



# *Development Assessment Commission*

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## **Minutes of the 534th Meeting of the Development Assessment Commission held on Thursday, 26 November 2015 commencing at 10.00 AM 28 Leigh Street, Adelaide**

### **1. OPENING**

#### **1.1. PRESENT**

Presiding Member	Simone Fogarty
Members	Helen Dyer (Presiding Member) Chris Branford Peter Dungey Sue Crafter Dennis Mutton
Secretary	Sara Zuidland
DPTI Staff	Gabrielle McMahon (Agenda Item 3.2)
Council Staff	Ben Green (Agenda Item 3.1)

#### **1.2. APOLOGIES** – David O’Loughlin

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### **2. DEFERRED APPLICATIONS** - Nil.

### **3. NEW APPLICATIONS**

#### **3.1 K Fountoglou** DA 361/1117/2A **76 & 78 Harvey Circuit, Mawson Lakes** Proposal: 3 storey residential flat building

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

Applicant(s)

- Kon Fountoglou
- Greg Vincent (Masterplan)

Representor

- Stan Batten
- Bastian Malkide
- Andrew Robinson

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is not considered to be "seriously at variance" with the Salisbury (City) Development Plan – Consolidated 20 March 2014.
- 2) RESOLVE that pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1117/2A for the construction of a three storey residential flat building comprising 9 apartments and associated ground level carparking and service areas in accordance with the plans and details submitted with the application and subject to the following conditions and reserved matters :

**Reserved Matters**

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval:
  - 1.1 Provision of a detailed landscaping plan which also identifies semi - mature tree species, both for the street and reserve area as appropriate to complement the approved buildings and site layout and achieve a high level of amenity.
  - 1.2 Provision of an updated front streetscape elevation and associated 3D image in which the design has less fenestration, increases solid to void ratio, emphasises further vertical elements of the design and is more consistent with the existing streetscape.
  - 1.3 A Waste Management Plan shall be developed and implemented that details the proposed waste management practices to be adopted for the use and operation of this development including method and hours of waste collection. A copy of this plan shall be provided to the City of Salisbury Council and the Development Assessment Commission prior to the commencement of superstructure works.

**Planning Conditions**

1. The proposal shall be developed in accordance with the documentation and Council stamped approved plans, except where varied by the conditions herein.
2. Access to buildings and designated carparking spaces shall be designed and constructed in accordance with the provisions as outlined in the 'Guidelines for the Provision of Parking for People with Disabilities in South Australia' (March 1993) and in accordance with AS 1428 Parts 1, 2 and 4.
3. The developer shall employ measures to eliminate dust emissions from the site during the construction period so as not to cause nuisance to adjoining residents.

4. All driveways and carparking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to the approved use commencing and maintained at all times to the satisfaction of Council.
5. Should the development require the relocation of any public infrastructure or services, all such works shall be the responsibility of the developer and at no cost to Council. Such works may include, but are not limited to, street trees, light poles and stormwater entry pits.
6. All mechanical services to the building shall be designed, installed and operated in such a manner that any person or persons living within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.
7. Any air-conditioning units or external pipework or exhaust system mounted on the roofs or walls of buildings within the development shall be colourbond material to match the principal building.
8. No materials, goods or containers shall be stored in the designated carparking area or driveways.
9. Containers, bins or receptacles used for the temporary storage of garbage, waste or refuse arising from the premises, must be stored within the designated bin storage area on the ground floor.
10. Outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.
11. The proposal shall be consistent with the designated landscaping on the approved plans. All landscaping shall be maintained including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Salisbury Council. All landscaping is to be completed within three (3) months of occupation of the building.
12. The development is to comply with the following Development Engineering requirements:
  - 12.1 Stormwater systems shall be designed and constructed to cater for minor storm flows (Residential ARI=5 years) and connected into the existing stub located in the north-west corner of the site. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings or structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.
  - 12.2 The finished floor level of the building is to be a minimum of 150mm above the post-development Q100 flood level adjacent the building. Any modifications to existing infrastructure required to comply with this are the responsibility of the developer, and all infrastructure shall be reinstated to the satisfaction of Council prior to occupancy of the building.
  - 12.3 The carparking layout including carpark spaces and aisle widths are to be designed and constructed to comply with AS2890.1 – Off-street Parking.

### 3.2. **DPTI C/- Mott McDonald**

City of Adelaide

**DA 020/V066/15**

Proposal: Removal of art work at the Adelaide Festival Plaza – Submission 1

Helen Dyer declared a conflict of interest and was not present for the hearing of this item.

The Commission discussed the application.

**RESOLVED**

1. *Confidential*

2. *Confidential*

3. RESOLVE to make a recommendation to the Minister for Planning

**4. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE**

**5. MAJOR DEVELOPMENTS – Nil.**

**6. ANY OTHER BUSINESS**

6.1. **Review:** DAC Delegations, Operating Procedures, SLA and Media Guidelines.

**RESOLVED**

RESOLVE to DEFER for further consideration.

**7. NEXT MEETING – TIME/DATE**

7.1. Thursday, 3 December 2015 in Leigh Street, Adelaide SA

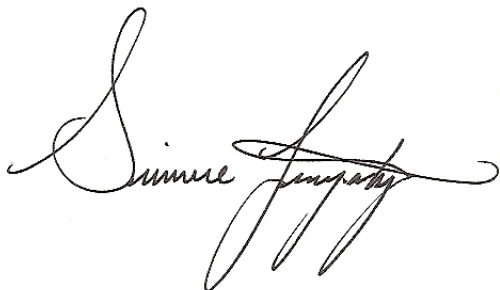
**8. CONFIRMATION OF THE MINUTES OF THE MEETING**

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 2.40 PM

Confirmed 26/11/2015



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Simone Fogarty  
PRESIDING MEMBER