



# *Development Assessment Commission*

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## **Minutes of the 476th Meeting of the Development Assessment Commission held on Thursday, 14 March 2013 commencing at 1.00 PM Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

### **1. OPENING**

#### **1.1. PRESENT**

Presiding Member	Ted Byrt
Deputy Presiding Member	Megan Leydon
Members	Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Gorica Burmazovic (Agenda Item 3.1) Yasmine Alliu (Agenda Item 3.3) Phil Turvey (Agenda Item 3.4) Elysse Kuhar (Agenda Item 3.5) Lee Webb (Agenda Item 5.1)

#### **1.2. APOLOGIES** – Damien Brown.

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### **2. DEFERRED APPLICATIONS** – Nil.

### **3. NEW APPLICATIONS**

- 3.1. Grant Fiedler**  
010/U080/12  
**Q 28 in DP 84642 Coorabie-Cheetim Road, Coorabie**  
Out of Council (Coastal Conservation Zone)

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

The Commission discussed the application.

**RESOLVED**

1. That the proposed development is AT VARIANCE with the policies in the Development Plan applying to the Coastal Protection Zone.
  2. Pursuant to Regulation 17 (3)(a) of the *Development Regulations 2008*, NOT TO PROCEED with the assessment of the application.
- 3.2. Removed from agenda
- 3.3. **Colin Turner**  
070/D072/12  
**A101 DP 21339, A200 DP 55593, Hundred Yatala, Purdom Road, Gould Creek, A200 DP55593, Hundred Yatala, Burg Road, Gould Creek**  
Tea Tree Gully Council (Watershed Protection (Mount Lofty Ranges) Zone)

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

Applicant(s)

- Colin Turner
- Marie Turner

The Commission discussed the application.

**RESOLVED**

1. That the proposed development contained in Application No 070/D072/12 is NOT SERIOUSLY AT VARIANCE with the policies in the Development Plan.
2. To GRANT Development Plan Consent and Land Division Consent for Development Application No 070/D072/12 to undertake a division of land by boundary realignment at A101 DP 21339, A200 DP 55593, A202 DP55593, (in the area of Gould Creek) subject to the following conditions and advisory notes:

**Planning Conditions:**

1. 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 070/D072/12.
  - Hennig & Co. Pty. Licensed Surveyors Ltd Ref: 16306 Gould Creek dap.dwg Date: 08/10/12

**Land Division Requirement**

2. 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.

### **Advisory Notes:**

1. 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.
2. 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.
3. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
4. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
5. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which this notice is received or such longer time as the Court may allow.
6. 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, and (telephone number 8204 0300).
7. The onsite wastewater management systems must be contained wholly within the proposed allotments and conform with the minimum setback requirements as detailed in the South Australian Health Commission Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia, its Supplements A & B.
8. Approval of the Native Vegetation Council is required for clearance of any native vegetation on the site and the actual location of the house to ensure that the impact on intact native vegetation is minimised.
9. Should further development of the land occur then the applicant will need to adhere to the advice provided by the SA Country Fire Service in regard to access and drainage.

#### **3.4. E Armstrong**

711/0286/12

#### **17 Porter Street, Cowirra**

Mid Murray Council (River Murray Zone, Shack Settlement Policy Area)

Megan Leydon declared a conflict of interest and left the meeting for the duration of the discussion.

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

Applicant(s)

- Eric Armstrong

The Commission discussed the application.

### **RESOLVED**

1. To DEFER for further consideration.

3.5. **Outhred English & Associates (on behalf of Ms Cathy Parsons, RJ Parsons & Sons Pty Ltd)**  
544/1262/07  
**Lot 11 Cemetery Road, Minlaton**

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

Applicant(s)

- John Outhred

Council

- David Hutchison

Agency

- Arron Broom – DEWNR (CPB)
- Adrian Brown – DEWNR (CPB)

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 District Council of Yorke Peninsula's decision to grant Development Plan Consent to Development Application No. 544/1262/07 by Ms Cathy Parsons for the construction of a two-storey detached dwelling, a separate 200m<sup>2</sup> garage, three (3) 22,500L water tanks and associated site works in the Coastal Zone at Minlaton.

4. **ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE**

5. **MAJOR DEVELOPMENTS**

- 5.1. **Nyrstar**  
Port Pirie Smelter Transformation Major Development

**RESOLVED** that the report be received and noted.

6. **ANY OTHER BUSINESS**

- 6.1. **Section 85 Proceedings**  
Evangelista – Verbal Report

**RESOLVED** that the report be received and noted.

**RESOLVE** to delegate the power to determine development application 180/2042/12 to the Principal Planner DAC subject to the Minister for Planning indicating a willingness to enter into a Land Management Agreement with the applicant that prohibits the erection of any structures on the area of fill or on land under influence of the fill.

7. **NEXT MEETING – TIME/DATE**

- 7.1. Thursday, 28 March 2013 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 the meeting held on Thursday, 21 February be confirmed.
- 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 2.40 PM

Confirmed                    /                    /2013

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Ted Byrt  
PRESIDING MEMBER