



Development Assessment Commission

Minutes of the 485th Meeting of the Development Assessment Commission held on Thursday, 15 August 2013 commencing at 1.00PM Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

1. OPENING

1.1. PRESENT

Deputy Presiding Member	Megan Leydon
Members	Geoffrey Loveday Carolyn Wigg Simone Fogarty
Secretary	Sara Zuidland
A/Principal Planner	Jeremy Wood
DPTI Staff	Laura Kerber (Agenda Item 3.2) Gabrielle McMahon (Agenda Item 3.3)

1.2. APOLOGIES –Ted Byrt (Presiding Member), Damien Brown, Andrew Ford.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1. Kim and Katie Palmer
252/2446/12
Station Place, Hindmarsh
City of Charles Sturt Council (Urban Core Zone)

Carolyn Wigg declared a conflict of interest on this item.

This item was postponed as there was not a quorum present.

3.2. **Liveable Solutions C/- Robin and Geoff Maloney**

DA 822/0094/12

24 Main Road Robe:

- A 101, DP 36610, CT 5130/546

- A 102, DP 36610, CT 5130/547

District Council of Robe (Caravan and Tourist Park Zone)

The Commission discussed the application.

RESOLVED

1. **RESOLVE to NOT TO CONCUR** with the decision of the District Council of Robe Development Assessment Panel to grant Development Plan Consent to the application by Liveable Solutions (on behalf of Robin and Geoff Maloney) for a change of use from tourist accommodation to a detached dwelling at Lakeside Tourist Park, Robe, in the Caravan and Tourist Park Zone for the following reasons:

- The Caravan and Tourist Park Zone clearly discourages the construction and use of dwellings except for a manager's residence associated with, and ancillary to, tourist accommodation.
- The proposed change of use will compromise the intent of the Caravan and Tourist Park Zone; does not represent the orderly and economic development of land for its intended purpose; and does not result in a contiguous extension of existing residential development within an appropriate zone.

The proposal is inconsistent with the following Development Plan policies in the Robe Council Development Plan Consolidated – 10 November 2011:

Caravan Park and Tourist Zone:

- Obj 1, Obj 2, Obj 4, PDCs 1, 2, 3, 4 & 11

Council Wide:

- Interface between Land Uses: Obj 1, PDC 2
- Sustainable and Orderly Development: Obj 2, PDC 1
- Transportation and Access: PDC 30

3.3. **Emily Pescod**

DA 020/0015/13

War Memorial Drive, North Adelaide (Allotment 6, DP34345 and Allotment 5, DP34345)

Adelaide City Council (Park Lands Zone: River Torrens West Policy Area 24)

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

Applicant

- Emily Pescod

Council

- Carmine Gallarello

The Commission discussed the application.

RESOLVED

1. **RESOLVE** to delegate authority to approve the development application to the Principal Planner, subject to written confirmation from the representor, Mr David Fox, that he does not object to the revised proposed hours of operation.
2. To seek the concurrence of the Minister for Planning.
3. In the event that the representor opposes the revised proposed hours of operation, the application will be referred back to the Commission.

3.4. **Peter Grave**

DA 580/D062/12

30 Battunga Road, Echunga

Mount Barker Council (Rural Watershed Protection Zone)

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

Applicant(s)

- Peter Grave
- Phillip Brunning

The Commission discussed the application.

RESOLVED

1. **RESOLVE** that the proposed development is **SERIOUSLY AT VARIANCE** with the policies in the Development Plan.
2. **RESOLVE**, that pursuant to Section 39(4)(d) of the *Development Act 1993* and Regulation 17(3)(a) of the *Development Regulations 2008*, to refuse Development Application No. 580/D062/12 without proceeding to make an assessment for the following reasons:
 - a) The proposal is inconsistent with Rural Watershed Protection Zone provisions, in particular Objectives 1, 5, 6, 15, 16 and Principles of Development Control 1, 2, 7, 8, 9, 19, 79, 128 – which among other things seek to ensure that there are no additional allotments created partially or wholly within the Mount Lofty Ranges watershed, that existing land is suitable for its intended use, the prevention of development which could lead to deterioration in the quality of surface or underground waters within the Mount Lofty Ranges watershed, and that development is contained within defined township boundaries.

4. **MAJOR DEVELOPMENTS** – Nil.

5. **ANY OTHER BUSINESS** – Nil.

6. **NEXT MEETING – TIME/DATE**

- 6.1. Thursday, 29 August 2013 in Conference Room 6.2, Level 6, 136 North Terrace, Adelaide SA.

7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

- 7.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

8. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 2.15 PM

Confirmed / /2013

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Megan Leydon
DEPUTY PRESIDING MEMBER