



# *Development Assessment Commission*

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**Minutes of the 513th Meeting of the  
Development Assessment Commission  
held on Thursday, 22 January 2015 commencing at 10.00AM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

## **1. OPENING**

### **1.1. PRESENT**

Presiding Member	Ted Byrt
Members	Damien Brown Carolyn Wigg Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Nitsan Taylor (Agenda Item 2.1) Leif Burdon (Agenda Item 3.1)

### **1.2. APOLOGIES** – Megan Leydon (Deputy Presiding Member), Geoffrey Loveday

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## **2. DEFERRED APPLICATIONS**

- 2.1. **Barossa Co-op**  
DA 960/0439/14  
**3-15 Murray Street, Nuriootpa**  
The Barossa Council  
Proposal: Expansion of an existing shopping centre

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 the development application by Barossa Co-Op for alterations and additions to an existing shopping centre (The Co-Op), with associated car parking, fencing, landscaping, demolition and site works at 3-15 Murray Street, Nuriootpa, 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 960/0439/14.

NHArchitecture – Project No. 120470

Cover Sheet, Dwg No. TP-000 Rev 00, 23/07/14

Urban Design and Architectural Statement, Dwg No. TP-001A Rev 01, 07/10/14

Urban Design and Architectural Statement, Dwg No. TP-001B Rev 01, 07/10/14

Detail and Level Survey, TP-002 Rev 01, 19/08/14

Ground Plan, TP-003 Rev 07, 16/01/15

Ground Plan Detail, TP-003A Rev 01, 15/01/15

Site & Roof Plan, TP-004 Rev 03, 15/01/15

Elevations, TP-005 Rev 02, 13/01/15

Sections, TP-006 Rev 01, 15/01/15

3D Views, TP-007 Rev 00, 23/07/14

Materials and Finishes, TP-008 Rev 02, 12/01/15

Murray St Views, TP-009 Rev 00, 16/01/15

Sonus

Noise Assessment Report, Ref S4459C2, November 2014

GTA Consultants

Traffic Impact Assessment, Ref. 13A1060000, Issue: C, 14/01/15

Flightpath Architects

Heritage Impact Statement, The Community Co-operative (Store Nuriootpa) Ltd, July 2014

FYFE

Planning Statement, Ref. No. 64255-003, Rev 3, 20/08/14

Response to Reasons for Deferral, Ref.No. 64255-005, 14/01/15

Stormwater Preliminary Drainage Concept, Job No. 50528-54-1, 30/07/14

2. That the recommendations made in the Noise Assessment Report prepared by Sonus (ref. S4459C2 dated November 2014) shall be implemented and adhered to at all times, specifically:
  - *Installation of a 2m high Colorbond (or similar) fence along the interface with the residential land to the north-west*
  - *Removal of any irregularities in the surface of the carriageways and loading dock and removal of any inspection points, grated trenches, etc. to remove the potential for impact when driven over*
  - *Restriction of the use of any compactor operation in the loading dock to the hours between 7am and 10pm*
  - *Lining the underside of the roof and full extent of the walls of the northern loading dock with 50mm thick acoustic insulation. This*

*insulation may be protected with perforated sheet steel with an open area of at least 15%*

- *Restriction of any mechanical aided unloading in the northern loading area to the use of manual and electric pallet movers in lieu of gas forklifts; and*
  - *Rubbish collection from the northern loading area, supermarket loading area and southern loading area be restricted to only occur between the hours of 9am and 7pm on Sunday or public holiday, and between 7am and 7pm on any other day.*
3. That the following additional measures shall be undertaken by vehicles accessing the rear loading bay areas:
    - Truck refrigeration and reversing beepers shall be turned off prior to entering the site.
    - Prime movers shall be turned off during unloading.
    - Truck access to the rear loading docks after daylight hours shall only be via Murray Street.
  4. That the development herein approved shall be consistent with the relevant provisions of the current Environment Protection (Noise) Policy 2007.
  5. That the hours of operation of the premises shall be restricted to the following times:
    - Opening times: 6.00am to 10:00pm, seven (7) days a week.
    - Rubbish collection: Monday to Saturday – between 7am and 7pm; Sunday and Public Holidays – between 9.00am and 7.00pm.
    - Loading docks:
      - Murray Street - normal business hours
      - Loading Dock A – daylight hours only
      - Loading Dock B – 24 hours a day, seven days a week.
    - Compactors (in loading docks): between 7am and 10pm on any day.
  6. That the boom gates shown in Dwg No. TP-003 Rev 07 shall be lowered and fixed outside of the operating hours of Loading Dock A to prevent vehicle access to this area.
  7. That directional/information signage shall be installed at the ingress and egress points of the north-south access road alerting motorists to the speed limit and pedestrian crossing points adjacent the Orchard Court walkway.
  8. That the Murray Street access points shall be located in accordance with NHArchitecture Ground Plan, Drawing Number TP-003, Revision 07, dated 12.01.15.
  9. That the northern Murray Street access point shall accommodate delivery vehicles only, which shall be restricted to left-in/left-out movements by extending the solid back to back median on Murray Street to the south.
  10. That all works required to facilitate safe access to the site, including any necessary modifications to the painted median scheme on Murray Street, shall be to DPTI's satisfaction at the applicants cost. The applicant should contact DPTI, MeTRO, A/Senior Access Management Engineer Ms Teresa Xavier at [teresa.xavier@sa.gov.au](mailto:teresa.xavier@sa.gov.au) or via telephone 8226 8325 to discuss the required works.
  11. That all vehicles shall enter and exit the site in a forward direction and delivery vehicles utilising the Murray Street loading area shall be managed to ensure queuing on Murray Street does not occur.

12. That redundant crossover/s shall be reinstated to Council standard kerb and gutter at the applicant's cost.
13. That the largest vehicle permitted on site shall be a 19 metre semi-trailer.
14. That all heavy vehicle manoeuvring areas shall be consistent with AS 2890.2:2002.
15. 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.
16. That the landscaping shown on the plans forming part of the application shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
17. That the screening plants proposed to be grown along the trellis above the acoustic wall shall be nurtured and maintained at all times to ensure adequate visual screening is achieved between the loading dock areas and adjoining properties to the west.
18. That details of any air conditioning or air extraction plant or ducting to be placed on the exterior of the building in association with this development shall be submitted to and approved by the Development Assessment Commission.
19. That appropriate external lighting shall be installed across the site to ensure the safety of patrons is maintained at all times, to the reasonable satisfaction of the Development Assessment Commission.
20. 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.
21. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
22. That no additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
23. That an appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.

24. That an appropriate *Soil Erosion and Drainage Management Plan* (SEDM) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment.
25. That the utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on or adjacent to the subject land.
26. That no stormwater from this development shall be permitted to discharge on-surface to Murray Street or Gawler Street. In addition, any existing drainage of the road is to be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.
27. That sewage or effluent should be connected to a waste treatment system that complies with the relevant public and environmental health legislation applying to that type of system.

**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 applicant/owner is reminded of its general environmental duty as required by Section 25 of the Environment Protection Act 1993 (enforced by the Environment Protection Authority), to take all reasonable and practical measures to ensure that its activities on the whole site do not pollute the environment in a way which causes, or may cause environmental harm (including an environmental nuisance such as dust and noise).
8. The following design principles should be adhered to in the final design of any signage associated with the development:
  - LED lighting may be used for internal illumination of a light box only. No element of LED or LCD display shall otherwise be included in the design;
  - Illumination shall be limited to a low level (ie. 200cd/m<sup>2</sup>) and signage shall be finished in a material of low reflectivity to minimise distraction to motorists; and

- Signage shall not contain any element that flashes, scrolls, moves or changes.
9. That the applicant/owner is advised to consult with the owners of property adjoining the new acoustic fence regarding fence colour and the extension of the fence along the pedestrian walkway to Orchard Court.

### 3. NEW APPLICATIONS

#### 3.1. **Wilderness School Ltd (C/- Masterplan)**

DA 200/E001/14

#### **30 Hawkers Road, Medindie**

Walkerville Council

Proposal: Additions and alterations to three existing school buildings (being the Science and Humanities, Brown's House and the Memorial Hall)

Carolyn Wigg declared a conflict of interest and left the room for this item.

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

#### Applicant(s)

- David Bills
- Melissa Mellen
- Jamie Botten
- Jane Danvers
- Ken Williams

#### Council

- Katrina Martin
- Kiki Magro
- Anthony Gatti
- Brad Willmott

#### Representor

- Susan Davidson
- Robin Greenslade for Mrs H McInerney
- Ludo Dierickx for G Nettle & G Knight

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 200/E001/14 for the Additions and alteration to three existing school buildings (being the Science and Humanities, Brown's House and the Memorial Hall), removal of existing building and removal of one significant tree subject to conditions and advisory notes:

#### **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 200/E001/14.

### **Plans – Brown Falconer**

Wilderness School – Science & Humanities, Additions & Alterations – Cover Sheet – Dwg No 1629/100 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Site Plan – Dwg No 1629/101 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Undercroft – Dwg No 1629/102 – DA05 – Date 18.12.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Ground Floor – Dwg No 1629/103 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Level 01 – Dwg No 1629/104 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Elevations 1 – Dwg No 1629/105 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Elevations 2 – Dwg No 1629/106 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – New building Sections – Dwg No 1629/107 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – New Rooms Images – Dwg No 1629/108 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Image Northern – Dwg No 1629/109 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Image Axis – Dwg No 1629/110 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Image Plaza – Dwg No 1629/111 – DA03 – Date 08.07.2014  
Wilderness School – Science & Humanities, Additions & Alterations – Street View – Dwg No 1629/112 – DA03 – Date 08.07.2014

### **Plans – Grieve Gillett (Dimity Andersen Architects)**

Wilderness School – Title Sheet Location Plan – Job No 13007 – Dwg No DA 000 – Issue B – date 06.01.15  
Wilderness School – Brown’s House & Memorial Hall Site Plan – Job No 13007 – Dwg No DA 001 – Issue B – date 06.01.15  
Wilderness School – Brown’s House Demolition Plan, Ground Level – Job No 13007 – Dwg No DA 111 – Issue B – date 06.01.15  
Wilderness School – Brown’s House Demolition Plan, Upper Level – Job No 13007 – Dwg No DA 112 – Issue B – date 06.01.15  
Wilderness School – Brown’s House Proposed Floor Plan Ground Level – Job No 13007 – Dwg No DA 121 – Issue B – date 06.01.15  
Wilderness School – Brown’s House Proposed Floor Plan Upper Level – Job No 13007 – Dwg No DA 122 – Issue B – date 06.01.15  
Wilderness School – Brown’s House Proposed Roof Plan – Job No 13007 – Dwg No DA 123 – Issue B – date 06.01.15  
Wilderness School – Brown’s House Proposed Elevations – Job No 13007 – Dwg No DA 131 – Issue B – date 06.01.15  
Wilderness School – Memorial Hall Demolition Plan Ground Level – Job No 13007 – Dwg No DA 211 – Issue B – date 06.01.15  
Wilderness School – Memorial Hall Proposed Floor Plan Basement Level – Job No 13007 – Dwg No DA 220 – Issue B – date 06.01.15  
Wilderness School – Memorial Hall Proposed Floor Plan Ground Level – Job No 13007 – Dwg No DA 221 – Issue B – date 06.01.15  
Wilderness School – Memorial Hall Proposed Roof Plan – Job No 13007 – Dwg No DA 222 – Issue B – date 06.01.15  
Wilderness School – Memorial Hall Proposed Elevations – Job No 13007 – Dwg No DA 231 – Issue B – date 06.01.15

### **Additional Information**

Project Green – Preliminary Development Impact Report – Prepared for: Brown Falconer Architects – Site Details: Wilderness School, 30 Hawkers Street, Medindie SA 5081 – Date: 27 February 2014

2. That the recommendations contained with the Project Green Preliminary Development Impact Report (Dated: 27 February 2014) are to be implemented prior to the commencement of site works.

3. That a detailed tree protect plan be prepared in accordance with AS4970-2009 (Protection of trees on development sites) and a copy of that plan be provided to the Development Assessment Commission prior to commencement of site works.

**Reason:** to provide adequate protection to the three Eucalyptus camaldulensis (River Red Gum) trees located along the Northcote Terrace frontage of the school.

4. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
5. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
6. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
7. That semi-mature native tree species (>1m in height) indigenous to the local area shall be planted on a 2 for 1 basis to compensate for the removal of each regulated tree and on a 3 for 1 basis for each significant tree. The replacement tree planting shall occur within three months of a tree's removal.
8. That all pruning work shall be undertaken by a qualified arborist and in accordance with Australian Standard 4373-2007: Pruning of Amenity Trees.
9. Student numbers at the school (from Reception to Year 12) are not to exceed a maximum of 890.

**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. If regulated or significant trees are to be retained, the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments.

Requirements of the standard include:

- The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

8. The applicant is encouraged to select native tree species of local provenance that are considered suitable replacements for the tree(s) to be removed (i.e. amenity / shade trees, provision of habitat etc). For information on appropriate species to be planted, please contact your local Council or State Flora within Belair National Park on telephone 8278 7777 or visit [www.stateflora.com.au](http://www.stateflora.com.au). Replacement trees should also be selected on the basis of their intended location and longer-term growth / maturity level (i.e. suitability for a school playground or activity area, not close to buildings or other infrastructure etc).

### 3.2. **Ciborex Pty Ltd**

DA 313/0374/14

#### **6-20 Main Street Kapunda (various parcels of land)**

Light Regional Council

Proposal: Construction of a supermarket and associated carparking

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

Applicant(s)

- Jeff Smith – Planning Chambers
- Noel Allen
- Rebecca McAulay

Council

- Craig Doyle
- Darby Schultz
- James Miller

The Commission discussed the application and noted that paragraph 5 in the conclusion of the agenda report has been withdrawn by the Department in response to update advice from DPTI Transport Services.

#### **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 the proposal by Ciborex Pty Ltd for the construction of a supermarket and associated car parking at 6-20 Main Street Kapunda (various parcels of land), subject to the following reserved matter and conditions of consent:

**Reserved Matter:**

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:
  - a. A definite statement from a suitably qualified environmental expert 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 commence of further works.

**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 313/0374/14

<b>Documents prepared by Planning Chambers Pty Ltd:</b>	
Development Assessment Report	Ref No 13-107DAR01
<b>Plans prepared by Raven Design Concepts:</b>	
Floor and Site Plans	Job No 654, Pln No PD-01, Revision B, Date 19/11/14
Elevations and Sections	Job No 654, Pln No PD-02, Revision A, Date 19/11/14
Site and Contour Plans	Job No 654, Pln No PD-03, Revision A, Date 05/12/14
Proposed Colour Scheme	Job No 654, Pln No PD-04, Revision A, Date 05/12/14
<b>Plans Prepared by Fyfe Earth Partners:</b>	
Detail and Level Survey	Drawing No 27205T01-r0, Sheet 1 of 1, Revision 0, Date 23/10/2014

2. 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.
3. That all car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the Council.
4. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
5. The final parking layout, manoeuvring and access areas, vehicular entry points and accessible car parking spaces shall be designed and constructed in accordance with Australian/New Zealand Standards 2890.1:2004 and 2890.6:2009.
6. The carpark shall be designed in accordance with the requirements of the *Disability Discrimination Act (DDA) 1992* and AS1428.

7. The applicant/owner shall connect the development herein approved to Smedley Street and South Terrace by a concrete vehicle crossover that extends from the property boundary to the corresponding road seal and shall be designed, located and constructed to Council requirements. The cost of construction is to be borne by the applicant/owner.
8. That the maximum sized delivery vehicle permitted to service the supermarket shall be restricted to Heavy Ridged Vehicle (HRV) trucks (reference AS 2890.2-2002) and MRV trucks for Feltus Kitchens site (reference AS 2890.2-2002).
9. All HRV deliveries to the supermarket shall undertake a one-way flow through the site, entering from Smedley Street and exiting via South Terrace access only.
10. That all loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
11. On-street parking shall be banned on the northern side of South Terrace in order to provide additional road space for a through vehicle to pass a vehicle stored to turn right into the subject site.
12. All redundant crossovers on Main Street shall be closed and reinstated to Council's satisfaction at the applicant's cost.
13. Appropriate signage and line marking shall be installed to reinforce the desired traffic flow at the South Terrace and Smedley Street access points.
14. That bicycle parking shall be provided adjacent the Norfolk Island Pine tree and shall be installed prior to operation of the development herein approved.
15. That the applicant shall submit a planting schedule for approval by the Council prior to the commencement of site works. The landscaping shown on that approved plan shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
16. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
17. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view. A number of rubbish bins shall be provided to account for the various types of waste, rather than just a single bin.
18. That at least one (1) public waste bins should be provided within the car park area and adjacent the entrance to alleviate the accumulation of general waste in the immediate area of the supermarket.
19. That detail of any air conditioning or air extraction plant or ducting to be placed on the exterior of the building in association with this development shall be submitted to and approved by the Development Assessment Commission.
20. That the 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.

21. 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.
22. That the hours of operation of the premises shall be restricted to the following times:
  - Monday to Wednesday: 7am – 7pm
  - Thursday: 7am – 9pm
  - Friday: 7am – 7pm
  - Saturday: 7am – 7pm
  - Sunday & Public Holidays: 7am – 7pm
23. That the hours for deliveries and rubbish collection shall be restricted to the following times:
  - Monday to Wednesday: 7am – 7pm
  - Thursday: 7am – 7pm
  - Friday: 7am – 7pm
  - Saturday: 7am – 5pm
  - Sunday & Public Holidays: 7am – 5pm
24. At no time shall any goods, materials or waste be stored or displayed in designated car parking areas, driveways, manoeuvring spaces, or landscaping.
25. That the applicant shall submit a master stormwater management plan and construction design drawings undertaken by a qualified civil engineer for approval by Light Regional Council prior to the granting of Development Approval. The plan shall include full details of the approved stormwater drainage system for the site, any works external to the site, the location and allocation of any drainage easements, and details of any temporary works, drains or banks proposed as part of the project inclusive of the following:
  - Final calculations to determine flow rate, time to peak, and duration of discharge for the pre development and uncontrolled post development conditions;
  - Final calculations to determine the detention tank volume required to control the post development peak rate of outflow to the rate of 32lit/sec for all events up to the critical 100Yr ARI.
  - Final calculations to determine the hydrograph of the design storm discharge of the detention tank;
  - How the design of the drainage system is to convey the detention tank flows to the lawful point of discharge as advised by the Council;
  - Provide a final layout drawing showing the proposed drainage arrangement;
  - What stormwater measures are proposed to protect the site from a major storm event (100 year ARI) as well as minor storm events (100 year ARI);
  - The use of above ground or underground rainwater storage tanks with a minimum retention capacity of 15,000 litres;
  - Details of the final proprietary product to be utilised to control and prevent the entry of litter and pollution from the site into the stormwater network including any ponding, detention, extended detention and retention

26. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
27. That the drainage detailed in the approved Master Stormwater Management Plan must be constructed to the satisfaction of Council. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
28. That the Applicant shall submit a wastewater control system application to Council and have this assessed and approved by Council's Environmental Health Officer, in accordance with the SA Public Health (Wastewater) Regulations 2013, prior to commencement of construction.
29. That an appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.
30. That the *Soil Erosion and Drainage Management Plan* (SEDMP) prepared by Fyfe Earth Partners dated 01/12/2014 shall be updated to include a detailed diagrammatic plan.
31. That the Main Street glazed window elevations be activated by appropriate imagery in consultation with the Light Regional Council.

**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 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.

8. The monitoring of soil condition and appearance shall be undertaken during any site works upon the site including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall cease all earthworks and notify the Environment Protection Authority. Appropriate testing and remediation/removal of the soil shall be undertaken in accordance with standard industry procedures, as advised by an appropriately qualified person, prior to the recommencement of earthworks upon the site.
9. All material (waste) proposed to be disposed off-site must be classified and characterised in accordance with the EPA Information Sheet - Current criteria for the classification of waste ([http://www.epa.sa.gov.au/xstd\\_files/Waste/Information%20sheet/current\\_waste\\_criteria.pdf](http://www.epa.sa.gov.au/xstd_files/Waste/Information%20sheet/current_waste_criteria.pdf)) prior to removal off-site to a facility licensed to receive, dispose and/or treat that waste.
10. There currently exists three (3) CWMS rating charges over the contiguous allotments. It would be to the land owners advantage to re-organise the Allotments into one (1) so as to only pay one rating charge rather than three (3). Enquires can be made with Council's Environmental Health Officer.
11. If the application is approved the applicant shall submit the relevant plans with the Lands Title Office so as to illustrate upon the relevant Certificates of Titles that a sewer easement traverses the boundaries. An appropriate sewer easement via the allotments should be registered and created prior to occupation of the building to the Council's satisfaction.
12. A section 221 permit shall be obtained from Council seeking approval to be able to erect the front verandah along the footpath area.
13. Future signage applications should be designed in accordance with DPTI "Advertising Signs - Assessment Guidelines for Road Safety" (August 2014). The document is available via the following link: [http://www.dpti.sa.gov.au/\\_data/assets/pdf\\_file/0019/145333/DPTI-Advertising-Signs-Assessment-Guidelines.pdf](http://www.dpti.sa.gov.au/_data/assets/pdf_file/0019/145333/DPTI-Advertising-Signs-Assessment-Guidelines.pdf)

### 3.3. **Wise Drafting**

DA 145/1244/14

#### **101 Stump Road, McLaren Vale**

City of Onkaparinga

Proposal: Single storey detached dwelling with garage and driveway

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

Applicant(s)

- Darren Wise
- Rob Laffer

The Commission discussed the application.

#### **RESOLVED**

1. RESOLVE to CONCUR with the decision of the City of Onkaparinga to grant Development Plan Consent to Development Application No 145/1244/14 for the construction of a single storey detached dwelling at Allotment 101 Stump Hill Road, McLaren Vale.

#### **4. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE** - Nil.

5. **MAJOR DEVELOPMENTS** – Nil.

6. **ANY OTHER BUSINESS**

7. **NEXT MEETING – TIME/DATE**

7.1. Thursday, 29 January 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 Presiding Member thanked all in attendance and closed the meeting at 1.15 PM

Confirmed                    /                    /2015

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Ted Byrt  
PRESIDING MEMBER