



Development Assessment Commission

Minutes of the 522nd Meeting of the Development Assessment Commission held on Thursday, 11 June 2015 commencing at 9.30 AM Basement Level, 26-28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Deputy Presiding Member	Helen Dyer
Members	Chris Branford Peter Dungey Sue Crafter David O'Loughlin Dennis Mutton
A/Secretary	Laura Kerber
A/Principal Planner	Anita Allen
DPTI Staff	Daniel Pluck (Agenda Item 3.1) Alex Mackenzie (Agenda Item 5.1)

1.2. APOLOGIES – Nil.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 Peregrine Corporation Pty Ltd

DA 415/E001/15

177,179,181 Adelaide Road, Murray Bridge

Murray Bridge Council

Proposal: Demolition of existing structures and construction of integrated service station complex including automated carwash and associated vacuum facilities, car parking, signage and co branded retail with associated drive through facilities.

Simone Fogarty (Presiding Member) declared a conflict of interest and was not present for the hearing of this item.

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

Applicant(s)

- Robert King, ADS Architects
- Chris Dunn, GHD
- Jason Turner, Sonus
- Thuy Luu-Nguyen, Peregrine Corporation

Representors

- Steven Pearson
- Elizabeth Long

Council

- Glen Searle, Senior Planner

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 with the following planning conditions and notes attached:

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.

Plans

ADS Architect Plans

- 03/06/2015 - 14JN1212/sk01d - Site and Floor Plan
- 12/12/2014 - 14JN1212/sk02A - Mezzanine Floor Plan
- 03/06/2015 - 14JN1212/sk03c - Elevations
- 03/06/2015 - 14JN1212/sk04c - Elevations
- 03/06/2015 - 14JN1212/sk05c - Elevations
- 03/06/2015 - 14JN1212/sk06c - Elevations

Other

- 19m Semi-Trailer - Turn Path Analysis - April 2015 - job no. 33-1705720 rev no. A (SK001)
 - B99 - Turn Path Analysis - April 2015 - job no. 33-1705720 rev no. A (SK002)
 - Sonus Pty Ltd - On the Run Murray Bridge - Environmental Noise Assessment Report, Ref. S4589C1, MARCH 2015
2. That prior to operation of the restaurant a carbon filtration system (Odor-Gard^(c) or equivalent) shall be installed to mitigate odour from the cooking operations in accordance with the manufacturers design and specification. Ongoing maintenance shall also be undertaken in accordance with manufacturer's specification.

3. The acoustic measures recommended on pages 6 to 11 of the 'Sonus Pty Ltd - On the Run Murray Bridge – Environmental Noise Assessment Report, Ref. S4589C1, MARCH 2015' shall be implemented prior to commencement of the use herein approved on the site.
4. The Applicant shall extend the 3m high acoustic fence on the northern boundary for the extent of the refuse enclosure.
5. That the roof level backlit sign on the northern elevation of plan SK05 C shall be deleted.
6. That 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 satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
7. That all car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the Development Assessment Commission.
8. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
9. That the applicant shall submit a detailed landscaping plan for approval by the Development Assessment Commission prior to the commencement of site works, using species specified in Table MuBi/6 including medium sized trees. The landscaping shown on that approved plan shall be established prior to the operation of the development and shall be maintained at all times
10. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
11. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
12. That the air conditioning and/or air extraction plant and/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. 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.

TSSD Conditions

15. The existing channelised right turn lane adjoining the site shall be extended to the satisfaction of DPTI. All existing pavement to accommodate the upgrading of the channelised right turn lane shall be upgraded/modified (where required) to DPTI standards and requirements.
16. All road works associated with the development shall be designed and constructed to comply with Austroads Guides and Australian Standards and to

the satisfaction of DPTI. All costs (including design, construction, project management and any changes to road drainage, lighting etc.) shall be borne by the applicant. Prior to undertaking any detailed design, the applicant shall contact DPTI's Investigations and Safety Officer, Ms Alison Allen on telephone (08) 7223 6022 or mobile 0418 826 186 or email Alison.Allen@sa.gov.au to obtain approval and discuss any technical issues regarding the required works.

17. The applicant shall enter into a Developer Agreement with DPTI to undertake and complete the required road works.
18. All road works associated with the development shall be completed prior to the commencement of operation of the development.
19. All vehicles shall enter and exit the site in a forward direction.
20. The Adelaide Road crossovers shall provide a minimum of 1.0 metres separation from all roadside infrastructure including street trees.
21. The Adelaide Road access points shall be suitably line marked and signed in order to reinforce the desired traffic flow through the site.
22. The largest vehicle permitted on site shall be restricted to a 19.0 metre Articulated Vehicle as per AS2890.2-2002.
23. All redundant crossovers shall be reinstated with Council standard kerb and gutter at the applicants cost prior to commencement of operation of the development.

EPA Conditions

24. All fuel storage tanks (apart from diesel and LPG) must 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 tanker during filling.
25. The space between the walls of all double-walled fibreglass tanks must be filled with a gel that is monitored for any changes in colour. Any changes in colour must be promptly investigated.
26. 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.
27. Following the installation of the in-ground fuel tanks, all trafficked areas must be hard surfaced using either bitumen, concrete or other impervious material.
28. The forecourt canopy must be designed to extend beyond the bunded area by one metre for every three metres of canopy height to minimise the entry of clean stormwater.
29. All runoff from hard paved areas in the refuelling and fuel delivery area must be diverted to a 10,000 litre blind tank (with alarm), which is emptied as necessary via an EPA licensed waste transporter to an appropriate waste facility.
30. Any sludge and oily waste collected within the blind tank is considered waste and must be removed by an EPA licensed waste transporter to a licensed waste depot

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 applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site (including remediation) during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- h) EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site:
<http://www.epa.sa.gov.au>
- i) 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

4. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS

5.1. Briefing

RESOLVED that the Report be received and noted.

6. ANY OTHER BUSINESS – Nil.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 25 June 2015 in Basement Level, 26-28 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 5:00 PM

Confirmed / /2015

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Simone Fogarty
PRESIDING MEMBER