



Development Assessment Commission

Minutes of the 466th Meeting of the
Development Assessment Commission
held on Thursday, 16 August 2012 commencing at 1.30 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

1. OPENING

1.1. ATTENDANCE

Presiding Member	Ted Byrt
Deputy Presiding Member	Megan Leydon
Members	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Nitsan Taylor (Agenda Item 3.1) Anna Provasas (Agenda Item 3.2 & 3.3) Simon Neldner (Agenda Item 3.4) Gorica Burmazovic (Agenda Item 3.5)

1.2. APOLOGIES – Nil.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

- 3.1. Township Development Pty Ltd
211/996/10
101-105 Hardys Road, Underdale
West Torrens (Industry Zone)

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 subject to Council adopting the following Advisory Note:
 1. Consideration should be given to providing consistent, open-style fencing along the front (Linear Park) boundary of each dwelling site to provide additional security and privacy to the residents of the dwellings while maintaining the open character of the Linear Park.

- 3.2. B G Miller
473/1077/11
Lot 141 in DP65045 Salem Bridge Road, Lower Hermitage
Adelaide Hills Council (Watershed (Primary Production) Zone)

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

Council:

- Sandra Fawcett

The Commission discussed the application.

RESOLVED

1. RESOLVE to delegate to the Principal Planner the granting of concurrence, subject to the satisfaction of the following issues:
 - a. window design being altered to be openable; and
 - b. demonstration of fire rating separation between habitable units and use below.

- 3.3. ETSA Utilities
211/0076/12
ETSA Building, Anzac Highway, Keswick
West Torrens Council (Commercial Zone / District Commercial Policy Area 2)

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

Council:

- Adam Williams
- Janine Lennon

Agency:

- Mark Hryciuk (DPTI)

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 decision of the City of West Torrens to grant Development Approval to the proposal by ETSA Utilities for alterations and

additions to a building (advertising hoarding) building in Development Application 211/0076/12.

- 3.4. City of Mitcham
080/1129/11
135-139 and 147-153 Daws Road, St Marys
City of Mitcham (General Industry and Residential (Central Plains) Zone)

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

Applicant(s)

- Phil Brunning
- Phil Weaver
- Robert Pride

Representor

- Christopher Gellie
- Dr Albert Salem

The Commission discussed the application.

RESOLVED

1. RESOLVE to DEFER Development Application No 080/1129/11 by the City of Mitcham for a change of land use (educational facility to community centre) and additional off-site carparking area at 135-139 and 147-153 Daws Road, St Marys, for further consideration.

- 3.5. JBG Architects
010/U034/11
Allotment 2 in DP 34470, Railway Terrace North, Marree (CT 5087/612)
Out of Council (Country Township Zone)

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 REFUSE Development Plan Consent and Development Approval to Development Application No 010/U034/11 by JBG Architects to construct seven accommodation units at Allotment 2 in DP 34470, Railway Terrace North, Marree (CT 5087/612), on the following grounds:

The development is contrary to the Objective of the Country Township Zone, Flinders Wide Objectives 1, 2, 4, and 25 in respect to:

- Poor relationship to incompatible activities on the site
- Unsatisfactory design and siting of development resulting in a poor amenity
- Poor relationship to car parking resulting in inconvenient and unsafe access arrangements
- Inadequate number of car parks for all of the activities accommodated on the site
- Poor siting and design of development which detracts from the historic character of the township

4. ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE - Nil
5. MAJOR DEVELOPMENTS - Nil
6. ANY OTHER BUSINESS

6.1 Inspection and Compliance Report (January – July 2012)

RESOLVED that the Report be received and noted.

6.2 155/V001/10 DECS - Norwood Primary School Decision Outcome

RESOLVED that the Report be received and noted.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 13 September 2012 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 this meeting held today be confirmed.

9. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 4.35 PM

Confirmed / /2012

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Ted Byrt
PRESIDING MEMBER