



Development Assessment Commission

Minutes of the 540th Meeting of the Development Assessment Commission held on Thursday, 11 February 2016 commencing at 09.30 AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Chris Branford Peter Dungey Sue Crafter David O'Loughlin Dennis Mutton
Specialist Member	Anthony Cheshire (Item 5.1)
Secretary	Sara Zuidland, Laura Kerber
Principal Planner	Mark Adcock
DPTI Staff	Leif Burdon (Agenda Item 3.1) Simon Neldner (Agenda Item 3.2) Lee Webb (Agenda Item 5.1) Elysse Kuhar (Agenda Item 3.3)
1.2. APOLOGIES –	Helen Dyer (Deputy Presiding Member)

2. DEFERRED APPLICATIONS – Nil

3. NEW APPLICATIONS

- 3.1 Resthaven Inc. C/- Masterplan SA Pty Ltd**
DA 080/E028/15
48 Smith-Dorrien St, Mitcham
City of Mitcham

Proposal: The redevelopment and expansion of an existing residential aged care facility

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

Applicant(s)

- MasterPlan – Greg Vincent, Nathan Franklin
- Resthaven - Emmet O'Donovan, Andrew Davies, David Norton
- Brown Falconer – Mario Dreosti
- MFY – Jayne Lovell
- CPR – David Reynolds

Representor

- Timothy O'Leary
- Wendy & David Robertson
- Kerry Hayman
- Alison Bugg

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 that the Development Assessment Commission is satisfied that the proposal meets the key objectives of the Mitcham (City) Development Plan Council Wide provisions and the Residential (Central Plains) Zone with particular reference for residential aged care facilities to be located within established residential areas and is in a form and design with buildings of a bulk and scale which reflects the existing character of the locality.
3. RESOLVE to grant Development Plan Consent to the proposal by Resthaven Inc c/- MasterPlan SA Pty Ltd for the redevelopment and expansion of an existing residential aged care facility at 48 Smith-Dorrien Street, Mitcham subject to the following reserved matters and conditions of consent.

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 following plans submitted in Development Application No 080/E028/15.

Plans – Brown Falconer

Resthaven Incorporated – Resthaven Mitcham Redevelopment – Site Plan - Existing – Dwg No 764 DA02 – Rev C – Date 30/07/2015
Resthaven Incorporated – Resthaven Mitcham Redevelopment – Site Plan - Proposed – Dwg No 764 DA03 – Rev L – Date 11/12/2015
Resthaven Incorporated – Resthaven Mitcham Redevelopment – Ground Floor Plan – Dwg No 764 DA04 – Rev I – 11/12/2015
Resthaven Incorporated – Resthaven Mitcham Redevelopment – First Floor Plan – Dwg No 764 DA05 – Rev F – 11/12/2015
Resthaven Incorporated – Resthaven Mitcham Redevelopment – Elevations – Dwg No 764 DA06 – Rev F – Date 11/12/2015
Resthaven Incorporated – Resthaven Mitcham Redevelopment – Sections – Dwg No 764 DA07 – Rev G – Date 15/01/2016
Resthaven Incorporated – Resthaven Mitcham Redevelopment – Elevations External Finishes – Dwg No 764 DA08 – Rev B – 11/12/2015
Resthaven Incorporated – Resthaven Mitcham Redevelopment – Proposed Part Site Plan and Locality – Dwg 764 DA09 – Rev - - 11/12/2015

Plans – Designwell

Resthaven Incorporated – Resthaven Mitcham Redevelopment – Final concept Masterplan – Drawing No S-15-05-102 – Rev B – Date 21/05/2015

Resthaven Incorporated – Resthaven Mitcham Redevelopment – Plant Schedule Concept – Drawing No S-15-05-101 – Rev A – Date 15/05/2015

Traffic Report – MFY PTY LTD

Resthaven Aged Care Redevelopment, 48 Smith-Dorrien Street, Mitcham – JML/15-0202 – Letter to Mr Greg Vincent, MasterPlan SA Pty Ltd – Date 13/10/2015

Stormwater Management Plan – Combe Pearson Reynolds Consulting Engineers

CPR – Stormwater Management Plan – Prepared for: Brown Falconer Group Pty Ltd – Site: Resthaven Mitcham 17 Hill Street, Mitcham SA 5062 – Job No: 150085 – Date 03/08/2015

Additional Information

MasterPlan SA Pty Ltd – Planning Report – Redevelopment of Existing Aged Care Accommodation, 48 Smith-Dorrien Street, Mitcham – For: Resthaven Inc – 14192REP01 – Date 19/08/2015

MFY Pty Ltd - Resthaven Aged Care Redevelopment, 48 Smith-Dorrien Street, Mitcham Response to Representations – JML/15-0202 – Letter to Mr Greg Vincent, MasterPlan SA Pty Ltd – Date 11/12/2015

MFY Pty Ltd - Resthaven Aged Care Redevelopment, 48 Smith-Dorrien Street, Mitcham Commercial Vehicle Access – JML/15-0202 – Letter to Mr Nathan Franklin, MasterPlan SA Pty Ltd – Date 15/01/2016

CPR – Resthaven Mitcham Stormwater Management Plan – Letter to Brown Falconer Group Pty Ltd – Job No: 150085 – Date 10/12/2015

MasterPlan SA Pty Ltd – Email to: Leif Burdon – Subject: FW: 15008 5RE Resthaven Mitcham – Date 20/01/2016

2. 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 prior to the occupation or use of the development.
3. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the Development Assessment Commission.
4. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
5. That all loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
6. Ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like should not occur:
 - i. after 10.00pm; and
 - ii. before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.
7. Prior to Development Approval, the applicant/developer shall prepare a final detailed Stormwater Management Plan to the satisfaction of the Development Assessment Commission, in consultation with the City of Mitcham. The final detailed stormwater management plan should incorporate, but not limited to, the following measures:
 - i. Suitable stormwater management techniques including detention systems must be designed to reduce the post development flows to the equivalent flow derived from an effective run-off coefficient of 0.25 for a 5 year ARI event, and 0.45 in a 100 year ARI event. In addition for the 5 year ARI event, the peak outflow from the detention system must be checked to

ensure the outflow after 90 minutes for the critical storm duration from the detention system is not greater than the flow that would arise from a 90 minute storm based on a predevelopment catchment with a 0.25 runoff coefficient. Should this flow be larger, then the detention volume must be further increased to reduce the outflow to this un-detained 0.25 runoff coefficient level. The directly connected time of concentration must be appropriate for the development as described in "Australian Rainfall & Runoff" Volume 1;

- ii. A "Limited Out Flow" from the development must be achieved by incorporating into the stormwater drainage design, measures for either On-site Stormwater Retention (OSR) and/or On-Site Stormwater Detention (OSD);
 - iii. The "Limited Out Flow" from the development may be discharged to either Council infrastructure or to an area for On-Site Stormwater Retention (OSR) within the property (landscape area, soakage trench, etc.);
 - iv. Stormwater that is retained on-site (OSR) by utilising landscaped areas within the property, soakage trenches, or additional tank storage, must be contained within the site. Stormwater resulting from a storm, up to and including a 20 year ARI, must not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions; and
 - v. Detention tank capacity must be in addition to any proposed rainwater storage tanks for domestic supply or On-Site Stormwater Retention
8. 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.
 9. The landscaping shown on the plans forming part of the application shall be established prior to the operation of the development and shall be maintained at all times with any diseased or dying plants being replaced.
 10. The applicant shall provide an amended landscaping plan, prior to Development Approval being issued, in respect of infill and screen plants along the northern boundary adjacent to the proposed new buildings which includes the following:
 - i. The shrub plants at the time of planting shall have a minimum height of 2m
 - ii. The height of the shrub screen planting when fully matured shall have a minimum height of 3.5m
 11. That fencing along the northern boundary, adjacent to the proposed new buildings, is to be replaced with a 2.5m high colourbond fence, prior to occupation of the new buildings.
 12. That the air conditioning or air extraction plant or ducting shall be screened such that no nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the Development Assessment Commission.
 13. That all lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
 14. An appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust

generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.

3.2 **Department of Planning, Transport & Infrastructure**

DA 155/V009/15 and 020/L073/15

Hackney Road, Adelaide Parklands

City of Norwood, Payneham & St Peters

Proposal: O-Bahn City Access Project

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

Applicant(s)

- Dariusz Fanuk
- Brenton Burman

Representor

- Steven Marshall MP
- Tom Patterson
- Teresa Beltrame
- Pauline Blaine *for Carol Turnbull*
- Serena Coulls
- Nick Minicozzi
- Barbara Deed *for Teena Coppin, Jan Harry, Phillip Brook, Michael Numan*
- Pinaki & Jayita Ray
- Jenny Sever
- Caroline Wigg
- Rosemary Luke
- John Leake
- Nick Colsante
- Ian Fehlberg *for Dario Centrella*
- Ron Moule
- Carol Moule

The Commission discussed the application.

RESOLVED

1. RESOLVE to DEFER the applications 155/V009/15 and 020/L073/15 to seek further information.

3.1 **Ms Barbara Minter**

DA 711/D024/08

Sec 581 in the Hundred of Finniss, Salisbury Road, Pellaring Flat

Mid Murray Council

Proposal: Land Division (1 into 2)

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

Applicant(s)

- Ms Barbara Minter

Representor

- John Price *for Ronald Salisbury*

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 that the Development Assessment Commission is satisfied that the proposal meets the key objectives of the River Murray Zone with particular reference to environmental protection.
- 3) RESOLVE to grant Development Plan Consent (and Land Division Consent) to the proposal by B Minter for land division (one into two) at Section 581 in the Hundred of Finniss, Salisbury Road, Pellaring Flat subject to the following conditions of consent and the concurrence of the Mid Murray Council and the Minister for Planning.

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 following plans submitted in Development Application No 711/D024/08.

Plans:

Plan of division – Mosel Steed – 23/10/08

Plan of land transfer – Mosel Steed – 1/4/15

Reports:

Statement of Effect – Steed and Pohl – 6 September 2011

Minute Extract – boundary redistribution – dated 12 August 2015

Correspondence:

Email from Dennis Kuhlmann to Elyse Kuhar – Minter Moisio Land Division - sent 10/09/2015

2. Payment for both connection points to the Pellaring Flat CWMS must be made upfront prior to Section 51 clearance. The fee is payable for the capitol costs associated with the installation of connection points.

To ascertain the fee required to be payed please contact Council's Manager – Health Services – Ms. Caroline Thomas on (08) 8564 6020 or by email at cthomas@mid-murray.sa.gov.au.

3. All infrastructure to connect the dwellings to the newly provided connection point must be installed by the owner, with the work being carried out by an appropriately qualified and licensed plumber prior to Section 51 clearance.

All costs associated with this work are to be borne by the owner.

4. Following connection of the dwellings to the Pellaring Flat Community Wastewater Management System (CWMS), the existing wastewater management systems servicing the dwellings are to be decommissioned to the satisfaction of the Council's Environmental Health Department prior to Section 51 clearance.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

4 INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

5 MAJOR DEVELOPMENTS –

5.2 City & Central Consulting Pty Ltd

Major Development – Guidelines and level of assessment
American River, Kangaroo Island

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

Applicant(s)

- Representatives for City & Central Consulting Pty Ltd

The Commission discussed the application.

RESOLVED

1. RESOLVE to DEFER the application for further consideration.

6 ANY OTHER BUSINESS -

7 NEXT MEETING – TIME/DATE

- 7.2 Thursday, 25 February 2016 in Leigh Street, Adelaide SA

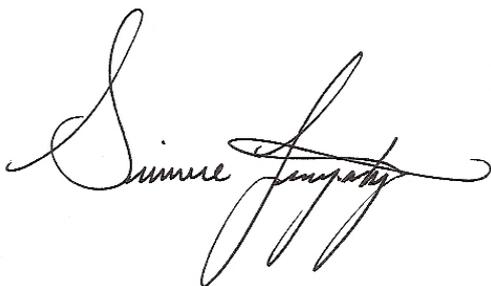
8 CONFIRMATION OF THE MINUTES OF THE MEETING

- 8.2 **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 5:20 PM

Confirmed 12/02/2016



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Simone Fogarty
PRESIDING MEMBER