

22/05/2026

Mr Christopher Webber

Request for Information

Applicant: Antunes Group C/- Future Urban

Application ID: 26008172

Subject Land:

LOT 1 DALE ST PORT ADELAIDE SA 5015

Title ref.: CT 6232/995 Plan Parcel: D122906 AL921 Council: CITY OF PORT ADELAIDE ENFIELD

LOT 1 DALE ST PORT ADELAIDE SA 5015

Title ref.: CR 5330/662 Plan Parcel: D37806 AL1 Council: CITY OF PORT ADELAIDE ENFIELD

28 -30 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 5266/63 Plan Parcel: F143350 AL6 Council: CITY OF PORT ADELAIDE ENFIELD

28 -30 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6232/996 Plan Parcel: D122906 AL922 Council: CITY OF PORT ADELAIDE ENFIELD

28 -30 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 5266/63 Plan Parcel: F143350 AL8 Council: CITY OF PORT ADELAIDE ENFIELD

28 -30 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 5266/63 Plan Parcel: F143350 AL7 Council: CITY OF PORT ADELAIDE ENFIELD

28 -30 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 5812/798 Plan Parcel: F142429 AL88 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/206 Plan Parcel: F213154 AL94 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

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Title ref.: CT 6156/200 Plan Parcel: F209745 AL91 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/200 Plan Parcel: F209745 AL94 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/200 Plan Parcel: F209745 AL93 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/207 Plan Parcel: F213016 AL97 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/203 Plan Parcel: F213092 AL98 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/204 Plan Parcel: F213091 AL97 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/202 Plan Parcel: F213093 AL99 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/205 Plan Parcel: F209738 AL95 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/208 Plan Parcel: F213130 AL101 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/208 Plan Parcel: F213130 AL98 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/208 Plan Parcel: F213130 AL97 Council: CITY OF PORT ADELAIDE ENFIELD

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Title ref.: CT 6156/208 Plan Parcel: F213130 AL102 Council: CITY OF PORT ADELAIDE ENFIELD

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Title ref.: CT 6156/208 Plan Parcel: F213130 AL100 Council: CITY OF PORT ADELAIDE ENFIELD

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Title ref.: CT 6156/208 Plan Parcel: F213130 AL95 Council: CITY OF PORT ADELAIDE ENFIELD

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Title ref.: CT 6156/208 Plan Parcel: F213130 AL99 Council: CITY OF PORT ADELAIDE ENFIELD

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Title ref.: CT 6156/208 Plan Parcel: F213130 AL96 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/201 Plan Parcel: F213003 AL92 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/201 Plan Parcel: F213003 AL91 Council: CITY OF PORT ADELAIDE ENFIELD

20 -26 MARRYATT ST PORT ADELAIDE SA 5015

Title ref.: CT 6156/200 Plan Parcel: F209745 AL92 Council: CITY OF PORT ADELAIDE ENFIELD

182 ST VINCENT ST PORT ADELAIDE SA 5015

Title ref.: CT 6084/492 Plan Parcel: D19896 AL14 Council: CITY OF PORT ADELAIDE ENFIELD

176 -180 ST VINCENT ST PORT ADELAIDE SA 5015

Title ref.: CT 6012/202 Plan Parcel: D72811 AL51 Council: CITY OF PORT ADELAIDE ENFIELD

Dear Mr Webber,

Planning, Development and Infrastructure Act 2016 & Planning, Development and Infrastructure (General) Regulations 2017	Section 119(3) / Regulation 34
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The following additional information is required by the due date 17/08/2026 to assist with the assessment of your Planning Consent for proposed development.

Proposed Development:

Construction of a new supermarket (shop), mall entry, advertising displays, car parking and the removal of one (1) regulated tree

Required Information

Land Management Agreement:

It is advised that the Land management Agreement (LMA) - 10954073) over allotment 176-180 St Vincent, Port Adelaide with the City of Port Adelaide (Council).

Council has advised that the proposed development does not satisfy the Owner's Obligations under Section 2 of the LMA, the following points have not been addressed:

- Public access through Quebec Mall
- The relocating of fountain and plaque

It is sought that that a resolution with the beneficiary (Council) of the LMA be obtained and demonstrate how these LMA obligations can be met.

A high level of regard for the LMA is still required in the assessment of the application.

Civil/Stormwater Management:

As noted in the Council's referral response, please address the following items raised by Council:

- The submitted stormwater modelling adopts the minor storm event as the 10-year ARI (10% AEP), which is not consistent with Council's downstream stormwater system design standards. The receiving system has historically been designed based on a minor (5-year ARI – 0.2 EY) and major (100-year ARI – 1% AEP) storm event framework.

In addition, a time of concentration of 5 minutes has been adopted, which is not considered representative of a catchment of approximately 9,000 m² and may result in an underestimation of critical storm durations and associated peak flows.

As these assumptions directly influence the sizing and spatial requirements of stormwater infrastructure, and therefore the functional layout of the development, further clarification and revision is required.

Accordingly, the applicant (TMK Engineering) should:

- o Revise the pre-development modelling to adopt the 5-year ARI (0.2 EY) minor storm event, consistent with Council's downstream system, and demonstrate that sufficient space and storage volume has been allocated for stormwater detention, and
- o Provide a justified time of concentration calculation to confirm the critical storm duration adopted for pre-development runoff modelling.

For reference, Council has undertaken a high-level check of the permissible site discharge which results in the following permissible discharge rates,

- o Minor Storm (0.2-EY) = 90 L/s

- o Major Storm (1% AEP) = 250.28 L/s

During the minor storm event, Council's calculated permissible discharge rate is significantly lower than the approximately 190 L/s derived from the submitted modelling. In the absence of appropriately designed detention and flow control measures, the proposed discharge is likely to exceed the capacity of the receiving downstream stormwater system and may exacerbate existing flooding conditions.

- Stormwater calculations have been undertaken using DRAINS and MUSIC however, the associated modelling files have not been submitted for review.

Accordingly, Council is unable to undertake a detailed assessment of the proposed stormwater system. It is requested that the DRAINS (.drn) and MUSIC (.mxproj) model files be provided to Council to assess the impacts this development has on Council's downstream stormwater system.

Please provide a response and additional stormwater information for further Council Review.

Traffic and Parking:

As noted in the Council's referral response, please address the following items raised by Council:

- Ensure parking aisle widths must meet the minimum requirements specified in AS 2890.1 to ensure safe and efficient vehicle circulation, including sufficient space for manoeuvring into and out of parking bays.

Easements:

With regards to easements, there appear to be number of encroachments with proposed development, it is sought that confirmation or consent to any encroachment, variation or extinguishment of easements be provided.

If you require additional time to provide the information, please contact the Authority on the details below as soon as possible to allow for consideration of your request.

Please note failure to provide the requested information may result in refusal of your application.

If you have any other questions regarding your application, please use the contact details below.

Yours sincerely,

Duncan Shearer
State Planning Commission
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Duncan.Shearer@sa.gov.au