



Development Assessment Commission

**Minutes of the 450th Meeting of the
Development Assessment Commission
held on Thursday 27 October 2011 commencing at 12:40 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Presiding Member	Ted Byrt
Members	Betty Douflias Geoffrey Loveday Megan Leydon Damian Brown John Dagas
DPLG Staff	Simon Neldner (Agenda Items 16.2, 21.1) Nitsan Taylor Philippe Mortier

1. **APOLOGIES** Member Carolyn Wigg
2. **CONFIRMATION OF THE MINUTES**
 - 2.1 **RESOLVED** that the Minutes of the 449th meeting held on 13 October 2011 be taken as read and confirmed.
3. **DEFERRED APPLICATIONS**
 - 3.1 **Status of Deferred Applications**

RESOLVED that the Report be received and noted.
4. **OUTSTANDING MATTERS**
 - 4.1 **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 - Nil**

12. **COMMITTEES REPORT**

12.1 **Building Fire Safety – Nil**

12.2 **Building Rules Assessment – Nil**

13. **DELEGATION REPORT**

13.1 **s33 & s49 Decisions – Nil**

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

14. **DEVELOPMENT APPLICATION STATISTICS**

15. **PRINCIPAL PLANNER'S REPORT - Nil**

16. **ANY OTHER BUSINESS**

16.1 Members of the Commission (with the exception of Members Carolyn Wigg & Damien Brown) visited the 'Lightsview' residential estate at Northfield. The Commission would like to extend its sincere thanks to the project team (Alan Miller, Peter Gatsios, Michael Osborn) for their comprehensive introductory briefing and informative guided tour (including affordable home inspection) around the completed stages of Precinct 1.

16.2 **Variation to previous approval DA 361/0183/11 - Mawson Lakes Corporation Pty Ltd - Mawson Lakes Town Centre expansion and redevelopment (Stages 2-4) - University Parade & Light Common, Mawson Lakes - MFP (The Levels) Zone – City of Salisbury**

Simon Neldner

The Commission discussed the application.

RESOLVED

1. **RESOLVE** that the briefing be received and noted.

2. **RESOLVE** that the Development Assessment Commission revoke the delegation of Mr Greg Waller, Director - Development and Environmental Services (City of Salisbury) to assess and determine DA 361/0183/11 or any subsequent variation of the planning consent granted for the redevelopment of the Mawson Lakes Town Centre (Stages 2-4). The Development Assessment Commission will assess and determine these applications until such time as a final Development Approval has been granted by the Council in respect to DA 361/0183/11.

17. **DEFERRED APPLICATIONS – Nil.**

18. **MAJOR DEVELOPMENTS – Nil.**

19. **SCHEDULE 10 APPLICATIONS – Nil.**

20. **SECTION 35 APPLICATIONS – Nil.**

21. **SECTION 34 APPLICATIONS.**

21.1 **DTEI – Adelaide Oval Redevelopment – King William Road and War Memorial Drive – No Zone or Policy Area – Adelaide City Council (020/0044/11)**

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

Applicant(s)

- David Johnson (Stadium Management Authority)
- David Bills (Master Plan)

In attendance, but did not speak

- John Dyson (Mott MacDonald)
- Ian Hore (Walterbrooke & Associates)

The Commission discussed the application.

RESOLVED

1. RESOLVE to provide written advice to the Stadium Management Authority on any planning issues of significance identified in the planning report to the Commission.
2. RESOLVE to APPROVE Development Application No 020/0044/11 by the Department for Transport, Energy and Infrastructure (DTEI) for the redevelopment of Adelaide Oval subject to the following condition:

Planning Condition:

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 plans, including the following documentation, submitted in Development Application No. 020/0044/11:

Plans – Cox / Hames Sharley / Walterbrooke – Project No 310046.01

Site Plan – Drawing No A5-00-00 Rev –

Demolition Plan – Drawing No A5-DM-00 Rev –

Level B2 Plan – Drawing No A5-B2-00 Rev –

Level B1 Plan – Drawing No A5-B1-00 Rev –

Level L1 Plan - Drawing No A5-L1-00 Rev –

Level L2 Plan – Drawing No A5-L2-00 Rev –

Level L3 Plan – Drawing No A5-L3-00 Rev –

Level L4 Plan - Drawing No A5-L4-00 Rev –

Level L5 Plan - Drawing No A5-L5-00 Rev –

Level L6 Plan - Drawing No A5-L6-00 Rev –

Level RF Plan - Drawing No A5-RF-00 Rev –

South Stand Sections - Drawing No A5-SS-00 Rev –

East Stand Sections – Drawing No A5-ES-00 Rev –

Elevation – Drawing no A5-EL-00 Rev –

Tree Removal Plan – A5-TM-00 Rev -

Planning Reports

Adelaide Oval Redevelopment Development Application Report:
Masterplan – October 2011

Advisory Notes:

- a. 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.
- b. 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.
- c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- e. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- f. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- g. Section 779 of the *Local Government Act 1999* provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairing any damage to Council specifications.
- h. Pursuant to s.34 (2)(d) of the *Development Act 1993*, a separate application must be submitted for Building Rules consent to the Adelaide City Council. No building work is permitted until a Development Approval has been obtained from the Council.
- i. Crane operations associated with construction may be the subject of a separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). If you require any additional information contact Brett Eaton, Airside Safety manager from Adelaide Airport on 8308 9245.

22. **CROWN/PUBLIC INFRASTRUCTURE** – Nil.

23. **OTHER APPLICATIONS** – Nil.

24. **NEXT MEETING – TIME/DATE**

Thursday, 10 November 2011 at 12.00pm
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

The Presiding Member thanked all in attendance and closed the meeting at 1:15pm

Confirmed / /2011

.....
Ted Byrt
PRESIDING MEMBER

.....
Frank Carpentieri
A/SECRETARY