



Development Assessment Commission

Minutes of the 469th Meeting of the
Development Assessment Commission
held on Thursday, 25 October 2012 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	Damien Brown Geoffrey Loveday Carolyn Wigg Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Simon Neldner (Agenda Item 3.2)

1.2. APOLOGIES – Simone Fogarty, Andrew Ford.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

- 3.1. City of Salisbury
361/0063/12
Rail Corridor adjacent the Mawson Interchange and Elder Smith Road
Overpass

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

- City of Salisbury Planning Officer:
- Scott McLuskey

- George Pantelos

Applicant(s)

- Adam Pfitzner (Aurecon)
- Jason Seymour (Aurecon)
- Rafael Sterk (Aurecon)
- Marko Fedojulc (Aurecon)

The Commission discussed the application.

RESOLVED

1. RESOLVE that the proposed development is not considered to be seriously at variance with the City of Salisbury Development Plan.
2. Pursuant to section 33 of the Development Act 1993, RESOLVE to GRANT Provisional Development Consent to application number 361/859/2012/2A for telecommunications infrastructure comprising a 33.8m (H) monopole and three 2.48m (H) panel antennas of total height 36.32m with associated equipment shelter (3m (L) x 2.5m (W) x 3m (H)) in accordance with the plans and details submitted with the application and subject to the following conditions
 1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

Relevant plans and documents are listed as follows:

‘Site Layout and Access’ (Dwg No. S106296, Sht No: S1)

‘Site Layout’ (Dwg No: S106296, Sht No. S1-1)

‘Site Elevation’ (Dwg No: S106296, Sht No: S3)

2. The applicant shall ensure that the proposed driveways shall be built a minimum of one (1) metre away from any public infrastructure or services, otherwise the applicant shall pay for the full cost of relocation of these items. Such works may include, but are not limited to, street trees, light poles and stormwater entry pits.
3. Those undeveloped areas adjacent the herein approved ‘Telstra compound’ (as shown on the endorsed site plan) shall be planted with shade trees, shrubs and ground covers as appropriate to assist in screening the approved structures and achieve a high level of amenity. All landscaping shall be maintained (including the replacement of diseased or drying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed within 3 months of the approved use commencing.

- 3.2. L Gellie
145/D128/12
1527-1531 Main South Road, O’Halloran Hill

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

Applicant(s)

- Lisa Gellie
- Nick Gellie
- Richard Ford

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. 145/D128/12 without proceeding to make an assessment for the following reasons:

(a) The proposal is not in accordance with the provisions of the Hills Face Zone which seeks to restrict new development to one dwelling per allotment in order to maintain and conserve the natural character of the area.

Hills Face Zone: OB1, OB2 and PDC1
Council-Wide: Land division (OB2 and PDC2); Orderly and Sustainable Development (OB4, OB6, PDC1, PDC2, PDC4 and PDC5).

(b) The proposal seeks to contravene the intent and conditional requirements of the previous approval issued by the SA Planning Commission which only provided for one dwelling to be located on the land (DA 140/0564/83).

4. ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS – Nil.

6. ANY OTHER BUSINESS – Nil.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 22 November 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 4.20 PM

Confirmed / /2012

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Ted Byrt
PRESIDING MEMBER