



**Minutes of the 6th Meeting of the
State Commission Assessment Panel
held on Thursday, 26 October 2017 commencing at 9.30AM
28 Leigh Street, Adelaide**

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill and Penny Pearce
DPTI Staff	Ben Scholes (Agenda Item 2.2.1) Zoe Delmenico (Agenda Item 2.1.1) Ben Green (Agenda Item 2.2.2) Malcolm Govett (Agenda Item 2.2.3) David Storey (Agenda Item 2.2.4) Simon Neldner (Agenda Items 2.2.1, 2.2.2, 2.2.3 & 2.2.4) Robert Kleeman (Agenda Items 2.1.1 & 2.2.2) Bob Hart (consultant) (Agenda Items 2.2.1 & 2.2.4) Will Gormly (Agenda Items 2.1.1, 2.2.1, 2.2.2, 2.2.3 & 2.2.4)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Cajetan Amadio

DA 520/E005/16

Dauncey Street, Kingscote, Kangaroo Island

Kangaroo Island Council

Proposal: Mixed use development comprising construction of a 110 room hotel with private conference room and gym, restaurant, car parking and landscaping; and refurbishment of a local heritage building comprising retail (cellar door), consulting and restaurant tenancies.

Chris Branford declared a conflict and left the meeting.

The Presiding Member welcomed the following people to the State Commission Assessment Panel:

Agency

- Nick Tridente, ODASA
- Ellen Liebelt, ODASA
- Aya Shirai-Doull ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel (SCAP) is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the Kangaroo Island Development Plan.
3. To grant Development Plan Consent to the proposal by Cajetan Amadio for a mixed use development comprising construction of a 110 room hotel with private conference room and gym, restaurant, car parking and landscaping; and refurbishment of a local heritage building comprising retail, consulting and restaurant tenancies at Lot 502 Dauncey Street and 1 Commercial Street, Kingscote subject to the following conditions of consent.

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 following plans submitted in Development Application No 520/E005/16.

Plans by Design Vision Constructions:

Drawing Title	Drawing No.	Revision	Date
Site Locality	Sheet 1 of 19	-	10.09.2013
Site Plan	Sheet 2 of 19	-	10.09.2013
Photo Context	Sheet 3 of 19	-	10.09.2013
Community Plan	Sheet 4 of 19	-	10.09.2013
Deposited Plan	Sheet 5 of 19	-	10.09.2013
Floor Plan – GL	Sheet 6 of 19	-	10.09.2013
Floor Plan – L1	Sheet 7 of 19	-	10.09.2013
Floor Plan – L2	Sheet 8 of 19	-	10.09.2013

Floor Plan – L3	Sheet 9 of 19	-	10.09.2013
Floor Plan – L4	Sheet 10 of 19	-	10.09.2013
Floor Plan – L5	Sheet 11 of 19	-	10.09.2013
Dauncey Street Elevation, South Elevations	Sheet 12 of 19	-	10.09.2013
East Elevation, North Elevation	Sheet 13 of 19	-	10.09.2013
Section (Typ)	Sheet 14 of 19	-	10.09.2013
Materials	Sheet 15 of 19	-	10.09.2013
Built form comparison, Dauncey Street Elevation AHD Comparison, Line of Sight from Esplanade and Beach	Sheet 16 of 19		
Stormwater	Sheet 17 of 19	-	10.09.2013
Shadow Diagrams	Sheet 18 of 19	-	10.09.2013
Eastern Overlooking Analysis	Sheet 19 of 19	-	10.09.2013
Typical Minimum Room Layout		-	10.09.2013

Reports and correspondence

- Scheme Description Prepared for Cajetan Amadio, 6 September 2017, Design Vision Consulting
- Assessment by Applicant for Dauncey St Kingscote Motel Complex, Updated 6 September 2017, Design Vision Consulting
- DA 520/E005/15 – RFI – Overlooking Analysis, 6 September 2017, Design Vision Consulting
- DA 520/E005/15 – RFI – Waste Management Plan, 6 September 2017, Design Vision Consulting
- Lot 502, 61 Dauncey Street, Kingscote, Transport Impact Assessment, Reference #S117850, 19 January 2016, GTA Consultants
- Kingscote Hotel Development, Planning Stage Environmental Noise Assessment, S5102C2, September 2017, Sonus
- Letter from Hannam Plumbing Service to Caj Amadio, 21 January 2017, Re: Effluent and Septic System
- Email from David Robertson (Systems Solutions Engineering) to Neil Kemp (Design Vision Consulting), 6 December 2016, Subject: Kangaroo Island Dauncey Hotel Development
- Email from Caj Amadio to Ted Botham (Kangaroo Island Council), 16 October 2017, Subject: Attention Mr. Ted Botham Deputy DEO – Kangaroo Island Council
- Email from Ted Botham (Kangaroo Island Council) to Caj Amadio, 17 October 2017, Subject: RE: Attention Mr. Ted Botham Deputy DEO – Kangaroo Island Council
- Email from Caj Amadio and Aaron Wilksch (Kangaroo Island Council), to Zoe Delmenico DPTI, 24 October 2017, subject re: 520/E005/16 – Dauncey Hotel Development – SCAP item.

2. The hours for all commercial deliveries and collections (services and waste) to enter and exit the site shall be restricted to 7am to 7pm Monday to Sunday.
3. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
4. 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.
5. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked prior to the occupation or use of the development.
6. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
7. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
8. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including

the EPA publications "Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition" and, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction prior to the commencement of construction.

9. An appropriate *Soil Erosion and Drainage Management Plan* (SEDMP) (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. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.
10. The applicant shall pay the contribution to the Kangaroo Island Council's Section 50A Car Parking Fund for Kingscote, pursuant to Section 50A (5) of the Act for the offset value of eleven (11) car parking spaces, in accordance with Council's determination for car-parking contributions under S.50A (6) of the Act, upon or before the notified commencement of the development pursuant to Regulation 74 (1).
11. A coach / bus pick-up & set-down bay shall be established adjacent to the front of the hotel building / main entrance / hotel lobby area on Dauncey Street, to be designed and line-marked to the satisfaction of Council's Asset Services, Technical Programs Manager, and in accordance with the relevant Australian Standard AS2890.
12. The noise (Leq) from patrons and mechanical plant shall be no greater than 57 dB(A) during the day (7am to 10pm) and 50 dB(A) during the night (10pm to 7am) when measured and adjusted in accordance with the Environment Protection (Noise) Policy (2007) at any noise sensitive location including the hotel rooms themselves.
13. The facility shall be designed to ensure noise (Leq) from vehicle movements associated with the development shall be no greater than the noise from vehicle movements on the "existing right of way/common property" at the existing townhouses to the east.
14. The music noise (L10,15) from the proposed development when assessed externally at the nearest existing noise sensitive location including the hotel rooms themselves shall be less than 8 dB above the level of background noise (L90,15) in any octave band of the sound spectrum and less than 5 dB(A) above the overall level (sum of octave band levels) of background noise.
15. A final Environmental Noise Assessment shall be prepared by a suitably qualified acoustic engineer, to demonstrate that the above criteria will be achieved, to the reasonable satisfaction of the State Commission Assessment Panel prior to operation of the development.
16. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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 0289).
- d. Any proposed works with the public realm adjacent to the site, including the installation of street furniture and landscaping be undertaken in consultation with Kangaroo Island Council.

2.2. NEW APPLICATIONS

2.2.1 ALDI Stores

DA 040/E058/17

30-34 Quebec Street, Port Adelaide

City of Port Adelaide Enfield

Proposal: Demolition of existing building and construction of an ALDI store with associated car parking and signage.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Nigel Uren, ALDI (presented)
- Karl Sampson, ALDI

Council

- Tim Hicks, Port Adelaide Enfield (presented)
- Kerry McConnell (presented)

Agency

- Nick Tridante, ODASA
- Ellen Liebelt, ODASA

Consultants

- Kieron Barnes, Ekistics (presented)
- Brian Emmett, Select Architects (presented)
- Paul Clohesy, Select Architects
- Paul Morris, GTA (presented)

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Port Adelaide Enfield Council Development Plan.
3. To grant Development Plan Consent to the proposal by ALDI Stores for the demolition of an existing building and the construction of a new building to accommodate an ALDI store along with associated car parking and signage at 30-34 Quebec Street, Port Adelaide subject to the following conditions of consent:

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 following plans and report submitted in Development Application No 040/E058/17:

Plans by -

Drawing Title	Drawing No.	Revision	Date
Select Architects - Proposed location plan	DA-01	B	20/06/17
Select Architects - Existing conditions plan/demolition plan	DA-02	C	30/06/17
Select Architects - Proposed site plan (amended)	DA-03	P	30/06/17
Select Architects - Proposed elevations sheet 1	DA-04	D	27/06/17
Select Architects - Proposed elevations sheet 2	DA-05	F	30/06/17
Select Architects - Proposed sections	DA-06	B	21/06/17
Select Architects - Proposed signage plan	DA-07	C	27/06/17
Select Architects - Proposed signage details	DA-08	D	28/06/17
Outer Space - Landscape concept plan	OS558_CP01		06/17
GTA Consultants - Traffic control plan	16A1271000-SK02P2	P2	14/09/17

Report -

ALDI Port Adelaide Planning Statement – Proposed Development of an ALDI Store prepared by Ekistics (version V3 dated 30 June 2017) together with Appendices

2. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2009) 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 State Commission Assessment Panel prior to the occupation or use of the development.

3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
4. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Commission Assessment Panel.
5. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
6. A professionally designed traffic management plan shall be prepared, in consultation with the City of Port Adelaide Enfield, that details the proposed design of the kerbing and pavement works for Quebec Street, including the roadway manoeuvring pavement and the pavement treatment for the leased portion of Quebec Street to be used for truck manoeuvring, and for the north side of Cannon Street including roadway, footpath and landscaping design treatments, to the satisfaction of the State Commission Assessment Panel. The engineering measures identified in these plans shall be implemented prior to the occupation or use of the development.
7. A final detailed landscape plan shall be prepared in consultation with the City of Port Adelaide Enfield that incorporates advanced street-tree planting along the north side of Cannon Street, to the reasonable satisfaction of the State Commission Assessment Panel. Landscaping shown on the final approved plans 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.
8. A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.
9. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
10. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
11. Graffiti shall be removed within five (5) business days of the graffiti becoming known or visible with the timely removal of graffiti being the responsibility of the operators of the development.
12. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
13. Mechanical plant or equipment shall be designed, sited, screened and maintained 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 shall at all times not exceed the relevant requirements of the *Environment Protection (Noise) Policy 2007*.
14. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
15. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

16. A proprietary stormwater treatment device (i.e. Gross Pollutant Trap) shall be installed within the carpark in accordance with Council and EPA Water Quality Guidelines. This system shall be regularly inspected, cleaned and maintained in good working order, with gross pollutants, sediments, oil and grease removed by the facility operator (at regular intervals) for the life of the development.
17. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Port Adelaide Enfield, to the satisfaction of the State Commission Assessment Panel. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
18. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
19. An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (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 (ie from roofs, driveways, parking areas, lawns etc) while minimising disposal into the environment. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.
20. The hours for waste collection vehicles to enter and exit the site shall be restricted to Monday to Saturday 7.00 am to 7.00 pm; and 9.00 am to 7.00 pm on a Sunday or public holiday.
21. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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 0289)

2.2.2 Fishermans Bay Management Pty Ltd

DA 344/D007/10

Fishermans Bay Settlement- Allotment 4 Fishermans Bay Road, Fishermans Bay

District Council of Barunga West

Proposal: Land Division (1 into 432)

Simone Fogarty declared a conflict and left the meeting.

The Deputy Presiding Member, Helen Dyer welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Peter Barrie, Fishermans Bay Management
- Sue Valente, Fishermans Bay Management
- Corynn Ireland, Fishermans Bay Management

Consultants

- Tom Game, Botten Levinson (presented)
- James Levinson, Botten Levinson (presented)

Council

- David Altmann, Development Answers
- Gavin Leydon, Norman Waterhouse (presented)
- Andrew Cole, Barunga West

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT "seriously at variance" with the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Barunga West Development Plan, consolidated 21 February 2008.
3. To grant Development Plan Consent and Land Division Consent to the proposal by Fishermans Bay Management Pty Ltd for Land Division (1 into 432 allotments) at Lot 4 Fisherman Bay Road, Fisherman Bay subject to the following conditions of consent.

DEVELOPMENT PLAN CONSENT 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 following amended plans submitted in Development Application No 344/D007/10:
 - Plan of division prepared by Lester Franks surveyors (9 sheets), being revision 23, dated 30 March 2017.
 - Stormwater concept plan prepared by Tonkin Consulting, being Sheet 03, Revision 3 (undated)
 - Sealed Road and Stormwater Drainage Network plan prepared by Tonkin Consulting dated 15 July 2014

- Infrastructure Deed between District Council of Barunga West and Fishermans Bay Management Pty Ltd – Coastal Protection Works & Waste Water Treatment Plant executed

LAND DIVISION CONSENT CONDITIONS

2. All built form on the proposed allotments relating to an existing Class 1 or 2 building that contain walls exposed to a fire source feature as a result of the proposed division must comply with Section C—Volume 1, and P 2.3.1—Volume 2, of the Building Code with respect to Regulation 5A of the Development Regulations 2008 prior to the issuing of Section 51 Clearance.
3. Prior to the grant of a Section 51 certificate for any allotments identified as being at risk of coastal inundation as identified on the Lester Franks Contour Survey Drawing No. CCFP0009 Rev 1 as land identified under 3.15m AHD (shown north-west area only) and 2.85 AHD (shown south-east area only) respectively, the applicant shall construct the seawall and coast protection works approved in DA 344/101/12V1 (or an approved variation of DA 344/101/12V1 or subsequent approval to the same effect) unless Phase 2 Security has been provided to the Council in accordance with the terms of the Infrastructure Deed referred to in Condition 1 of the development plan consent.
4. Prior to the grant of a Section 51 certificate the applicants will construct (and secure the connection of allotments to) an approved waste water treatment plant (whether approved in DA 344/102/06 or a subsequent approval to the same effect) unless a suitable arrangement is in place to the satisfaction of the SCAP.
5. Where stormwater drainage infrastructure is proposed to traverse allotments, appropriate easements in favour of the Council shall be provided and designated on the final plan of division prior to deposit.
6. All civil works necessary for the development shall be provided by the applicant at the full cost of the applicant/owner and shall be designed by a qualified Civil Engineer, and construction supervised by a qualified civil engineer. All works shall be designed and constructed in accordance with relevant Australian industry standards and guidelines and to the reasonable satisfaction of Council.
7. Stormwater drainage and detention works shall be undertaken generally in accordance with the stormwater concept plan prepared by Tonkin Consulting, being Sheet 03, Revision 3 (undated) and shall, in any event, be designed and constructed to ensure the safe and efficient drainage of land and disposal of stormwater in accordance with recognised engineering practice. The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions to the satisfaction of the Council.

Note: The safe and efficient drainage of land and disposal of stormwater are prescribed by Regulation 54(4).

8. Prior to the grant of a Section 51 certificate, the applicant shall prepare (in consultation with the District Council of Barunga West) a Stormwater Management Plan by experienced civil engineers for the proposed land division that ensures the stormwater disposal systems proposed be designed and constructed to the reasonable satisfaction of the Council. In particular, that adequate drainage be provided in all low lying areas of the division and particularly those areas that may also be affected by the high tide. Satisfactory easements shall also be provided over relevant

infrastructure whilst also providing drains with adequate dimension to satisfactory cater for the drainage of the whole of the land.

9. The stormwater drainage and road works shall be constructed prior to the grant of a Section 51 certificate unless SCAP is satisfied that the applicant has entered into a binding agreement, supported by adequate security, for the construction of the stormwater drainage and road works to the reasonable satisfaction of Council.
10. All requirements in regard to the construction of stormwater drains and services are to be met to the reasonable satisfaction of Council, including:
 - a. Management of stormwater shall occur generally in accordance with the stormwater management report, drawings and calculations submitted in support of the application, including any specific conditions of approval. Detailed design shall be to the reasonable satisfaction of the Council.
 - b. As a minimum, the drainage design shall cater for piped flows for a 1-in-10 ARI event and an overland flow path for events up to 1-in-100 ARI.
 - c. Rear of allotment drainage is to be designed to cater for 20yr ARI flows with safe conveyance to the detention basin, as required.
 - d. The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for all recurrence intervals up to a 20 year ARI.
 - e. Stormwater discharge into any existing watercourse or detention basin must be designed to prevent erosion of the water bodies to the satisfaction of Council.
 - f. A system to improve stormwater quality shall be designed and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse. The design (including, but not limited to gross pollutant traps, swales and detention / bioretention basin) must:
 - Meet the following quality targets for removal of pollutants from the typical annual urban load with no treatment:
 - 80% retention of suspended solids
 - 60% retention of total phosphorus
 - 45% retention of total nitrogen
 - 100% reduction of gross pollutants
 - Ensure groundwater resources are not unduly impacted on.
 - g. A maintenance plan must be developed for the components of the proposed stormwater system, including the gross pollutant traps to maintain optimum performance.
 - h. Drainage calculations and design shall ensure all properties are protect from a 100-year average recurrence interval storm.
11. The internal roads shall be constructed or upgraded in accordance with the Proposed Sealed Road and Stormwater Drainage Network plan prepared by Tonkin Consulting dated 15 July 2014 and subject to compliance with any additional specifications or requirements of the Council, to Council's reasonable satisfaction.

12. All new sealed road surfaces shall be provided with a flush concrete edge beam standard.
13. All Council requirements in regard to the construction of roads are to be met, including:
 - a. All roads shall be designed and constructed in a manner which allows safe and convenient property access via individual driveways considering horizontal and vertical sight distance and grade. Batter grades to allotments shall not be steeper than 1-in-5 unless approved otherwise. Where batter grades and allotment grades are steeper than 1-in-5 are approved or where sight distance is not adequate, a driveway location plan shall be provided that demonstrates that safe and convenient property access can be provided.
 - b. All traffic control devices shall be designed and installed to Council satisfaction and any non-conforming devices approved by the Department of Planning, Transport and Infrastructure.
 - c. Where kerbing is proposed, semi-mountable kerbing and channel is to be used, unless otherwise agreed by Council.
14. Pursuant to Section 50 of the *Development Act* the applicant shall pay a \$700,000.00 open space contribution to the Council. The open space contribution may be paid in stages, with not less than \$1,745.64 being paid for each allotment (excluding roads and reserves) before the issue of a Section 51 certification for that allotment. The full amount is to be paid before more than 80% of the allotments (excluding roads and reserves) have been created.
15. The development may be undertaken in stages as determined by a staging plan approved by SCAP, with separate section 51 certificates issued for each stage.
16. Construction and Management Plans are to be provided to Council to its reasonable satisfaction, including:
 - a. All civil works necessary for the development shall be designed by a qualified Civil Engineer, and construction supervised by a suitability qualified person. All works shall be designed and constructed in accordance with relevant industry standards and guidelines.
 - b. Design and construction of all infrastructure must be done in accordance with the Council's standards and Requirements unless otherwise approved by Council.
 - c. A Construction Environmental Management Plan (CEMP) must be developed prior to construction commencing which addresses the mitigation or minimisation of environmental impacts (especially from noise, dust, stormwater and waste) during the construction phase. The plan must be prepared to the satisfaction of the Council and submitted prior to commencement of site works. The CEMP must be implemented during construction and include measures that address the following issues (as a minimum):
 - Noise and vibration management, including controlling noise at the source; scheduling noisy activities between 7 am and 7 pm Monday to Saturday unless otherwise permitted by the EPA (and in accordance with the General Environmental Duty as described in section 25 of the Environment Protection Act

- 1993), equipment maintenance; use of mufflers and silencers; use of noise barriers.
- Air quality management, including minimising the area and extent of earthworks required; ensuring disturbed areas are protected and revegetated in a timely manner; specific measures to manage dust and limit emissions, including covered construction vehicles to prevent any loss of load; management of any odours from any organic and other sources.
- Fire prevention and management.
- Waste management.
- A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and implemented in accordance with the EPA Stormwater Pollution Prevention Code of Practice and other relevant industry standards and guidelines for the building and construction industry to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site and construction of dwellings. The SEDMP must indicate how erosion and sediment transport would be managed during the construction phase and include elements such as:
 - The installation of a shaker pad at the entrance/exit to the development site
 - Avoiding unnecessary cut and fill and unnecessary clearing of vegetation
 - Protecting exposed soil through temporary vegetation or jute matting, hay bales or silt fences, catch drains and the containment of stockpiles.
 - Hydroseeding upon completion of construction to stabilise soils
 - The use of dust suppression equipment.

These plans shall also include detail of how effective measures shall be implemented during the construction of the development and ongoing 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 Council, 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 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 Council, to the occupiers of adjacent land.
 - following construction of a stage, ensure all disturbed land is managed to prevent silt runoff and dust.
- d. A Construction Management Plan (CMP) shall be prepared for the development prior to construction commencing for review of Council, which includes reporting, compliance, conformances and complaint management and addresses specific site conditions and work practices including traffic management, dust and air pollution, working hours, noise, water quality management, native vegetation, flora and fauna, flood management, water quality management, cultural heritage, waste management, contamination, community notification and consultation.

- e. A Quality Assurance Plan pertaining to design, inspection, testing and survey of all engineering works shall be submitted and approved at the time of design approval and include compulsory notification to Council for inspection of works.
 - f. Prior to construction commencing the contractor shall undertake a condition survey of the adjoining roads and infrastructure and a CCTV survey of any Council underground infrastructure that may be affected by the works and again at completion of the works. Any damage shall be repaired to the reasonable satisfaction of Council.
17. All fill/material is to be managed as follows:
- Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.
 - No topsoil shall be removed from the subject land.
 - Any contaminated material, including construction or demolition debris, industrial or chemical matter, encountered during earthworks on the subject land shall be removed to the satisfaction of Council.
18. The following is to be provided to Council at the completion of works prior to issuing of Section 51 clearance:
- Following completion of the works and prior to occupation, the contractor shall remove all accumulated material from the permanent drainage infrastructure. The contractor shall arrange for a CCTV survey of all Council stormwater pipes and make a copy of the video plus associated written report available to Council. A further video survey shall be undertaken by the contractor if considered necessary by Council to demonstrate that identified defects in the pipe system have been satisfactorily repaired.
 - "As-Constructed" drawings and an asset register shall be submitted to Council for all infrastructure to be vested in Council, including stormwater drainage, wastewater drainage, roads, footpaths and kerbing. The plans are to be provided in accordance with relevant Council standards.
 - The applicant shall provide a certificate, prepared by a suitably qualified person, declaring that all works have been carried out in a satisfactory manner and meet all the provisions of the development approval, approved plans and specifications.
 - A completed Quality Assurance Plan is to be provided that includes copies of all testing and certifications.
19. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commissions Assessment Panel for Land Division Certificate purposes.

EPA CONDITIONS

20. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and implemented to the satisfaction of SCAP, in accordance with the Code of Practice for the Building and Construction Industry (1999) to prevent soil sediment and pollutants leaving the site or entering the marine environments during construction of roads and installation of infrastructure.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has

been received within that period or this Consent has been extended by the Development Assessment Commission.

- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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 0289).

COAST PROTECTION BOARD NOTES

- d. The applicant is advised that sites or objects may exist in the proposed development area, even though the Register of Aboriginal Sites and Objects does not identify them. All Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* (the Act), whether they are listed in the central archive or not. Land within 200 metres of a watercourse (for example the River Murray and its overflow areas) in particular, may contain Aboriginal sites and objects.

Pursuant to the Act, it is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Section 20 of the Act requires that any Aboriginal sites, objects or remains, discovered on the land, need to be reported to the Minister. Penalties apply for failure to comply with the Act.

ENVIRONMENT PROTECTION AUTHORITY NOTES

- e. 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 practicable 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.
- f. The applicant is advised that the Environmental Protection (Water Quality) Policy 2015 came into effect on 1 January 2016. Therefore, all reasonable and practicable measures must be put in place to prevent or minimise environmental harm during the construction process. The Environmental Protection (Water Quality) Policy 2015 can be found at:

[https://www.legislation.sa.gov.au/LZ/C/POL/Environment%20Protection%20\(Water%20Quality\)%20Policy%202015.aspx](https://www.legislation.sa.gov.au/LZ/C/POL/Environment%20Protection%20(Water%20Quality)%20Policy%202015.aspx)

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the web.

2.2.3 **Shahin Enterprises Pty Ltd**

DA 080/E021/16

1 Main Road, Belair

City of Mitcham

Proposal: Demolition of existing service station complex and construction of a new integrated service station complex with associated automatic and manual car wash facilities, drive through facility, signage, landscaping and car parking.

Simone Fogarty declared a conflict and left the meeting.

The Deputy Presiding Member, Helen Dyer welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Tim Beazley, Planning Chambers (presented)
- Robert King, ADS Architects (presented)

Representor

- Doug Ashton (via phone) (presented)

Consultants

- Neil Phillips, GHD
- Chris Turnbull, Sonus

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Mitcham Development Plan.
3. To delegate to the Team Leader, Development Assessment the ability to grant Development Plan Consent to the proposal by Shahin Enterprises Pty Ltd for the demolition of an existing service station complex and the construction of a new integrated service station complex with a shop, with automatic and manual car wash facilities, a co-branded drive through facility, 15 car parks, two free standing advertising signs and landscaping at Main Road, Belair, subject to:
 - i. The provision of an amended plan that removes all signage from the Sheoak Road fence; and
 - ii. The following conditions of consent.

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 following plans submitted in Development Application No 850/E001/17.

Prepared by ADS Architects:

- Site and Floor Plan, Reference Number 14/JN1186/sk01g, Dated 16 November 2016;
- North & South Elevations, Reference Number 14/JN1186/sk02a, Dated 7 June 2016;

- East & West Elevations, Reference Number 14/JN1186/sk03, Dated 3 May 2016;
- North, West & East Elevations for Car Wash, Reference Number 14/JN1186/sk04e, Dated 26 July 2016.

Prepared by Oxigen:

- Landscape Plan, Reference Number 15.047.007, Draft C, Dated 13 October 2017.

Reports and Correspondence:

- Planning Report prepared by Peregrine Corporation, dated 7 February 2017;
 - Traffic Compliance Statement prepared by GHD, Project File 33-18137-18, Dated December 2016;
 - Environmental Noise Assessment prepared by Sonus, Project Number S5070.4C1, Dated December 2016;
 - Car Park Lighting Modelling Report Prepared by TMK Consulting Engineers, Job Number 1703226, Dated 18 April 2017;
 - Construction Environment Management Plan prepared by Fyfe Pty Ltd., Reference Number 80017-23-1, Dated 24 May 2016.
2. All Council, utility or state agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state-agency specifications. All costs associated with these works shall be met by the proponent.
 3. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant 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 State Commission Assessment Panel prior to the occupation or use of the development.
 4. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Commission Assessment Panel.
 5. The egress driveway for the co-branded drive through facility from the development site to Sheoak Road shall be clearly delineated with appropriate line marking in order to facilitate the safe movement of people and vehicles.
 6. A 2.5 metre high solid barrier shall be constructed along the northern property boundary of the site to the extent shown in Appendix B: Extent of Acoustic Treatment contained in the Environmental Noise Assessment report (S4928C1) prepared by Sonus and dated 6 June 2016. The solid barrier shall be constructed from Colorbond sheet steel and be sealed airtight at all junctions including with the ground.
 7. A 1.5 metre high barrier shall be constructed along the northern property boundary of the site to the extent shown in Appendix B: Extent of Acoustic Treatment contained in the Environmental Noise Assessment report (S4928C1) prepared by Sonus and dated 6 June 2016. The solid barrier shall be constructed of Colorbond sheet steel and be sealed airtight at all junctions including with the ground.
 8. All mechanical services plant and equipment shall be located within the designated area on the roof of the control building and behind the mechanical plant screen to the extent shown in Appendix B: Extent of

Acoustic Treatment contained in the Environmental Noise Assessment report (S4928C1) prepared by Sonus and dated 6 June 2016.

9. The mechanical plant screen shall be constructed to a height that is at least equivalent to the tallest piece of equipment it surrounds. The screen shall be sealed airtight along all vertical joints and be constructed from sheet steel or a material with an equivalent or greater surface density. The bottom of the screen shall continue as close as practicable to the roof deck below.
10. A proprietary in-line attenuator shall be incorporated to the discharge side of any significant exhaust fan.
11. The maximum opening height of the entry to the automatic car wash shall be 2.5 metres and the exit shall be a maximum height of 3 metres. The material used for infill shall have a surface density of at least 8kg/m^2 (such as 6mm thick compressed fibre cement sheet or 10.38mm thick laminated glass) and shall be sealed airtight at all junctions.
12. Glass doors shall be installed to the entry and exit of the automatic car wash which automatically close during operation of the car wash (i.e. closed before the start of the wash cycle and do not open until the wash cycle, including any drying, has ceased). The doors shall be constructed from 10.388mm thick laminated glass, or a material with a higher surface density in kg/m^2 , and shall be sealed as close to airtight as possible at all junctions when closed.
13. Acoustic insulation 50mm thick and having a minimum density of 32 kg/m^3 shall be incorporated to the underside of the roof structure of the automatic car wash and manual car wash bays in accordance with Detail 1 shown on page 9: Extent of Acoustic Treatment contained in the Environmental Noise Assessment report (S4928C1) prepared by Sonus and dated 6 June 2016.
14. The maximum opening height of the northern side entry to the manual car wash bays shall be restricted to 2.5 metres. The material used for infill shall have a surface density of at least 8kg/m^2 (such as 6mm thick compressed fibre cement sheet or 10.38mm thick laminated glass) and shall be sealed airtight at all junctions.
15. Acoustic insulation shall be installed to the internal walls of the manual car wash bays in accordance with Appendix B and Detail 2 shown on page 10: Extent of Acoustic Treatment contained in the Environmental Noise Assessment report (S4928C1) prepared by Sonus and dated 6 June 2016.
16. The collection of rubbish from the site by the rubbish truck shall occur only between the hours of 9.00am to 7.00pm on a Sunday or public holiday and between 7.00am to 7.00pm on any other day.
17. The delivery of fuel products to the site by the 19-metre-long fuel trucks shall occur only between the hours of 7.00am to 10.00pm on any day.
18. The largest vehicle permitted to access the development shall be a 19.0 metres semi-trailer.
19. 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.
20. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.

21. All waste and rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
22. All external lighting of the site, including car parking areas, advertising signs, the drive through facility, 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.
23. 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.
24. The following stormwater criteria shall be incorporated into the civil stormwater calculations:
 - a. Suitable stormwater management techniques including detention systems must be designed to reduce the post development flows to the equivalent flow derived from an effective run-off coefficient of 0.25 for a 5 year ARI event, and 0.45 in a 100 year ARI event. In addition, for the 5 year ARI event the peak outflow from the detention system must be checked to ensure the outflow after 90 minutes for the critical storm duration from the detention system is not greater than the flow that would arise from a 90 minute storm based on a predevelopment catchment with a 0.25 runoff coefficient. Should this flow be larger, then the detention volume must be further increased to reduce the outflow to this undetained 0.25 runoff coefficient level. The directly connected time of concentration must be appropriate for the development as described in "Australian Rainfall & Runoff" Volume 1.
 - b. A "Limited Out Flow" from the development must be achieved by incorporating into the stormwater drainage design, measures for either On-site Stormwater Retention (OSR) and/or On-Site Stormwater Detention (OSD).
 - c. The "Limited Out Flow" from the development may be discharged to either Council infrastructure or to an area for On-Site Stormwater Retention (OSR) within the property (landscape area, soakage trench, etc.).
 - d. Stormwater that is retained on-site (OSR) by utilising landscaped areas within the property, soakage trenches, or additional tank storage, must be contained within the site. Stormwater resulting from a storm, up to and including a 20 year ARI, must not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
 - e. Detention tank capacity must be in addition to any proposed rainwater storage tanks for domestic supply or On-site Stormwater Retention.
 - f. The stormwater design for the development must be certified by a "Chartered Professional Engineer" in the field of stormwater management.
 - g. The maximum stormwater discharge rate to the street water table, from any single outlet, must be limited to 20 litres per second, with a maximum discharge velocity of 2 metres per second.

- h. Stormwater sump / pumps must be fitted with an external power plug to enable alternative power supply in the case of emergencies.
25. A suitably qualified and experienced site contamination consultant shall be engaged to implement the Construction Environment Management Plan prepared by Fyfe Pty Ltd, Reference Number 80017-23-1, Dated 24 May 2016, and to:
- a. Manage and dispose of contaminated soil in accordance with Environment Protection Authority and other relevant guidelines;
 - b. Validate the Underground Storage Systems (USS) excavations in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013) and relevant EPA guidelines prior to backfilling or replacement of USS (this must include the preparation of a validation report).
26. A copy of the validation report for the underground storage systems excavations shall be provided to the State Commission Assessment Panel and the EPA prior to the occupancy of the new service station complex.
27. The forecourt canopy shall be designed to extend beyond the bunded area by one metre for every three metres of canopy height in order to minimise the entry of clean stormwater.
28. Prior to the commencement of the service station operations, all fuel storage tanks (apart from diesel and LPG) shall be fitted with a Stage 1 vapour recovery system (which includes the underground storage tank vent pipes being fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling.
29. All underground fuel storage tanks shall be double-skinned fibreglass and fitted with an automatic tank gauging (ATG) system to monitor tank levels and detect leaks.
30. Prior to the commencement of the service station operations, all fuel lines between the underground storage tanks and fuel dispensers shall be fitted with a pressure leak detection system. The system shall be designed so that in the event of a leak the lines lose pressure and immediately signal an alarm to enable prompt investigation.
31. Following the installation of the in-ground fuel tanks, all trafficked areas shall be hard surfaced using either bitumen, concrete or other impervious material.
32. All run-off, including spillages, from hard paved areas in the refuelling and fuel delivery area shall be bunded and diverted to a blind tank (with alarm) with a capacity exceeding 10,000 litres.
33. Any material, including sludge and oily residue collected within the blind tank is considered waste and shall be removed only by an Environment Protection Authority licensed waste transporter to a licensed waste depot authorised to receive such waste.
34. In the event that the car parking within the Sheoak Road reserve is removed the affected area of the subject land shall be landscaped to the satisfaction of the State Commission Assessment Panel.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has

been received within that period or this Consent has been extended by the State Commission Assessment Panel.

- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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 0289).
- 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. Environment Protection Authority information sheets, guidelines documents, codes of practice technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>
- e. The applicant is advised that if in carrying out any activity contamination is identified which poses actual or potential harm to the health or safety of human beings or to the environment that is not trivial, taking into account the land use, the applicant may need to remediate the contamination in accordance with Environment Protection Authority guidelines.
- f. The applicant is advised that if at any stage contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater pursuant to section 83A of the *Environment Protection Act 1993*, shall be submitted to the Environment Protection Authority.
- g. The applicant is reminded the emission of noise from the premises is subject to control under the *Environment Protection Act and Regulations 1993*, and the applicant (or person with the benefit of this consent) should comply with those requirements.
- h. The applicant is advised the subject land is affected by requirements shown on the Metropolitan Adelaide Road Widening Plan from the Main Road, Russell Street and Sheoak Road frontages of the site for possible future upgrading of the adjacent road network. The Plan shows that a strip of land up to 12.0 metres in width may be required from the Sheoak Road frontage. The Plan also shows that an additional strip of land up to 4.5 metres in width may also be required from the Main Road, Russell Street and Sheoak Road frontages, together with corner cut-offs. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all new building works located on or within 6.0 metres of the possible requirements. The attached consent form should be completed by the applicant and forwarded to DPTI, with three copies of the approved plans.
- i. The applicant is advised to liaise with the City of Mitcham with the view of providing a 1.5 metre minimum width pedestrian footpath adjacent to Sheoak Road to coincide with the closure of the crossover and the reinstatement of the kerb profile.

- j. The applicant is advised the City of Mitcham is not opposed to the removal of the two trees within the road reserve of Sheoak Road. The removal and replacement of the two trees will cost \$1,331.00 and this cost shall be met by the applicant. The applicant will need to contact the Council on telephone number 8372 8888 to arrange for the removal of the trees by Council.
- k. The applicant is advised to engage a licensed and qualified plumber to seek advice on a SA Water and Environment Protection Authority compliant tailored solution with regard to water management and the mitigation of potential environmental impacts. If trade waste is generated from the car wash facilities and is discharged to the sewer then an "Authorisation for Trade Waste" is required. The applicant will be required to provide additional information to show or explain how the following guidelines will be met as part of the application:

Assessment of Petrol Stations www.epa.sa.gov.au/files/11117_planning_petrolstations.pdf
Assessment of Underground storage Systems – SA EPA www.epa.sa.gov.au/files/4771278_guide_uss.pdf
SA EPA Storm water Management for Wash Bays Guideline www.epa.sa.gov.au/files/7593_water_wash.pdf
Authorizations for Trade Waste https://www.sawater.com.au/business/trade-waste/authorisations-for-trade-waste-discharge
SA Water Vehicle Washing Trade Waste Guideline /www.sawater.com.au/ data/assets/file/0010/11431/VehicleWashing.pdf
SA Water Trade Waste Bunding and Blind Tank Guideline http://www.sawater.com.au/ data/assets/file/0019/11395/Bundingandblindtanks.pdf

2.2.4 **Elaine Kratopoulos**

DA 551/D008/17

Allotment 21 in D73843 Hundred of Markaranka

District Council of Loxton Waikerie

Proposal: Land Division (1 into 2 allotments)

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Sandy Hansen (via phone) (presented)

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is at variance with the policies in the Development Plan.

2. To REFUSE Development Plan Consent to Development Application 551/D008/17 by Elaine Kratopoulos for Land Division at Lot 21 for the reasons listed below:

- The proposed development is a non-complying form of development within the River Murray Flood Zone.
- The proposal does not support the planning provisions of the Council's Development Plan which seeks to restrict the division of land.
- There appears to be no valid planning requirement to divide the land.

The proposal is considered to be at odds with the following provisions within the Loxton Waikerie Development Plan Consolidated 19 April 2017:

General Section (Land Division)

- Principle of Development Control 2 (g)
- Principle of Development Control 3

River Murray Flood Zone

- Principle of Development Control 2
- Principle of Development Control 24

River Murray Fringe Zone

- Principle of Development Control 2

3. MAJOR DEVELOPMENTS

3.1. DEFERRED APPLICATIONS – Nil

3.2. NEW APPLICATIONS - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 9 November 2017 in Leigh Street, Adelaide SA 5000

6. CONFIRMATION OF THE MINUTES OF THE MEETING

6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.53 pm.

Confirmed 26/10/2017

A handwritten signature in black ink, appearing to read "Simone Fogarty". The signature is written in a cursive style with a large initial 'S' and a stylized 'F'.

.....
Simone Fogarty
PRESIDING MEMBER