



Development Assessment Commission

**Minutes of the 449th Meeting of the
Development Assessment Commission
held on Thursday 13 October 2011 commencing at 1:45 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Presiding Member	Ted Byrt
Members	Betty Douflias Geoffrey Loveday Carolyn Wigg John Dagas
Secretary	Rocío Barúa
Principal Planner	Mark Adcock
DPLG Staff	Tom Victory (Agenda Items 17.1 & 20.2) Gabrielle McMahon (Agenda Item 20.1) Simon Neldner (Agenda Item 17.2 and 21.1)

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- APOLOGIES**
Members Damien Brown and Megan Leydon
 - CONFIRMATION OF THE MINUTES**
 - RESOLVED** that the Minutes of the 448th meeting held on 23 September 2011 be taken as read and confirmed.
 - DEFERRED APPLICATIONS**
 - Status of Deferred Applications**

RESOLVED that the Report be received and noted.
 - OUTSTANDING MATTERS**
 - Status of Outstanding Matters**

RESOLVED that the Report be received and noted.

5. **COURT MATTERS**

5.1 **Status of Court Matters**

RESOLVED that the Report be received and noted.

6. **ENFORCEMENT MATTERS**

6.1 **Status of Enforcement Matters**

RESOLVED that the Report be received and noted.

7. **PRESIDING MEMBER'S REPORT** – Nil.

8. **DETERMINATION OF CATEGORY 2 HEARINGS** – Nil.

9. **MINISTER'S DECISIONS – UPDATE**

10. **MAJOR DEVELOPMENTS – UPDATE**

11. **MATTERS DELEGATED BY THE GOVERNOR**

12. **COMMITTEES REPORT**

12.1 **Building Fire Safety** – Nil.

12.2 **Building Rules Assessment** – Nil.

13. **DELEGATION REPORT**

13.1 **s33 & s49 Decisions**

13.2. **s48 Decisions determined by the Presiding Member**

14. **DEVELOPMENT APPLICATION STATISTICS**

14.1 The Development Assessment Commission wished to acknowledge and express its appreciation to the Assessment staff for the good work they have done over the past month.

15. **PRINCIPAL PLANNER'S REPORT**

The Principal Planner suggested the Commission undertake a site inspection of the Lightsview development.

16. **ANY OTHER BUSINESS**

16.1 **Mayfield Site (Sturt Street and Gilbert Street, Adelaide) – Briefing**

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

Applicant(s)

- Stuart Moseley (Connor Holmes)
- David Bertram (Colvid)
- Tullio Tagliaferri (Tagara)
- Gavin Kain (Woods Bagot)
- James Hayter (Oxigen)

The Commission thanked the attendees for their briefing.

RESOLVED to receive and note the briefing.

16.2 Bowden Urban Village – Update on Project – Briefing

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

Applicant(s)

- Sandy Rix (LMC)
- Chris Menz (LMC)

The Commission thanked the attendees for their briefing.

RESOLVED to receive and note the briefing.

16.3 Harris Scarfe’s redevelopment – Adelaide - Update

The DPLG Planning Officer provided the Commission with an update following a meeting with the proponent regarding a proposed variation to the application.

The Commission endorsed the concerns raised by the Planning Officer in relation to this proposal.

RESOLVED

That the Development Assessment Commission delegate to the Principal Planner the final decision on any future variation to the Harris Scarfe’s development subject to receiving favourable responses from the Urban Design Unit and the Adelaide City Council and any other consultation agencies as may be applicable.

16.4 The Development Assessment Commission meeting of 27 October 2011

RESOLVED

1. That the Commission meeting of 27 October 2011 start at 9:30 AM with a site visit at LightsView.

NOTE Carolyn Wigg will be an apology for the meeting.

17. DEFERRED APPLICATIONS

17.1 Steplen Constructions Pty Ltd & Ehomes Pty Ltd- staged land division (1 into 50) and staged land division (1 into 30) - Lot 2 in FP14852, Worrolong (Mount Gambier), Hundred of Gambier, CT 5480/636 and Lot 835 in FP 193017, Worrolong (Mount Gambier), Hundred of Gambier, CT 5871/412 – Deferred Urban Zone – Grant Council (732/D013/09 and 732/D008/09)

The Commission discussed the application.

RESOLVED

1. That a decision on land divisions 732/D013/09 and 732/D008/09 be deferred until such time as the Minister for Urban Development, Planning and the City of Adelaide has approved the NERGA DPA and the approval has been declared in the Government Gazette.
2. That the Development Assessment Commission delegate the final decision to the Principal Planner, DAC to concur with Development Application Nos 732/D013/09 and 732/D008/09 once/if the Minister for

Urban Development, Planning and the City of Adelaide has approved the NERGA DPA and the approval has been declared in the Government Gazette.

17.2 **G Andrew - Demolition of four (4) remaining poultry sheds, change in land use from intensive animal keeping to rural residential; and a land division (1 into 2) - Pieces 20 & 21 in DP 24963 Bridgewater-Carey Gully Road, Mount George – Watershed (Primary Production) Zone (Non-Complying) - Adelaide Hills Council (473/D032/10)**

The Commission discussed the application.

RESOLVED

1. That the submitted information does not satisfy Part 2 of the Development Assessment Commission's resolution of 23 June 2011 and that a more detailed soil and groundwater investigation and remediation plan for proposed Allotment 50 is required prior to the reconsideration of the proposal.
2. That the Development Assessment Commission delegate to the Principal Planner the final decision once all the conditions have been satisfactorily met.

18. **MAJOR DEVELOPMENTS** – Nil.

19. **SCHEDULE 10 APPLICATIONS**

19.1 **Withdrawn by the applicant**

20. **SECTION 35 APPLICATIONS**

20.1 **Simpson Foundation - Erect memorial sculpture within a garden bed in Angas Gardens - Angas Gardens, War Memorial Drive, North Adelaide - Park Lands Zone: Adelaide Oval Policy Area 38 - Adelaide City Council (020/0041/11)**

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

Applicant(s)

- Colonel Viki Andersons
- Ralph Clarke
- Marc Coquhoun

Department of Environment and Natural Resources

- Peter Wells

The Commission discussed the application.

RESOLVED

1. That the Development Assessment Commission CONCUR with development application 020/041/11 (Council ref. DA/311/2011) by the Simpson Foundation to erect a memorial statue within the garden bed at Angas Gardens, War Memorial Drive, North Adelaide.

20.2 **R Brooks - Community Title Land Division (1 into 2) - Lot 4 in DP19251, Ayers Hill Road, Stirling, Hundred of Noarlunga, CT 5119/651 - Country**

**Living Zone – Ayers Hill Road Historic Conservation Policy Area -
Adelaide Hills Council (473/C049/08)**

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission CONCUR with the Adelaide Hills Council Development Assessment Panel resolution to grant Development Plan Consent to Development Application No. 473/C049/08 by R Brooks for a community title land division (1 into 2).

21. SECTION 34 APPLICATIONS.

**21.1 City of Mitcham – Change of use: Educational Establishment to
Community Centre and Library with associated car parking – 135-139
Daws Road, St Mary’s – General Industry Zone – City of Mitcham
(080/1129/11)**

RESOLVED

1. That the Commission proceed with an assessment of this non-complying development application and request a Statement of Effect from the applicant to enable public notification to be undertaken.

22. CROWN/PUBLIC INFRASTRUCTURE – Nil.

23. OTHER APPLICATIONS – Nil.

24. NEXT MEETING – TIME/DATE

Thursday, 27 October 2011, commencing at 9.30am for a site visit and then returning to Conference Room 6.2, Level 6, 136 North Terrace, Adelaide to deal with any other business.

The Presiding Member thanked all in attendance and closed the meeting at 4:05 PM

Confirmed / /2011

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Ted Byrt
PRESIDING MEMBER

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Rocío Barúa
SECRETARY