



Development Assessment Commission

Minutes of the 514th Meeting of the Development Assessment Commission held on Thursday, 29 January 2015 commencing at 10.00AM Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

1. OPENING

1.1. PRESENT

Deputy Presiding Member	Megan Leydon
Members	Damien Brown Geoffrey Loveday Carolyn Wigg
Secretary	Sara Zuidland
Principal Planner	Mark Adcock

1.2. APOLOGIES – Ted Byrt (Presiding Member), Simone Fogarty, Andrew Ford

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1. City of Salisbury

Mr & Mrs Warren & Linda Nagel
DA 361/2011/2014/2X
29 Avocet Drive, Mawson Lakes
Proposal: Garage and carport

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

- Council
- Terry Sutcliffe

Applicant(s)

- Warren Nagel
- Linda Nagel

Representor

- Xue Yan Chen

The Commission discussed the application.

RESOLVED

- 1) The proposed development is not considered to be "seriously at variance" with the Salisbury (City) Development Plan – Consolidated 20 March 2014.
- 2) Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/2011/2014/2X for a garage and carport in accordance with the plans and details submitted with the application and subject to the following conditions :

Planning Conditions:

1. The proposal shall be developed in accordance with the details and Relevant Authority stamped approved plans, except where varied by the conditions herein.
2. The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of the Relevant Authority adjoining owners or lie against any building or create insanitary conditions.
3. Landscaping shall be established on the southern boundary within 6 months of the construction of the garage and shall be planted with a mix of locally indigenous species to the satisfaction of Council with all plants kept in a healthy condition at all times. Any diseased or dying plants shall be replaced.
4. During the period that the development is being undertaken all paper, plastic, rubbish and other waste material associated with the building work shall be appropriately secured to ensure that it is contained within the subject land which is to be kept in a general neat and tidy condition to the reasonable satisfaction of the Relevant Authority.
5. 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.
6. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of the Relevant Authority, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure
 - ensure that no sound is emitted from any device, plant or equipment or

from any source or activity to become an unreasonable nuisance, in the opinion of the Relevant Authority, to the occupiers of adjacent land.

7. The carport structure shall not be enclosed.

Reason: To maintain the visual amenity of the locality.

Advisory Notes:

- a) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- b) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- c) The development must be substantially completed within 1 year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d) You are 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.
- e) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- f) Pellew Road is not currently gazetted for B-double vehicles. Should access for B-double vehicles be desired, a route assessment will need to be undertaken by an authorised assessor and approval given by the Department of Planning, Transport and Infrastructure. All associated works, including any necessary upgrades to the road network, would be at the applicant's cost.

3.2. **Cattleyard Promotions and Sunset Events**

DA 14/663/473

Oakbank Racecourse, 46 Oakbank Road, Oakbank

Proposal: One day music festival, to be held annually.

The Commission discussed the application.

RESOLVED

1. That the report table at the meeting in relation to a concurrence request for DA 14/663/473 the Adelaide Hills Council for an application by Cattleyard Promotions and Sunset Events for a one day music festival to be held annually with a maximum capacity of 20,000 patrons at the Oakbank Racecourse, 46 Oakbank Road, Oakbank, be received.
2. That an assessment report be provided to all DAC members and in the event that the report recommends concurrence and all DAC members agree

with the recommendation, the Principal Planner–DAC be delegated the authority to grant concurrence on behalf of DAC.

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

5. **MAJOR DEVELOPMENTS** – Nil.

6. **ANY OTHER BUSINESS**

7. **NEXT MEETING – TIME/DATE**

7.1. Thursday, 12 February 2015 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 Deputy Presiding Member thanked all in attendance and closed the meeting at 1.50PM

Confirmed / /2015

.....
Megan Leydon
DEPUTY PRESIDING MEMBER