.

3. NEW APPLICATIONS

3.1. Neil Kowald (C/- Planning Chambers)

DA 473/D014/14

Proposal: Boundary realignment – 6 into 6

Address: Onkaparinga Valley Road and Muellers Road, Birdwood (various parcels of land)

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

Applicant(s)

- Jeff Smith – Planning Chambers

Council

- Marie Molinaro – Adelaide Hills Council
- Tom Victory – Adelaide Hills Council

The Commission discussed the application.

RESOLVED

1. RESOLVE to REFUSE Development Plan Consent for the following reasons:
 - a) There is insufficient justification that the proposal will improve the management of the land for the purposes of primary production (PDC 20b).
 - b) The proposal will result in the fragmentation of land holdings used for primary production, and does not contribute to the long term sustainability of rural production (Objective 3) in the Zone.

3.2. Helen Moustos

DA 145/1969/13

Proposal: Change in use from farm building to tourist accommodation (2 x bed and breakfast units)

Address: 1533 – 1541 Main South Road, O'Halloran Hill

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

Applicant(s)

- Helen Moustos

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to DELEGATE to the Principal Planner the authority to determine the application.

3.3. **Dean Siegert**

DA 674/0019/14

Proposal: Detached Dwelling

Address: Section 885, Cadgee Road, Naracoorte

The Commission discussed the application.

RESOLVED

1. RESOLVE to CONCUR with the decision of the Naracoorte Lucindale Council to GRANT Development Plan Consent to the approach by Dean Siegert at Cadgee Road, Naracoorte to the application (DA 674/0019/14).

3.4. **Fishermans Wharf Markets Pty Ltd**

DA 040/0952/13

Proposal: Construction of a five level building for tourist accommodation

Address: Lot 106 Nelson Street, Port Adelaide

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

Applicant(s)

- Simon Tonkin – Masterplan
- Fabian Barone – Masterplan
- Hans Ehmann
- Scott Ferris – Lend Lease

Agency

- Peter Wells – DEWNR Heritage

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 REFUSE Development Plan Consent as the proposal does not display a sufficient degree of compliance with the relevant provisions of the Port Adelaide Enfield Council Development Plan, and in particular it is not considered to have satisfied the following:

McLaren's Wharf Policy Area 44

Objective 5

PDC's: 8, 13, 15 and 17

Regional Centre Zone

Objectives 10 and 12

PDC's: 34, 36, 47-50, 53, 56 and 82-85

4. **ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE**

5. **MAJOR DEVELOPMENTS** - Nil.

6. **ANY OTHER BUSINESS**

7. **NEXT MEETING – TIME/DATE**

- 7.1. Thursday, 28 August 2014 in Conference Room 6.2, Level 6, 136 North Terrace, 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 2.00 PM

Confirmed / /2014

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Ted Byrt
PRESIDING MEMBER