



Development Assessment Commission

**Minutes of the 512th Meeting of the
Development Assessment Commission
held on Thursday 18 December 2014 commencing at 9.30AM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1. PRESENT

Presiding Member	Ted Byrt
Deputy Presiding Member	Megan Leydon
Members	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Michael Davis (Agenda Item 2.1) Nitsan Taylor (Agenda Item 3.1) Anna Provasas (Agenda Item 3.2) Simon Neldner (Agenda Item 3.3)

1.2. APOLOGIES – Nil.

2. DEFERRED APPLICATIONS

- 2.1. **Amerac Pty Ltd**
DA 292/1376/14
Lot 10 Pellew Road, Penfield
City of Playford
Proposal: Change of land use from horticulture to truck parking

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 to Development Application No. 292/1376/14 by Amerac Pty Ltd to undertake the change of land use from horticulture to truck parking and associated stormwater works at Lot 10 Pellew Road, Penfield, subject to the following conditions:

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 submitted in development application number 292/1376/14.

Plans and Documentation

- Site Plan received 23/10/2014
 - Information received 28/10/2014 outlining the details of the proposed use
 - Report entitled "Submission to the Greater Edinburgh Parks Employments Lands amendment" dated July 2013, and associated appendices, submitted with the application.
2. No more than eight prime movers and/or 24 trailers shall be parked on the site at any given time.
 3. Prime movers and trailers may only be parked in the area designated for truck parking in accordance with the details and plans submitted in this development application.
 4. Prime movers movements shall be limited to between the hours of 7:00am and 10:00pm.
 5. Loading and unloading of trailers is not permitted on-site.
 6. Only minor maintenance of prime movers and trailers shall occur on the subject land and in such a manner as to not cause nuisance to adjacent occupiers.
 7. Washing of prime movers and trailers on-site is not permitted.
 8. A landscape plan to screen the prime movers parking area from surrounding properties shall be provided and approved to the reasonable satisfaction of the Development Assessment Commission in consultation with the Council. Landscaping shall be established within six months of the date of this approval.
 9. The whole of the driveway and vehicle manoeuvring and prime movers parking areas shall be sealed, paved or constructed of rubble so as to minimise the creation of dust from vehicular movements to the satisfaction of the Development Assessment Commission in consultation with the Council, and established within six months of the date of this approval.
 10. The applicant shall construct within six months of approval a retention basin on-site and other associated works in accordance with the Tonkin Consulting stormwater report dated 8 February 2012, including:
 - Construction of a retention basin measuring 35 metres by 55 metres to a depth of 2 metres.

- All stormwater runoff from the prime mover parking area shall be drained to an oil interceptor or similar treatment before discharge to the retention basin.

Final drawings for these works shall be provided to the satisfaction of the Development Assessment Commission prior to construction works occurring.

Advisory Notes:

- a) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical 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.
- b) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- c) The development must be substantially completed within 1 year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d) You are 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.
- e) You have 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 of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- f) Pellew Road is not currently gazetted for B-double vehicles. Should access for B-double vehicles be desired, a route assessment will need to be undertaken by an authorised assessor and approval given by the Department of Planning, Transport and Infrastructure. All associated works, including any necessary upgrades to the road network, would be at the applicant's cost.

3. NEW APPLICATIONS

- 3.1. **Barossa Co-Op**
DA 960/0439/14
3 Murray Street, Nuriootpa
The Barossa Council
Proposal: Expansion of an existing shopping centre

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

Applicant(s)

- Chris Vounasis
- Ben Puddy
- John Lincoln
- Graeme Longmuir
- Paul Froggat
- Jason Turner
- Pippa Buckberry

Council:

- Phil Harnett
- Paul Mickan
- Sam Hosking

Representor

- Kelly Mader
- Ian Mader

The Commission discussed the application.

RESOLVED

1. RESOLVE to DEFER for further consideration.

3.2. **Treetops Early Learning Centres**

DA 155/0656/14

52 Henry Street, Stepney

City of Norwood, Payneham & St Peters

Proposal: Kindergarten with associated outdoor play area, car parking and landscaping in association with an existing child care facility

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

Applicant(s)

- Chris Day (Treetops Early Learning Centres)
- Julie Jansen (Masterplan)
- Steven Oppes (Property Owner)

Council

- Mark Thompson

Representor

- Patricia Channen
- Peter Green

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 to the proposal by Treetops Early Learning Centres Pty Ltd for the construction of a kindergarten with associated outdoor play area, ancillary structures, car parking and landscaping in association with an existing child care facility at 51 and 51A Henry Street, Stepney, subject to the following reserved matters, conditions and notes:

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 number 155/0656/14:

Plans by Brown Falconer

Cover Sheet and Locality Plan, Drawing Number 2944 001
Site Plan, Drawing Number 2944 002, dated 22 October 2014
Landscape Site Plan, Drawing Number 2944 003, dated 22 October 2014
Floor Plans, Drawing Number 2944 05, dated 22 October 2014
Roof Plan, Drawing Number 2944 007, dated 22 October 2014
External Elevations, Drawing Number 2944 008, dated 22 October 2014
Sections 01, Drawing Number 2944 009, dated 22 October 2014
Sections 02, Drawing Number 2944 010, dated 22 October 2014
External Finishes, Drawing No DA 08, dated July 2014

Reports by Wallbridge & Gilbert

Stormwater Plan, Dated 17th February 2014
Plan and Section of slab over channel, Drawing Number 140084
Response(s) to Council Comment Letters (x 2), dated 30 September and 31 October 2014
Geotechnical Investigation, dated August 2014

Reports/Correspondence

Planning Report, prepared by MasterPlan, reference number 14143REP01

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. The applicant shall submit a landscaping plan (of the area in between the car park and the front property boundary) for approval by the Development Assessment Commission prior to the commencement of site works. The landscaping shown on that approved 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.
5. The applicant shall submit a detailed stormwater management plan for the proposed development which should demonstrate consideration of options for stormwater harvesting and reuse, for approval by the Development Assessment Commission prior to the commencement of site works.
6. The applicant shall submit details of any proposed signage for approval by the Development Assessment Commission.
7. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
8. The existing driveway crossover invert that is proposed to be discontinued, shall be reinstated to kerb and gutter prior to the occupation of the premises to the reasonable satisfaction of the Council or its delegate. All costs shall be borne by the owner/applicant.
9. Payment of \$500 shall be made into the Council's Urban Tree Fund, to meet the cost of planting a replacement street tree adjacent to the proposed development. Payment can be made to the Council by telephone on

8366 4555 or by cheque made payable to the City of Norwood Payneham and St Peters, quoting the relevant Development Application number.

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 development may not commence until such time that the Council provides its written consent in the form of a Works Agreement to enable work to be undertaken to the Council creek culvert.

3.3. **Geoff Cummings**

DA 932/D012/14

Beach Road, Mount Hope

District Council of Lower Eyre Peninsula

Proposal: Land Division (2 into 2)

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 NOT CONCUR with the District Council of Lower Eyre Peninsula to grant Development Plan Consent and Land Division Consent to Development Application No 932/D012/14 for a re-alignment of allotment boundaries (2 into 2) at Beach Road, Mount Hope.

4. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS – Nil.

6. ANY OTHER BUSINESS

7. NEXT MEETING – TIME/DATE

- 7.1. Thursday, 22 January 2015 in Conference Room 6.2, Level 6, 136 North Terrace, 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 1.35 PM

Confirmed / /2014

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Ted Byrt
PRESIDING MEMBER