



Development Assessment Commission

**Minutes of the 456th Meeting of the
Development Assessment Commission
held on Thursday 23 February 2012 commencing at 1:45PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Presiding Member	Ted Byrt
Deputy Presiding Member	Betty Douflias
Members	Damien Brown Geoffrey Loveday Megan Leydon Carolyn Wigg
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPLG Staff	Damian Dawson (Agenda Item 3.1) John Painter (Agenda Item 6.1) Simon Neldner (Agenda Item 9.1 & 5.2) Glenn Searle (Agenda Item 9.2 & 11.1) Philippe Mortier (Agenda Item 9.1)

1. **APOLOGIES** – John Dagas.

2. **CONFIRMATION OF THE MINUTES**

2.1. **RESOLVED** that the Minutes of the meeting held on 9 February 2012 be taken as read and confirmed.

3. **DEFERRED APPLICATIONS**

3.1. **Hindmarsh Group - Construction of three 5 level residential apartment buildings, with ground level commercial space to Building One, redevelopment of an existing building for use as a community centre/art studio, associated car parking and removal of three regulated trees - 33-37 Wright Street, 11-39 Frew Street, 42-58 Sturt**

Street & 21 Stamford Court, Adelaide - Mixed Use Zone – King William Street, South Policy Area 28, Residential (Whitmore East) Zone - Adelaide City Council (020/0040/11)

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

Applicant

- Damien Ellis

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 Development Plan Consent for Development Application 020/0040/11 by Hindmarsh for the construction of three 5 level residential apartment buildings, with ground level commercial space to one building, redevelopment of an existing building for use as a community centre/art studio, associated car parking and removal of three significant trees at 33-37 Wright Street, 11-39 Frew Street, 42-58 Sturt Street & 21 Stamford Court, Adelaide, subject to the following reserved matter, conditions and advisory notes:

Reserved Matter:

1. Pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed proposals for the following reserved matter requiring further assessment and approval by the Development Assessment Commission prior to Development Approval of any superstructure stage:
 - Acoustic treatments to be incorporated within the final design of the apartments to satisfy the requirements of the Development Plan, taking into account the recommendations of the acoustic report submitted
 - Details of the landscaping and/or screening to be installed within the entrance courtyards and at the rear of the site adjoining Building C. The landscaping/screening shall take into consideration the privacy of tenants and passive surveillance of the common areas

Planning Conditions:

1. 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 020/0040/11 including architectural plans prepared by Hames Sharley, dated 15 September 2011, as follows:
 - Site and Floor Plans – P-000 to P-005 and P-010
 - Elevations E-001 to E-003
 - Minor Works Building – MW-01
 - Section – S-001
 - Landscape Plans – LA-001 to LA-006 and LA-010
 - Block C – South Entrance – Plan and Elevation – SD02 dated 10/02/2012

2. All mechanical plant or equipment, shall be designed, sited and screened within approved plant areas to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) between 7am and 10pm or 40dB(A) at any other time.
3. Obscured glazing shall be used for the balustrade of all balconies located within the light wells/courtyards between the apartment buildings herein approved.
4. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction. A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

The management plan must incorporate, without being limited to, the following matters:

- (a) air quality, including odour and dust
- (b) surface water including erosion and sediment control
- (c) soils, including fill importation, stockpile management and prevention of soil contamination
- (d) groundwater, including prevention of groundwater contamination
- (e) noise
- (f) occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*:
www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

5. External materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Development Assessment Commission.
6. The proposed car parking layout and vehicular entry points shall be designed and constructed to conform to the Australian Standard 2890.1:2004 (including Amdt 1) for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities. On-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
7. Lighting to the Frew Street entrances and the southern pedestrian link shall be installed in accordance with Council’s guideline entitled “Under Verandah/Awning Lighting Guidelines” at all times to the reasonable satisfaction of the Commission and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Commission.
8. The connection of any storm water discharge from the Land to any part of the Council’s underground drainage system shall be undertaken in accordance with the Council Policy entitled ‘Adelaide City Council Storm Water Requirements’ to the reasonable satisfaction of the Commission.

9. Final details of the proposed waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent, shall be submitted to and approved by the Development Assessment Commission prior to the granting of development approval to the Development. Such details shall include a Waste Management Plan which shall cover:
- Resource recovery during demolition of the building, occupation and use of the Development including proposed methods of recycling of all recyclable materials.
 - Movement and collection of waste and recyclable materials.

The applicant or the person(s) having the benefit of this consent, shall ensure that such waste management practices are adopted on the Land at all times to the reasonable satisfaction of the Commission.

Advisory Notes:

- a) 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).
- b) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, 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. Information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- c) 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.
- 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 will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- f) Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- g) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- h) It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

- i) Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- j) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- k) Access to buildings and designated disabled car parking spaces shall be designed and provided in accordance with the relevant Australian Standards.
- l) No on street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved.
- m) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
 - Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure

4. **OUTSTANDING MATTERS** - Nil

5. **COURT MATTERS**

5.1. **Status of Court Matters** - Nil

5.2 **D Evangelista – DA 180/1020/04 – ERD Court - Section 85 Proceedings**

1. RESOLVE that the report be received and noted.
2. RESOLVE that the description of works outlined by Mr Gibbs (Factor UTB) dated 22 July 2011 to enable the provision of a stable soil layer (on both the benched and embankment areas) to contain contaminants identified in the soil investigation report of Dr Peter Mitchell (URS / Aurecon) and to prevent further erosion or infiltration of water into the soil / materials profile be adopted as the in-principle basis for a settlement of the s.85 proceedings before the Environment Resources and Development Court.
3. RESOLVE that a detailed specification of works (that fully conforms to the requirements outlined in the advice of Mr Gibbs (Factor UTB) dated 22 July 2011 and Dr Peter Mitchell (URS / Aurecon) dated 26 October 2011) be prepared and submitted by the applicant for approval of the Development Assessment Commission. The final specification must also include a completion timeframe and maintenance protocol (to enable the repair and restatement of the capping system adopted as a result of erosion or damage).
4. RESOLVE that any further development approvals, licenses and/or other agreements (i.e. LMA between the owner and the Minister for Planning) be obtained by the owner of the land (or their representative) prior to the

implementation of the agreed specification of works – noting that interim s.85 orders are still in place that restrain any dumping / landfill / filling activities.

5. RESOLVE that all costs associated with the implementation of the agreed specification – including but not limited to the preparation of documentation, the sourcing of clean fill, the use of independent contractors and the supervision of all works by a suitably qualified engineer - be met by the owner of the land (or their representative).

6. ENFORCEMENT MATTERS

6.1. Status of Enforcement Matters

RESOLVED that the Report be received and noted.

7. PRESIDING MEMBER'S REPORT

8. DETERMINATION OF CATEGORY 2 HEARINGS - Nil

9. SCHEDULE 10 APPLICATIONS

- 9.1 **Brown Falconer - Construction of a mixed use development comprising a 17 level building (with two additional basement levels for carparking) with ground level retail and residential apartments above with associated demolition of existing buildings and structures - 152-160 Grote Street, Adelaide - Mixed Use Zone – Grote & Wakefield Street (PA22) - Adelaide City Council (020/0030/11)**

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

Applicant(s)

- Robert Gasparini
- Troy Owen
- Mike Green
- David Dawson

Council:

- Rebecca Rutshack

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 Development Plan Consent to Development Application 020/0030/11 (Council Reference: DA /0603/11) by Brown Falconer (on behalf of Luks Investments Pty Ltd) for the staged construction of a mixed use development comprising a 17 level building (with two additional basement levels for carparking) with ground level retail and residential apartments above with associated demolition of existing buildings and structures at 152-160 Grote Street, Adelaide subject to the following conditions and advisory notes:

Reserved Matters

1. That 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:

- a. provision of a full energy audit from a qualified auditor to ensure the development can meet a minimum 6-star NaTHERS rating (as advised by the applicant).
- b. provision of a revised carparking plan from a qualified traffic engineer to ensure the development meets the relevant Australian Standard for Off-Street parking facilities to ensure the safe and efficient movement and parking of vehicles.

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 No 020/0030/11 including:

Plans by Brown Falconer, Job Number 2010075

Location Plan / Streetscape Elevation / Aerial Image Building Heights - Drawing 2705 DA01 Rev A dated 28.10.11
Basement B1/B2, Ground / Level 1 - Drawing 2705 DA02 Rev B dated 2.2.12
Level 02, 03-04, 05 - Drawing 2705 DA03 Rev B dated 2.2.12
Level 06, 07, 08, 09-10 - Drawing 2705 DA04-Part 1 Rev B dated 2.2.12
Level 11-13 - Drawing 2705 DA04-Part 2 Rev B dated 2.02.12
Level 14-16 & Roof Plan - Drawing 2705 DA05 Rev B dated 2.2.12
Apartment Type Plans - Drawing 2705 DA06 Rev B dated 2.2.12
Apartment Type Plans - Drawing 2705 DA07 Rev A dated 28.10.11
Apartment Type Plans - Drawing 2705 DA08 Rev A dated 28.10.11
Apartment Type Plans - Drawing 2705 DA09 Rev B dated 2.2.12
East / South Elevations - Drawing 2705 DA10 Rev B dated 2.2.12
West / North Elevations - Drawing 2705 DA11 Rev B dated 2.2.12
Cross Section - Drawing 2705 DA12 Rev 0 dated 14.7.11
Shade Diagram - Drawing 2705 DA13 Rev A dated 28.10.11
Perspectives - Drawing 2705 DA14 Rev B dated 17.2.11
Addie Place Perspective & Images - Drawing 2705 DA15 Rev A dated 2.2.12
Public Roof Deck Illustration - Drawing 2705 DA16 Rev A dated 2.2.12
Communal Areas Illustration - 201075 Grote Street Apartments
Addie Place - Illustrations - Drawing 2705 DA15 Rev A dated 2.2.12

Reports

Aurecon - Traffic Impact Assessment - Ref 217389 11 May 2011 Rev 2
Aurecon - Stormwater Management Report - Ref 217389 - 4 July 2011 Rev 1
Luks Investments - Site History Report - 4 July 2011
Aurecon - Acoustic Report - Ref 217389 - 19 January 2012 Rev 1
Aurecon - Wind Effects Report - Ref 217389-001 - 14 July 2011 Rev 1
Planning Report - URPS - dated 21 July 2011
LUCID - Statement of Energy Efficiency - Letter dated 4 July 2011
LUCID - Rainwater Harvesting - Letter dated 29 September 2011
Brown Falconer - Design Process Report
Brown Falconer - Apartment Schedule

Correspondence

Letter from Brown Falconer to DPLG dated 28 October 2011
Letter from Brown Falconer to DPLG dated 8 February 2012
Emailed advice from Brown Falconer dated 20 February 2012

2. That no additional signs shall be displayed upon the subject land other than those identifying the parking areas (including cautionary signs regarding the structure over the Addie Place access point). If any further signs are required, these shall be the subject of a separate application.

3. That external materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Development Assessment Commission.
4. That the applicant or the person having the benefit of this consent shall ensure that all storm water run off from the canopy is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the canopy storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Development Assessment Commission.
5. That mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
 - a. 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
 - b. 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a Residential Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
6. That the acoustic attenuation measures recommended in the 'Acoustic Report – Grote Street Development' prepared by Aurecon dated 19 January 2012 (Ref 217389), forming part of this consent and shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic measures shall be operational prior to the occupation or use of the Development.
7. That the applicant shall submit to the Development Assessment Commission a definitive statement from a suitably qualified environmental auditor advising that the land is suitable for its intended purpose. If required by the auditor, the applicant shall prepare a Phase 2 Site Assessment Report, prior to the granting of Building Rules Consent for the ground floor and above ground level stage (Stage 2).
8. That a Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication "Environmental Management of On-site Remediation" - to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- (a) air quality, including odour and dust
- (b) surface water including erosion and sediment control
- (c) soils, including fill importation, stockpile management and prevention of soil contamination
- (d) groundwater, including prevention of groundwater contamination

- (e) noise
- (f) occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: '*Site Contamination – what is site contamination?*': www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

9. That lighting to the Grote Street and Addie Place canopy and colonnade (respectively) shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Development Assessment Commission.
10. That the connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Adelaide City Council.
11. That the finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Adelaide City Council.
12. That the finished floor level of the car park entry and exit points on the Land shall match the adjacent road level unless otherwise agreed to by the Adelaide City Council.
13. That the landscaping depicted on the plans shall be maintained in good health and condition at all times with any dead or diseased plants / trees being replaced.
14. That the proposed car parking layout and vehicular entry points shall be designed and constructed to conform to the Australian Standard 2890.1:2004 (including Amdt 1) for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities. On-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
15. That Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
16. That prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council and the Development Assessment Commission.
17. The proposed verandah shall be designed to ensure that a minimum clearance of 600mm is maintained between the structure and the nearest significant limb of the street tree.

Advisory Notes:

- a) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- b) 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.
- c) 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).
- d) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, 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.
- e) 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>
- f) 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.
- g) 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.
- h) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- i) Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- j) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- k) It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- l) That the proposal shall be undertaken in two stages, with the demolition of existing improvements, site works and remediation (if required) and basement levels being Stage 1 and that the ground and above levels being Stage 2.
- m) That access to buildings and designated disabled car parking spaces shall be designed and provided in accordance with the relevant Australian Standards.
- n) This proposal does exceed the Airport Obstacle Limitation Surface (OLS) for protected airspace for airport operations. The development will need to be approved in accordance with the Airports Act 1996 and the Airports (Protection of Airspace Regulations) 1996 – contact CASA and the Department of Infrastructure and Transport. Lighting restrictions may also apply (in respect to airport operations). Crane operations associated with

construction will require a separate application. Further information can be obtained from Brett Eaton, Airside Safety manager on 8308 9245.

o) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:

- Work in the Public Realm
- Street Occupation
- Hoarding
- Site Amenities
- Traffic Requirements
- Servicing Site
- Adjoining Buildings
- Reinstatement of Infrastructure

A copy this plan must be provided to the Council and the Development Assessment Commission prior to demolition and/or construction works.

p) An Encroachment Permit may be required for any encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:

- An annual fee may be charged in line with the Council's Encroachment Policy.
- Permit renewals are issued on an annual basis for those encroachments that attract a fee.
- Unauthorised encroachments will be required to be removed.

q) In relation to street trees, the proposal shall meet the following requirements:

- Site works shall be effected in such a manner so as not to damage the existing street tree(s).
- The sewerage serving the development shall be laid out and designed in such a manner which ensures retention of the existing street tree(s) notwithstanding the requirements of the Regulations under the Sewerage Act, 1929.
- The existing street tree(s) will not be pruned to maintain lines of sight to the building façade
- The street tree(s) will not be removed. Any pruning of the tree(s), necessary to maintain the clearance between the tree(s) and the verandah/development, shall only be carried out by Council. Furthermore, Council is not liable for any damage to the structure arising from the growth of the tree(s) or by the shedding of bark, leaves, fruit etc.

r) Separate consent is required from Adelaide City Council and the Department of Planning, Transport and Infrastructure for the installation of a "shared use zone" as shown on plan 2705 DA02 B and detailed in submitted correspondence. Approval of these plans no way infers that consent of the shared use zone will be granted.

9.2 River Property Investments Pty Ltd – Land Division – Lot 1 Punyelroo Road, Punyelroo – River Murray Zone & Recreation and Tourism Policy Area – Mid Murray Council (711/C008/11)

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

Applicant(s)

- Tony Lawry

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to defer the item in order to obtain Crown Solicitors advice in relation to legal advice tabled by the applicant at the meeting.

10. **SECTION 34 APPLICATIONS** - Nil.

11. **SECTION 35 APPLICATIONS**

11.1 **Coastal Retreats - Land Division (1 into 2) - Allotment comprising pieces 520 & 521 Blombery Road, Arno Bay - Coastal Settlement Zone and Coastal Conservation Zone - District Council of Cleve (921/D003/10)**

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 CONCURRENCE to the District Council of Cleve to grant Development Plan Consent and Land Division Consent to Development Application No 921/D003/10 for the division of allotment comprising pieces 520 and 521 Deposited Plan 75862 in the area named Arno Bay Hundred of Boothby by Coastal Retreats Pty Ltd, subject to the conditions as proposed by the Council.

12. **OTHER APPLICATIONS** – Nil.

13. **CROWN/INFRASTRUCTURE APPLICATIONS**

13.1 **Report on Minister’s Decisions** - Nil.

14. **MAJOR DEVELOPMENTS**

14.1 **Major Developments update** - Nil

15. **MATTERS DELEGATED BY THE GOVERNOR**

16. **COMMITTEES**

16.1 **Building Fire Safety** – Nil.

16.2 **Building Rules Assessment**– Nil.

17. **DELEGATIONS** – Nil.

18. **DEVELOPMENT APPLICATION STATISTICS** - Nil

19. **PRINCIPAL PLANNER’S REPORT**

19.1 **Principal Planner’s report**

RESOLVED that the Report be received and noted.

20. **ANY OTHER BUSINESS**

20.1 ESD Principles

Concerns were expressed with regard to the lack of ESD Development Plan principles available in the assessment of proposals and resolved to request that the IDC consider the development of appropriate guiding principles when advising on developments.

21. **MINUTES**

RESOLVED that these Minutes of the meeting held today on 23 February 2012 be taken as read and confirmed.

22. **NEXT MEETING – TIME/DATE**

Thursday, 8 March 2012
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

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