



Development Assessment Commission

Minutes of the 554th Meeting of the
Development Assessment Commission
held on Thursday, 28th July 2016 commencing at 9.30 AM
28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
Council Representation	John Hodgson (Agenda Item 3.2.1)
Secretary	Cathryn Longdon
Unit Manager	Robert Kleeman
DPTI Staff	Gabrielle McMahon (Agenda Item 3.2.1) Tom Victory (Agenda Item 3.2.1) Ben Scholes (Agenda Item 2.1.1) Simon Neldner (Agenda Item 6.1, 2.2.1, and 2.2.3) Brett Miller (Agenda item 2.2.3 and 2.2.2) Nitsan Taylor (Agenda Item 2.2.2) Laura Kerber (Agenda Item 2.2.3)

1.2. APOLOGIES – Nil.

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Patricia Weinert

180/E020/15

548 Portrush Road, Glen Osmond

Proposal: alterations and additions to Abergeldie House

Helen Dyer declared a conflict of interest and left the meeting.

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

Applicants(s)

- Fabian Barone
- Anthony Giordano
- Rep Giordano

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 Community Zone and Council Wide Provisions of the Development Plan;
3. To grant Development Plan Consent to the proposal by Patricia Weinert for alterations and additions to Abergeldie House over three stages at 548 Portrush Road, Glen Osmond subject to the following conditions of consent.

PLANNING CONDITIONS

1. 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 180/E020/15.

Drawing No.	Sheet No.	Sheet Title	Revision	Date
A14/04/1.1.2	1.1.2	Existing Site Survey	D	September 2015
A14/04/1.1.3	1.1.3	Existing Site Plan	D	September 2015
A14/04/1.1.4	1.1.4	Existing Ground Floor Plan 1/2	D	September 2015
A14/04/1.1.5	1.1.5	Existing Ground Floor Plan 2/2	D	September 2015
A14/04/1.1.6	1.1.6	Existing Upper Floor and Basement	D	September 2015
A14/04/1.2.1	1.2.1	Proposed Site Plan	E	March 2016
A14/04/1.2.7	1.2.7	Materials Study and Crossover Realignments	E	March 2016
A14/04/1.2.8	1.2.8	Landscaping Plan	D	September 2015
A14/04/1.3.1	1.3.1	Stage 1 Lower Ground Floor Plan	D	September 2015

A14/04/1.3.2	1.3.2	Stage 1 Ground Floor Plan	D	September 2015
A14/04/1.3.3	1.3.3	Stage 1 First Floor Plan	D	September 2015
A 14/04/1.3.4	1.3.4	Stage 1 Second Floor Plan	D	September 2015
A14/04/1.5.1	1.5.1	Stage 1 Third Floor Plan	F	June 2016
A14/04 1.3.6	1.3.6	Stage 1 Roof Plan	E	March 2016
A14/04/1.5.2	1.5.2	Stage 1 Elevations: West & North	F	June 2016
A14/04/1.5.3	1.5.3	Stage 1 Elevations: East & South	F	June 2016
A14/04/1.5.4	1.5.4	Overshadowing Analysis – 21 st June	F	June 2016
A14/04/1.5.6	1.5.6	Overshadowing Analysis	F	June 2016
A14/04 1.5.7	1.5.7	Overshadowing Analysis – Proposed vs Previous	F	June 2016
A 14/04/1.5.8	1.5.8	Overshadowing Analysis – Proposed vs Previous	F	June 2016
A14/04/1.4.1	1.4.1	Stage 1A Floor Plans	E	March 2016
A14/04/1.4.2	1.4.2	Stage 1A Roof Plan & Elevations	E	March 2016
A14/04/1.4.3	1.4.3	Stage 2 Floor Plans	D	September 2015
A14/04/ 1.4.4	1.4.4	Stage 2 Roof Plan & Elevations	D	September 2015
N/A	1 of 5	Photomontage view from eastern side of Portrush Road	N/A	10/02/2016
N/A	2 of 5	Photomontage view from western side of Portrush Road	N/A	10/02/2016
N/A	4 of 5	A – Ground Floor Plan (part) – nts B – Ground Floor Plan (part) – nts	N/A	10/02/2016
N/A	5 of 5	Upper Floor Plan (part) – nts Ground Floor Plan (part) – nts North Elevation – balcony junction	N/A	10/02/2016

Reports and Correspondence

- Planning Report by Masterplan SA Pty Ltd;
 - Heritage Impact Statement by Hosking Willis Architecture;
 - Traffic & Parking Assessment by Phil Weaver & Associates;
 - Arborist Report by Tree Environs Pty Ltd;
 - Emails from Masterplan SA Pty Ltd dated 15 March 2016; 7 March 2016; 4 March 2016; 18 February 2016 (with attachments); 5 February 2016 (with attachments) and 20 June 2016 (with attachments); and
 - Email from Giordano & Associates Architecture Pty Ltd dated 6 July 2016 (with attachments).
2. 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.
 3. 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.
 4. 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.
 5. 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.

6. 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.
7. The proposed access points to and from Portrush Road shall be angled to the road at 70 degrees and be appropriately signed and line marked to reinforce the desired flow of traffic.
8. The Portrush Road median opening associated with Myrona Avenue shall be altered to prevent this median opening being utilised for right turn movements into the subject land. These works will involve extending the median nose to the north with back-to-back kerbing. The applicant shall contact Mrs Christina Canatselis, Engineer, Traffic Operations, on (08) 8226 8262 or via christina.canatselis@sa.gov.au to progress the design of these works. Construction of these works shall be completed prior to operation of the development.
9. 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 Development Assessment Commission prior to the occupation or use of the development.
10. Deliveries and refuse collection shall be scheduled to occur outside of peak traffic periods, with signage installed to prohibit parking in car park numbers 41, 42 and 43 outside of these periods to enable these spaces to be used to accommodate turning manoeuvres required by Medium Rigid Vehicles.
11. 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 “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- a. air quality, including odour and dust;
- b. surface water including erosion and sediment control;
- c. soils, including fill importation, stockpile management and prevention of soil contamination;
- d. groundwater, including prevention of groundwater contamination;
- e. noise
- f. occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: ‘Site Contamination – what is site contamination?’.

A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

12. The applicant shall provide a traffic management plan for the construction period of the development. This shall be submitted to the Development

Assessment Commission for approval in consultation with the Commissioner of Highways prior to commencement of on-site construction.

ADVISORY NOTES

- a. The applicant should consult with Seymour College's administration in relation to the proposed removal of the mature Olive tree (*Olea europaea*) located at the north east corner of the subject land and straddling the northern property boundary between the subject land and the adjoining property forming part of the Seymour College Campus at 546 Portrush Road, Glen Osmond (portion of Allotment 102 in Deposited Plan 38583).
- b. 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.
- c. 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.
- d. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- e. 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.
- f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. 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.
- g. 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 (08) 8204 0289).

2.2. NEW APPLICATIONS – Nil

2.2.1 Taplin Group

361/L003/16

1-7 Mawson Lakes Boulevard, Mawson Lakes

Proposal: supermarket with two levels of apartments with car parking

Chris Branford and 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)

- Matthew King
- Alex Brown
- Andrew Taplin
- Phil Weaver

Council

- George Pantelos (Salisbury)

The Commission discussed the application.

RESOLVED

1. To defer the application, to allow the applicant to further address the following issues:
 - Provision of car parking vacancy signage.
 - Enhanced visual amenity of the northern elevation.
 - Screening of the loading dock.
 - A landscape plan for the public realm – including plaza area and carpark.
 - Waste management plan for the development.
 - Provision of useable private open space through reconfigured balconies and/or provision of communal space areas.

2.2.2 Peregrine Corporation

292/E009/16

133 Heaslip Road, Angle Park

Proposal: redevelopment of an existing petrol filling station site.

Simone Fogarty declared a conflict of interest and left the meeting.

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 Neighbourhood Centre Zone.
3. To grant Development Plan consent to the proposal by Peregrine Corporation for the demolition of an existing petrol filling station and construction of a new petrol filling station with associated uses, including a shop, co-branded food outlet with drive through facilities, automated car wash facility, vacuum bays, signage, car parking, landscaping and site works at 131-135 Heaslip Road, Angle Vale, 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 292/E009/16.

ADS Architects

Site and Floor Plan, 15/JN1237/sk01d, 21/1/16

Elevations – South, East and West, 15/JN1237/sk02c, 21/1/16

Elevations – North and West, 15/JN1237/sk03c, 21/1/16

GHD

Traffic Impact Statement, Angle Vale 'On The Run', ref.

33/17757/26/58854, 16/9/15

Sonus

Environmental Noise Assessment, Ref. S4894C2, June 2016

FYFE

Construction Environment Management Plan, ref. 80017-19-1, 29/02/2016

TMK

Effluent Disposal Soakage Assessment (EDSA), Job No. 1504142,
18/01/16

Hydraulic Services – Concept Plan, Job No. 1504142, Dwg No. H1/A,
19/04/16

External Lighting Modelling Report, Job No. 1604105, 9/06/16

SAGERO

Stormwater Plan Notes, Legend and Schedule, Project No. SA150056, Dwg
No. C01, Issue B, 5/05/16

Concrete Joints Plan and Notes, Project No. SA150056, Dwg No. C02,
Issue A, April 2016

Concrete Joints Plan and Details, Project No. SA150056, Dwg No. C03,
Issue B, April 2016

2. The control building and auto wash shall be connected to an approved on-site wastewater treatment and disposal system to the reasonable satisfaction of Playford Council.
3. The soakage trench areas shall be designed so that they cannot be traversed by vehicles or trailers.
4. The applicant shall submit to the Development Assessment Commission an amended Site and Floor Plan that shows the disabled car parking space as being located adjacent the entrance to the control building, prior to the granting of Development Approval.
5. The applicant shall submit to the Development Assessment Commission a detailed landscaping plan that is reflective of the opportunity afforded by the size and prominence of the site prior to the granting of Development Approval. Such a plan shall be to the reasonable satisfaction of the Development Assessment Commission.
6. The landscaping shown on that plan 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. 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.
8. The auto wash facility shall be designed in accordance with EPA Information Sheet 'Stormwater Management for Wash Bays (2004)' to ensure wastewater and stormwater are captured and disposed of without causing harm to the environment.
9. The development shall be undertaken in accordance with advice and recommendations contained in the 'Environmental Noise Assessment Report' prepared by Sonus, Ref. S4894C2, dated June 2016.
10. All external lighting shall be installed and operated in accordance with the recommendations made in the External Lighting Modelling Report by TMK dated 9 June 2016, including the installation of dimmable controllers to pylon signs to ensure illumination levels do not exceed 4 lux during curfew hours (11pm to 6am), and mounting of floodlights at zero degree tilt.

11. 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.
12. That 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 Development Assessment Commission prior to the occupation or use of the development.
13. The refuse area shown on the Site and Floor Plan (drawing no. sk01d) shall be designed and screened so that it is not accessible or visible to the public.

EPA Conditions

14. Development must be undertaken in accordance with the 'Construction Environment Management Plan: On The Run Angle Vale Service Station 31-33 Heaslip Road', prepared by Fyfe Pty Ltd (ref: 80017-19-1), Revision 1, dated 29 February 2016.
15. The applicant must engage a suitably qualified and experienced site contamination consultant to implement the 'Construction Environment Management Plan: On The Run Angle Vale Service Station Lot 31-33 Heaslip Road', prepared by Fyfe Pty Ltd (ref: 80017-19-1), Revision, dated 29 February 2016, to:
 - a. Manage and dispose of contaminated material in accordance with EPA and other relevant guidelines (as stated in the CEMP);
 - b. Validate underground storage systems (USS) excavation in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) and other EPA guidelines prior to backfilling or replacement of USS.
16. All underground fuel storage tanks (apart from diesel and LPG) must be fitted with a Stage 1 vapour recovery system (which includes underground storage tank vent pipes being fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling.
17. All underground fuel storage tanks must be double skinned fibreglass tanks and fitted with an Automatic Tank Gauging (ATG) system to monitor tank levels and detect leaks.
18. All fill lines between the tanks and dispensers must be fitted with pressure leak detection sensors. In the event of product loss, the lines would lose pressure and immediately signal an alarm.
19. Following the installation of the underground fuel storage tanks all trafficked areas must be hard surfaced using either bitumen, concrete or other impervious material.
20. The grating/grading/bunding under the existing canopy must be designed to capture all runoff (including spillages) from the hard paved areas under the existing canopy (the refuelling and fuel delivery area) and be diverted to a 10,000 litre blind tank (with alarm) via double walled drainage lines.

21. The blind tank alarm must be set to ensure the tank is serviced when the level reaches 2,000 litres to always maintain a continual minimum of 8,000 litres capacity (which in the event of a large fuel spill, would contain the entire contents of a fuel tanker compartment).
22. Any material including sludge and oily waste collected within the blind tank is considered waste and must be removed by an EPA licensed waste transporter to an appropriate waste depot licensed to receive such waste.

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. 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 0289).
- g. Signage should be designed in accordance with DPTI "Advertising Signs – Assessment Guidelines for Road Safety" (August 2014). The document is available via the following link: http://www.dpti.sa.gov.au/_data/assets/pdf_file/0019/145333/DPTI-Advertising-Signs-Assessment-Guidelines.pdf
- h. 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.
- i. If in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment that is not trivial, taking into account the land use, the applicant may need to remediate the contamination in accordance with EPA guidelines.
- j. The applicant is reminded 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) must be submitted to the EPA.
- k. Fuel deliveries and waste collection should be restricted to between 9am and 7pm on Sundays or Public Holidays, and between 7am to 7pm on any other day, in accordance with the hours stated in Part 6 Division 3 of the Environment Protection (Noise) Policy 2007.

- I. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in the EPA's conditions can be accessed on the following web site: <http://www.epa.sa.gov.au>.

2.2.3 John and Bev Banks C/- Frank Brennan Consulting
894/R005/16
Lot 16 Shepherds Lane, Penola
Proposal: detached dwelling and domestic outbuilding (concurrence)

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

Council

- John Best – via phone hook up

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. Not to concur with Development Application 894/R005/16 (Council ID 894/053/16) by Jon and Bev Banks c/- Frank Brennan Consulting for a detached dwelling and domestic outbuilding (shed) at Lot 16 (DP 4633) Shepherds Lane, Penola, for the reasons listed below:
 - The proposal is located in the horticulture policy area.
 - The dwelling does not have a demonstrated connection with farming or other primary production.
 - The proposal may result in interface impacts between the dwelling and existing and future adjacent horticultural activities.
 - The failure to address interface issues has the potential to undermine the attainment of the objectives of the zone and policy areas.

The proposal is considered to be at odds with the following provisions within the Wattle Range Development Plan Consolidated 7 February 2013:

- Objective 3, PDC 1, 2, 6 (Primary Production Zone)
- Objective 1, 2, 4, PDC 1, 4 (Horticultural Policy Area)
- Objective 1, 2, PDC 5 (Interface between Land Uses)
- Objective 4, PDC 1, 2 (Orderly and Sustainable Development)

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS - Nil

3.2. NEW APPLICATIONS – Nil

3.2.1 DPTI
020/V091/15
King William Road, Adelaide
Adelaide City Council
Proposal: Reserve matters

Helen Dyer and Sue Crafter declared a conflict and left the meeting.

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

Applicants(s)

- Ana Glavnic (DPTI)
- Luke Rogers (Mott MacDonald)
- James Rivett (Mott MacDonald)
- Rebecca Thomas (Ekistics)
- Troy Cooper (Buchan Group)
- Chris Watkins (Hassell)

Agency (s)

- Peter Wells
- Nick Tridente
- Belinda Chan

The Commission discussed the application.

RESOLVED

1. To make a recommendation to the Minister for Planning.

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS – Nil

4.2. NEW APPLICATIONS – Nil

5. MAJOR DEVELOPMENTS

5.1. DEFERRED APPLICATIONS – Nil

5.2. NEW APPLICATIONS - Nil

6. REPORTING

6.1. DAC

6.1.1 RESOLVED that the report be received and noted.

6.2. IMDAC - Nil

6.3. PADAC - Nil

6.4. BRAC - Nil

7. ANY OTHER BUSINESS

8. NEXT MEETING – TIME/DATE

8.1. Thursday, 11th August 2016 in Leigh Street, Adelaide SA

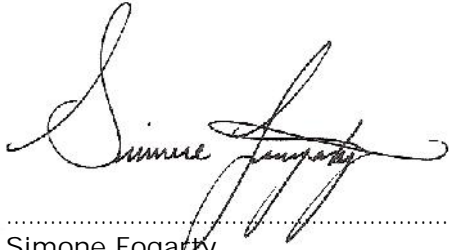
9. CONFIRMATION OF THE MINUTES OF THE MEETING

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 3.00 PM

Confirmed 28 / 7 / 2016

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written over a horizontal dotted line.

Simone Fogarty
PRESIDING MEMBER