



# *Development Assessment Commission*

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## **Minutes of the 471st Meeting of the Development Assessment Commission held on Thursday, 20 December 2012 commencing at 10.00 AM 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 Carolyn Wigg Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Yasmine Alliu (Agenda Item 2.1) Simon Neldner (Agenda Item 6.2) Nitsan Taylor (Agenda Item 3.3)

#### **1.2. APOLOGIES** – Geoffrey Loveday, Simone Fogarty

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### **2. DEFERRED APPLICATIONS**

#### **2.1. F Churcher (Sawley Lock O'Callaghan Surveyors)**

292/D018/12

Playford Council

**Lot 20 Precolumb Road, One Tree Hill, Hundred of Munno Para**

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

Applicant(s)

- F Churcher
- J Churcher

- James Cummings (Masterplan)
- Simon Tonkin (Masterplan)

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. 292/D018/12 without proceeding to make an assessment for the following reasons:
  - a) The proposal is inconsistent with Council Wide Objectives relating to Land Division/ Land Division Rural Areas (OB2, PDC2, PDC27, PDC28) Hazard/Bushfire (OB1, OB4, PDC 12, PDC 18) and the Hills Face Zone (OB2, OB3, PDC1, PDC2, and PDC10) Watershed Policy Area 2 (PDC4, PDC5) which seek to ensure that existing land is suitable for its intended use and that the natural rural character, visual and scenic amenity, habitat and low intensity agricultural land is protected and that the haphazard and premature division of land is prevented.

### **3. NEW APPLICATIONS**

#### **3.1. Michael & Debra Leehane**

DA 674/0143/12 (8621)

**Section 879 Johnsons Road, Hundred Naracoorte, CT 5405/158**

Naracoorte Lucindale Council (Primary Production Zone)

The Commission discussed the application.

### **RESOLVED**

1. RESOLVE that the proposed development IS AT VARIANCE with the policies in the Development Plan

RESOLVE TO CONCUR with the decision of the Naracoorte Lucindale Council Development Assessment Panel to grant Development Plan Consent to the application by Michael and Debra Leehane for a dwelling and ancillary structures.

#### **3.2. Withdrawn**

#### **3.3. Acdev Pty Ltd**

252/2106/12

**56 Seventh Street, Bowden**

City of Charles Sturt (Urban Core Zone)

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

Applicant(s)

- Steve Grieve
- Michael Buchtmann

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 GRANT PLANNING CONSENT to Development Application 252/2106/12 for the construction of a three storey residential flat building comprising 16 apartments and a undercroft car park for 16 cars at Lot 12 in DA 252/G266/11, Seventh Street, Bowden, subject to the following conditions:

### Planning Conditions:

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 amended plans as submitted in development application number 252/2106/12.

#### Grieve Gillett – Job NO. 12035

Title Sheet – Document List, Dwg No. SK 00 Issue 1, 16/10/12

Concept Sketches, Dwg No. SK 01 Issue 1, 16/10/12

Location/Site Plan, Dwg No. SK 10 Issue 3, 16/10/12

Ground Floor Plan, Dwg No. SK 20 Issue 3, 16/10/12

Level 1 Plan, Dwg No. SK 21 Issue 3, 16/10/12

Level 2 Plan, Dwg No. SK 22 Issue 3, 16/10/12

Roof Plan, Dwg No. SK 23 Issue 3, 16/10/12

Elevations and Sections, Dwg No. SK 31 Issue 3, 16/10/12

Sections, Dwg No. SK 32 Issue 2, 16/10/12

External Finishes, Dwg No. SK 51 Issue 1, 16/10/12

Bowden Lot 12 – Storage Provision – Ground Level, 8/11/12

Bowden Lot 12 – Storage Provision – Level 1, 8/11/12

Bowden Lot 12 – Storage Provision – Level 2, 8/11/12

Bowden Lot 12 – Bike Parking - Ground Level, 8/11/12

Bowden Lot 12 – Bike Parking - Level 1, 8/11/12

Bowden Lot 12 – Bike Parking – Level 2, 8/11/12

2. That over-bonnet storage boxes shall be provided in the undercroft car park for all of the apartments except where there is insufficient room to do so.
3. That all car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
4. That air conditioning or air extraction plant or ducting shall be screened such that no nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the Development Assessment Commission.
5. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
6. That all stormwater design and construction shall be in accordance with Charles Sturt Council's Development Guide No 56 - Stormwater

Management, Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

7. That the finished floor levels at the roller door or boundary must be 150mm above the water table in the centre of the lane adjacent the respective carpark entrances.
8. That a Gross Pollutant Trap is provided in the carpark to deter stormwater pollutants from reaching Council's stormwater system.
9. That the undercroft car parking area shall provide for:
  - the provision of bicycle parking facilities in accordance with AS 2890.3-1993;
  - the provision of wheel stopping devices constructed from steel concrete or wood for each parking bay;
  - all bollards to be at least 1.3m high to ensure visibility for drivers reversing;
  - line marking so that all spaces work from a base space width of 2400mm (this will avoid potential grievances from residents based on a perception that columns encroach into their allocated space width - Spaces 2.02 and 2.03 in the eastern car park are examples of spaces where encroachment may be perceived)

**Advisory Notes:**

1. 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.
2. 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.
3. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
4. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
5. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
6. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
7. 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.
8. 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.

9. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

**4. ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE**

**5. MAJOR DEVELOPMENTS – Nil.**

**6. ANY OTHER BUSINESS**

- 6.1 **Minister for Transport and Infrastructure  
Pennington Terrace, North Adelaide**  
Adelaide City Council (Adelaide Oval License Area)

Megan Leydon advised of a conflict of interest and left the meeting.

**RESOLVED** to DEFER consideration in order to take advice.

**7. NEXT MEETING – TIME/DATE**

- 7.1. Thursday, 24 January 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 5.35 PM

Confirmed                    /                    /2012

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Ted Byrt  
PRESIDING MEMBER