

14/08/2026

Minister for Planning
c/o Duncan Shearer
Planning Officer, Crown and Impact Assessment
Planning and Land Use Services

Dear Duncan,

Re: 26008172 – Coles - Port Adelaide

Thank you for the opportunity to provide comment in relation to the amended plans for the above application.

Easements:

The development includes encroachment over a number of easements benefiting third parties. These easements are not under Council's control and may require approval from the relevant authorities and beneficiaries. Accordingly, the following condition is requested to be applied to the DNF:

Condition:

The granting of this approval does not remove the Applicant's responsibility to obtain all necessary approvals from relevant Statutory Authorities, landowners, and beneficiaries of any easement affected by the proposed development.

In the absence of such approvals, amended plans and/or a variation to this approval may be required.

Land Management Agreement:

Council supports the retention of the pedestrian access as proposed in the amended plans. Council staff have discussed the proposed amendments to the LMA to facilitate the development as amended, and provide in principal support.

Should the development be approved the changes/amendments to the LMA will be resolved via Council's relevant pathways, separate to the development application.

Civil / Stormwater:

If SPC are supportive, Council's staff support the inclusion of a reserve matter to finalise stormwater management and resolve civil matters.

Council's engineering staff would like to be involved in the resolution of this reserve matter, and seek to provide final sign off on the plans being to Council's satisfaction.

Council is supportive of the proposed development provided stormwater/civil requirements are met.

Recommended conditions:

The following conditions are encouraged to be included in the decision in the event that planning consent is granted:

1. All stormwater from the proposed development shall be captured, stored, re-used or disposed of in accordance with the National Construction Code (NCC) and AS/NZS 3500.3:2018 such that it provides orderly, sustainable and legal stormwater management and does not result in the entry of water into, or affect the stability of any building or adjoining land, or overload the capacity of receiving stormwater drainage systems. In granting this approval Council accepts no liability for any damage or nuisance caused in the event that site, building floor levels, and stormwater management systems are not designed and installed in accordance with this condition. All stormwater systems shall be connected prior to occupation of the Development.
2. The granting of this approval does not remove the Applicant's responsibility to obtain all necessary approvals from relevant Statutory Authorities, landowners, and beneficiaries of any easement affected by the proposed development.

In the absence of such approvals, amended plans and/or a variation to this approval may be required.

Recommended Notes:

The following note is encouraged to be included in the decision in the event that planning consent is granted:

1. All works on Council Land including driveway crossovers, stormwater connections, tree removals, and underground electrical connections shall be completed in strict accordance with Council requirements. Pursuant to sections 217, 218 and 233 of the Local Government Act 1999, failure to construct works fully or satisfactorily, or rectify any damage caused on Council Land will result in Council ordering the Land Owner to remove, construct, or re-construct as deemed appropriate by Council. If the Land Owner does not comply with Council's request, Council will complete the works and recover the cost from the Land Owner. A fine of up to \$5,000 may also be incurred. It is recommended that photographs of all Council infrastructure adjacent the proposed Development be taken prior to the commencement of works. All redundant driveway crossovers and inverts shall be reinstated with upright kerbing and footpath.

If you require further information or would like to discuss this matter, please contact me on 8405 6865.

Yours sincerely,

Karen Mitrovic

Senior Development Officer – Planning

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