



Development Assessment Commission

Minutes of the 533rd Meeting of the Development Assessment Commission held on Thursday, 12 November 2015 commencing at 10.00 AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Dennis Mutton
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Leif Burdon (Agenda Item 4.1)

1.2. **APOLOGIES** – Simone Fogarty (Presiding Member), Sue Crafter, David O'Loughlin.

2. DEFERRED APPLICATIONS Nil.

3. NEW APPLICATIONS

3.1 ALDI Stores

DA 490/E001/15

Lot 402 Barnet Road, Evanston

Town of Gawler

Proposal: Supermarket (Shop - ALDI) with associated advertising, car parking & landscaping.

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

Applicant(s)

- Richard Dwyer (Ekistics)

- Kieron Barnes (Ekistics)
- Michael Tye (ALDI)
- Paul Morris (GTA)

Council

- Joel Taggart
- Sam Dilena
- Henry Inat
- Paul Symons
- Amelia de Ruvo

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 (and Land Division Consent) to the proposal by ALDI Stores C/- Ekistics for a Supermarket (Shop – ALDI) with associated advertising, car parking & landscaping at lot 402 Barnet Street, Evanston 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 plans, including the amended plans as submitted in Development Application No: 490/E001/15

Plans – Select Architects

ALDI Stores – Proposed ALDI Food Store, Lot 402 Barnet Road, Evanston SA 5116 – Proposed Site Layout Plan – DA03 – Rev B – Date 16/09/15
 ALDI Stores – Proposed ALDI Food Store, Lot 402 Barnet Road, Evanston SA 5116 -Proposed Elevations 1 – DA04 – Rev C – Date 05/11/15
 ALDI Stores – Proposed ALDI Food Store, Lot 402 Barnet Road, Evanston SA 5116 – Proposed Elevations 2 – DA05 – Rev C – Date 30/10/15
 ALDI Stores – Proposed ALDI Food Store, Lot 402 Barnet Road, Evanston SA 5116 – Proposed Signage Plan – DA06 – Rev B – Date 16/09/15
 ALDI Stores – Proposed ALDI Food Store, Lot 402 Barnet Road, Evanston SA 5116 – Proposed Signage Details – DA07 – Rev B – Date 16/09/15
 ALDI Stores – Proposed ALDI Food Store, Lot 402 Barnet Road, Evanston SA 5116 – Proposed 3D Visual – DA08 – Rev A – Date 16/09/15

Plans – Outerspace Landscape Architects

ALDI Stores – Proposed ALDI Food Store Evanston – Landscape Concept Plan, Development Approval – Dwg No: OS483_CP01 – Date 24/09/15

Traffic Report – GTA consultants

Proposed ALDI Store Evanston – Transport Impact Assessment – for Select Architects – Ref# 15A1136100 – Issue: B – Date 17/08/15

Acoustic Report – Sonus Pty Ltd

ALDI Evanston – Lot 402 Barnet Road, Evanston – Environmental Noise Assessment – S4217.7C3 – Date May 2015

Stormwater Management Report – Wallbridge & Gilbert

ALDI Store – ALDI Evanston – Stormwater Management Report – Job No. WAD150353 – Rev: A – Date 15 June 2015

Additional Information

Ekistics - ALDI Evanston – Planning Statement, proposed development of an ALDI Store – prepared on behalf of ALDI Stores – Ekistics – Ref 00106-004 – Date 10 July 2015

Ekistics – ALDI Evanston – proposed ALDI Store at Lot 402 Barnet Road, Evanston – Response to Comments from the Town of Gawler – Application 490/E001/15 – Ref No.: 001006-007 – Date 2 October 2015

Ekistics – Email – ALDI Evanston – proposed ALDI Evanston – Response to Council

Comments – Application 490/E001/15 – Date 2 November 2015

GTA Consultants – Development Number 490/E001/15 – Response to Representation – Ref: #15A1136100 – Date 25 August 2015

2. 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.
3. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the Development Assessment Commission.
4. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
5. The following additional measures shall be undertaken by vehicles operating within the loading bay, in accordance with the Ekistics Planning Report and Sonus Acoustic Report forming part of the application:
 - Prime movers shall be turned off during unloading
 - No loading or unloading occurring outside the loading dock area
 - Loading or unloading occurring inside using a pallet jack only (no forklifts to be used).
6. Rubbish collection is restricted to between the hours of 9:00am and 7:00pm pm on a Sunday or public holiday, and 7:00am and 7:00pm on any other day in accordance with the 'Noise from Rubbish Collection' section (page 5) within the Sonus Acoustic Report dated May 2015.
7. 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.
8. Prior to Development Approval, the applicant/developer shall prepare a final detailed Stormwater Management Plan to the satisfaction of the Development Assessment Commission, in consultation with the Town of Gawler.
9. All surface water from car parking and hardstand areas shall be directed to a proprietary pollutant treatment device capable of removing oils, silts, greases, and gross pollutants to Council and EPA satisfaction prior to discharge to Council stormwater system or street water table.
10. 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.
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. 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.
13. 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.
14. 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.
15. 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 by regular application of water to ensure that dust generation does not become a nuisance off-site.
16. 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.
17. An Infrastructure Agreement shall be entered into with Council for the works outside the subject site and all associated cost relating to the subject works shall be borne by the applicant, prior to Development Approval being issued.
18. A pedestrian link be established adjacent to car park space 33 to provide connectivity between the car park pedestrian link including appropriate line marking from site boundary to store entrance.

Advisory Notes:

- a) 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.
- b) 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.
- c) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d) The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e) 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.
- f) 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).

- g) The Environment Protection (Water Quality) Policy 2003 requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist with compliance with this legislation:

- i. Building and construction must follow sediment control principles outlined in the "Stormwater Pollution Prevention – Code of Practice for the Building and Construction Industry (EPA, 1999). Specifically, the applicant must ensure:

During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.

A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.

- ii. Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.

- iii. All building and construction wastewaters are listed pollutants under the Environment Protection (Water Quality) Policy 2003 and as such must be contained on site.

It is important that the applicant familiarise themselves with the terms of the Policy and ensure that all contractors engaged by the applicant are aware of the obligations arising under it. For further information the applicant may contact the Environment Protection Authority on telephone (08) 8204 2004.

4. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS – Nil.

6. ANY OTHER BUSINESS – Nil.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 26 November 2015 at 28 Leigh Street, 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 2.30PM

Confirmed 12/11 /2015



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Helen Dyer
DEPUTY PRESIDING MEMBER