



Development Assessment Commission

**Minutes of the 569th Meeting of the
Development Assessment Commission
held on Thursday, 2 February 2017 commencing at 10.30 AM
Campbelltown Function Centre, 172 Montacute Road, Rostrevor**

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Chris Branford Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
Secretary	Cathryn Longdon
DPTI Staff	Simon Neldner Brett Miller Sara Zuidland

1.2. APOLOGIES – nil.

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS – Nil

- 2.2.1 Glen Vollebregt, Barrio Developments**
170/E010/16
17a, 17b, 19-21 Gameau Road and 2-6 Woodmere Avenue Paradise
City of Campbelltown

Proposal: Demolition of existing dwellings, staged construction of a residential flat building comprising 12 x 3 storey dwellings, a residential flat building comprising 7 x 3 storey dwellings and 6 x 2 storey dwellings, a five storey mixed use development comprising a retail shop, offices, consulting rooms 28 residential apartments and 71 student accommodation rooms.

Helen Dyer declared a conflict of interest and was not present.

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

Applicants(s)

- Glen Vollebregt – Barrio Developments
- May Pike – Barrio Developments
- Matt King – URPS
- Josh Skinner - URPS
- Sarah Swincer – Alexander Brown Architects
- Alex Brown - Alexander Brown Architects
- Frank Siow – Frank Siow & Associates

Council

- Nigel Litchfield
- Darren Adams
- Nick Legoe

Representor(s)

M B Figg	W G Figg	Patricia Sobels
Winton Inkster	Eileen Inkster	Kym Tilbrook
Jullie Tilbrook	Lina Palaktsoglou	Ivan Caon
Matthew Noble	Robert Shattock	Ian Fitzpatrick
Joan French	Elizabeth Maier	Margaret Barnes
Sue Philp	Dean Philp	Alexandra Kolodnick
Ann Shattock	Barry Snell	Bruce Clayton
Janice Van Der Ploeg	James Kennelly	Josie Morton
Ken Morton	Marilyn Whitbread	Nicholas Hansen
Patricia Knott	Paul Winkley	Rita Llewellyn
Robert Smith	Roger Bond	Vincent Tarzia MP
Peter Hewitt	Dan Reddy	Cherie Cash
Helene Brown	David Brown	Tony Uren
Mel Judd	Gracie Tortorella	John Middeldorp
Nancy Middeldorp	Marijka Ryan	Ian Smith
Peter Merkel	Helen Merkel	Avis Holding

This hearing was adjourned at 3.45pm 2 February 2017 following the public submissions. The Commission re-convened Thursday 9 February to discuss and consider 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 to the proposal by Barrio Developments (DA 170/E010/16) for the demolition of existing dwellings, staged construction of: a residential flat building comprising 12 x 3 storey dwellings, a residential flat building comprising 7 x 3 storey dwellings and 6 x 2 storey dwellings, a five storey mixed use development comprising a retail shop, offices, consulting rooms, resident gym, 28 residential apartments and 71 student accommodation rooms and associated

landscaping and car parking at 17a, 17b, 19-21 Gameau Road and 2-6 Woodmere Avenue, Paradise for the following reasons:

- The proposal fails to meet the Zone Objective and PDC 6, Policy Area PDC 3 and is significantly at odds to the Desired Character Statements of the Residential Zone and the Regeneration Policy Area 3 in relation to bulk and scale.
- The development fails to provide site areas and setbacks in accord with Policy Area 3 Principles of Development Control 4, 5 and 6.
- The development fails to meet Policy Area 3 PDC 2 as the development site is not located in an area identified within the principle as being appropriate for higher density development.
- The development fails to meet Policy Area 3 PDC 4 in terms of being more than double the height limitations for the area.
- The development fails to meet Council Wide PDC 20, 21 and 22, in terms of boundary setbacks.

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, 9th February 2017 in Leigh Street, Adelaide SA

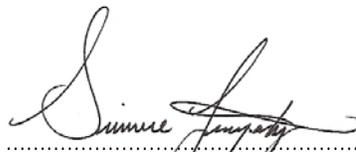
8. CONFIRMATION OF THE MINUTES OF THE MEETING

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 2.00 PM

Confirmed 09/02/2016


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SIMONE FOGARTY
PRESIDING MEMBER