



Development Assessment Commission

Minutes of the 556th Meeting of the
Development Assessment Commission
held on Thursday, 25 August 2016 commencing at 12.00 PM
28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Deputy Presiding Member	Helen Dyer
Members	Chris Branford Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
Secretary	Cathryn Longdon
Unit Manager	Robert Kleeman
DPTI Staff	Jason Bailey (Agenda Item 7.1) Connie Parisi (Agenda Item 7.1) Laura Kerber (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1) Lee Webb (Agenda Item 5.1 and 7.2) Jeremy Wood (Agenda Item 5.1 and 7.2)

1.2. APOLOGIES - Simone Fogarty

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 CR Lindner Nominees

313/L006/06

113 Main Street, Kapunda

Light Regional Council

Proposal: Demolition of contributory item (dwelling) and construction of single storey supermarket.

David O'Loughlin declared a conflict of interest and left the meeting.

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

Applicants(s)

- Carl Lindner
- Robyn Rehn
- Alistair Schuller
- Graham Burns

Agency(s)

- Reece Loughron (DPTI – Transport)

Representor(s)

- Andrew Hayward on behalf of Mark Johnson

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal meets the key objectives of the District Centre Zone.
3. To grant Development Plan Consent to the proposal by CR Lindner Nominees to demolish a contributory item (dwelling) and construct a single storey supermarket with associated signage, retaining walls, fencing, landscaping, car parking, new site access points, earthworks and the use of a public road for business purposes at 113 Main Street Kapunda 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 313/L006/16:

Reports and Emails

- Planning Report, Proposed Supermarket, Date 20/05/16, Reference 12177REPO2, Masterplan Town & Country Planners
- Proposed Supermarket Thiele Highway, Kapunda, Transport Impact Assessment, Date 10/06/16, Reference 16A1287000, GTA Consultants

- Stormwater Management Plan, Date 16/06/16, Job Number S19459-237351, FMG Engineering
- Email from Graham Burns, Masterplan to Laura Kerber dated 21 June 2016, Subject: DA 313/L006/16 – Request for Further Information
- Email from Graham Burns, Masterplan to Laura Kerber dated 15 August 2016, Subject: CR Lindner Nominees – Kapunda Supermarket
- Email from Graham Burns, Masterplan to Laura Kerber dated 17 August 2016, Subject: FW: Hibiscus Cottonwood
- Email from Graham Burns, Masterplan to Laura Kerber dated 17 August 2016, Subject: RE: DA 313/L006/16 – Lindner Nominees
- Email from Sam Adams, GTA to Laura Kerber dated 9 August 2016, Subject: DA 313/L006/16 - Old Adelaide Road (Main St/Thiele Highway), Kapunda - Shop - Updated Traffic Report CRM:0141082

Plans by JBG Architects

Drawing No	Title	Issue	Date
A000	Coversheet	M	18.08.16
A001	Landscape Plan	C	18.08.16
A002	Carpark Setout Drawing	E	18.08.16
A101	Floor Plan	O	18.08.16
A102	Floor Plan (with supermarket layout)	G	18.08.16
A111	Roof Plan	L	18.08.16
A201	Elevations	R	18.08.16
A202	Cross Sections	N	18.08.16
A301	Sections	J	18.08.16
A302	Sections & Plant Deck	G	18.08.16
A402	Entry Element Plan & RCP	F	18.08.16
A901	Perspectives	P	18.08.16

Plans by FMG Engineering

Drawing No	Title	Issue
SK02	Civil Design Layout Plan – Stage 2	E
SK03	Civil Design – Entrance Longitudinal Section	A

2. That all vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards.
3. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
4. 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.
5. That a 'No Left Turn' sign shall be installed at the vehicular exit to Carrington Street.
6. 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.
7. That 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.
8. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

9. 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.
10. That the hours of operation of the premises shall be restricted to the following times:
 - Monday to Sunday: 7:00am to 8:00pm
11. That the hours of operation for deliveries and waste collection shall be restricted to the following times:
 - Monday to Friday: 7:00am to 10:00pm
 - Saturday to Sunday: 7:00am to 5:00pm
12. That a Master Stormwater Management Plan and construction design drawings be provided to the satisfaction of the Development Assessment Commission (in consultation with Council) prior to the commencement of site works. 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;
 - a. Final calculations to determine flow rate, time to peak, and duration of discharge for the pre development and uncontrolled post development conditions;
 - b. 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.
 - c. Final calculations to determine the hydrograph of the design storm discharge of the detention tank;
 - d. 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;
 - e. Provide a final layout drawing showing the proposed drainage arrangement;
 - f. 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);
 - g. 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;
13. Prior to the occupation of the building herein approved the drainage detailed in the approved Master Stormwater Management Plan must be constructed to the satisfaction of the Development Assessment Commission (in consultation with Council). No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
14. 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.

15. That the Applicant/owner shall submit a wastewater control system application to Council and have this assessed and approved in accordance with the SA Public Health (Wastewater) Regulations 2013, prior to the commencement of construction.
16. 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.
17. That 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>.
18. 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. 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 authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. 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.
- d. Given the application includes the removal of trees in the road reserve at the front of the site, it is suggested that significant replacement plantings be considered in consultation with council
- e. In relation to 'd' above, formal pedestrian access along the road reserve be considered in conjunction with council.
- f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- g. 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.
- h. 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).

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS - Nil

3.2. NEW APPLICATIONS – Nil

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS – Nil

4.2. NEW APPLICATIONS – Nil

5. MAJOR DEVELOPMENTS

5.1 Narnu Waterways Canal Estate
2014/23237/01
Hindmarsh Island
Proposal: PER Guidelines

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

Applicants(s)

- Tom Chapman

The Commission discussed the application.

Dennis Mutton left the meeting at 3.10pm.

RESOLVED

1. To defer the guidelines subject to further advice from DPTI staff.

6. REPORTING

6.1 DAC - Nil

6.2 IMDAC - Nil

6.3 PADAC - Nil

6.4 BRAC - Nil

7. ANY OTHER BUSINESS

7.1 Road Closure
Clarendon Street, Adelaide

RESOLVED

1. To make a Road Process Order in respect of land as described in Preliminary Plan 16/0009.
2. To delegate authority to make a Road Process Order to the General Manager, Planning and Development, Development Division in liaison with the Office of the Surveyor-General to finalise technical details of the road closure as appropriate.

7.2 Major Development Briefing

RESOLVED that the briefing be received and noted.

8. NEXT MEETING – TIME/DATE

8.1. Thursday, 8th September 2016 in Leigh Street, Adelaide SA

9. CONFIRMATION OF THE MINUTES OF THE MEETING

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

10. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.30 PM

Confirmed 25 / 08 / 2016



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Helen Dyer
DEPUTY PRESIDING MEMBER