



Development Assessment Commission

Minutes of the 560th Meeting of the Development Assessment Commission held on Thursday, 13 October 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) Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
Council Representation	John Hodgson (IMDAC Item 3.2.1) Sybella Blencowe (PADAC Item 4.2.1)
A/Secretary	Sara Zuidland
Unit Manager	Robert Kleeman
DPTI Staff	Brett Miller (Agenda Item 2.2.1 & 2.2.2) Tom Victory (Agenda Item 3.2.1 & 4.2.1) Yasmine Alliu (Agenda Item 4.2.1)

1.2. APOLOGIES – Chris Branford

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil.

2.2. NEW APPLICATIONS

2.2.1 Qattro

DA 361/558/2016/2A

86 Mawson Lakes Boulevard, Mawson Lakes

City of Salisbury

Proposal: Four storey residential flat building, masonry piers incorporated into boundary fencing, associated car parking, manoeuvring areas and landscaping

Helen Dyer declared a conflict of interest and was not present for this item.

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

Applicants

- Andrew Webster – Qattro
- Tom Luppino – Qattro

Council

- Katherine Thrussell

The Commission discussed the application.

RESOLVED

1) To DEFER for further consideration.

Reason: To ask the applicant to provide amended plans, and section details where relevant, that address the following issues:

1. *Privacy to private open space of ground floor units through a mix of fencing materials and provision of a single flat level of open space.*
2. *Consider the impact on privacy by users of the bridge.*
3. *Light and ventilation (windows) to units 13 & 22.*
4. *Improved layout and size of living spaces to the 3 bedroom apartments on Level 3.*
5. *Use of different materials that improve amenity and reinforce the private nature of the carpark.*

2.2.2 Peregrine Corporation

DA 473/E015/16

93 Onkaparinga Valley Road, Balhannah

Adelaide Hills Council

Proposal: Demolition of an existing service station and service trade premises and construction of a new Petrol Filling Station and associated uses including a shop, automated car wash facility, manual car wash bays, vacuum bay, signage, car parking, landscaping and site works.

Simone Fogarty declared a conflict of interest and was not present for this item.

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

Applicants(s)

- Robert King - Architect
- Brent Carolyn - Applicant
- Jason Turner - Acoustic

Council / Representor

- Deryn Atkinson
- Susan Hadley

Representor(s)

- Ron Pitcher – Balhannah Uniting Church

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 that the Development Assessment Commission is satisfied that the proposal meets the key objectives of the Country Township (Balhannah and Oakbank) Zone, Business Centre Policy Area.
- 3) RESOLVE to grant Development Plan Consent to the proposal by Peregrine Corporation for the demolition of an existing service station and service trade premises and construction of a new Petrol Filling Station and associated uses including a shop, automated car wash facility, manual car wash bays, vacuum bay, signage, car parking, landscaping and site works, at 93 Onkaparinga Valley Road, Balhannah, subject to the following reserved matters and 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 473/E015/16.

Peregrine Corporation

Letter to J Wood, DPTI, New Development Application For Lodgement, 17/05/16

Letter to N Taylor, DPTI, Response to Representations, 5/08/16

Letter to N Taylor, DPTI, Response to Council's Comments, 23/08/16

ADS Architects

Site and Floor Plan, Dwg No. 16JN1278sk01c, 23/08/16

Elevations, Dwg No. 16JN1278sk02b, 23/08/16

GHD

Traffic Impact Assessment, ref no. 33/18137, dated 28/04/16

Turning Profiles Site Layout, Job No. 33-18137-01, Dwg No. SK001, Rev D, 1/08/16

Turning Profiles 19m Semi-Trailer, Job No. 33-18137-01, Dwg No. SK002, Rev D, Sept 16

Turning Profiles 8.8m Refuse Truck, Job No. 33-18137-01, Dwg No. SK003, Rev D, 1/08/16

Turning Profiles B99 Vehicle, Job No. 33-18137-01, Dwg No. SK004, Rev D, 1/08/16

Sonus

Environmental Noise Assessment, Ref. No. S4888C1, dated April 2016

Response to Representation, Ref no. S4888C3, dated 28 July 2016

FYFE

Construction Environment Management Plan, Ref No. 80017-20-1, dated 19/04/16

SAGERO

Stormwater Plan Notes, Legend and Schedule, Project No. SA150065, Dwg No. C01, Issue A, 17/05/16

Concrete Joints Plan and Notes, Project No. SA150065, Dwg No. C02, Issue A, 17/05/16

Concrete Joints Plan and Details, Project No. SA150065, Dwg No. C031, Issue A, 17/05/16

Oxigen

Landscape Concept Plan, DWg No. 15.047.400.SK01 Issue A, dated 28/04/16

2. The operating times of the automated car wash, manual car wash bays and vacuum bays shall be restricted to the hours between 7:00 am and 10:00 pm.
3. Rubbish collection shall occur at least once a week and shall occur within the following times:
 - Monday to Saturday: 7:00 am to 7:00 pm
 - Sunday and public holidays: 9:00 am and 7:00 pm
4. Deliveries shall be restricted to the following times:
 - Monday to Saturday: 7:00 am to 10:00 pm
 - Sunday and public holidays: 9:00 am and 7:00 pm
5. External amplified music shall be restricted to the hours between 6:00 am and 9:00 pm on any day.
6. The development shall be undertaken in accordance with advice and recommendations contained in the 'Environmental Noise Assessment Report' prepared by Sonus, Ref. S4888C1, dated April 2016 and 'Response to Representation', Ref. S4888C3, dated 28 July 2016.
7. The location of the mechanical plant and equipment for the control building shall be sited and screened in accordance with the recommendations of the Sonus Acoustic Report.
8. 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.
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. The two sections of footpath adjacent the subject land as shown on the site plan shall be installed prior to occupation. The footpath shall be designed and installed in accordance with Council requirements and provide pedestrian refuges either side of the proposed access.
11. On-site directional signage and line marking shall be installed prior to operation of the development to ensure safe traffic circulation.
12. A sign shall be installed adjacent the exit from the automated car wash facility cautioning drivers to watch out for pedestrians when exiting on to Bridge Street. The sign shall be installed prior to the operation of the development.
13. Loading and unloading of goods shall take place within the confines of the subject land. Materials and goods shall not be stored in areas delineated for use for car parking.

14. The refuse area shown on the Site and Floor Plan (drawing no. sk01c) shall be designed and screened so that it is not accessible or visible to the public when viewed from Onkaparinga Valley Road and Bridge Street.
15. The bins stored in the refuse area shall be covered at all times to prevent the entry of stormwater or wind dispersal, be sealed to prevent leakage and shall not be used for the storage of toxic materials, chemicals, solvents, any liquids or sludges and shall be located on hard stand area.
16. 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.
17. Permanent drip irrigation shall be installed in the landscaping areas prior to occupation of the approved development.
18. All landscaped areas and structures adjacent to driveways and parking areas shall be separated by kerbing prior to the occupation of the development. Such devices shall not impede the free movement of people with disabilities.
19. Stormwater management shall be in accordance with the SAGERO stormwater management plans dated 17 May 2016 with supporting stormwater calculations to be provided to Council prior to Development Approval being granted.
20. 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.
21. Prior to commencement of any work on site appropriate measures shall be taken to protect the adjacent Eucalyptus tree north of the subject land (within the Balhannah Uniting Church grounds). In particular, the area in which the tree's branches and roots are located shall be protected by the erection of a Tree Protection Zone. The fencing of the Tree Protection Zone shall:
 - a) Consist of a 2.0 metre high solid, chain mesh, steel or similar fabrication with posts at 3m intervals.
 - b) Incorporate on all sides a clearly legible sign displaying the words 'Tree Protection Area'; and
 - c) Not be erected closer to the tree than a distance equal to half of the height of the tree or the full width of the branch spread (whichever is lesser).

EPA Conditions

22. Construction activities must be undertaken in accordance with the Construction Environment Management Plan, On the Run Balhannah Service Station, 93 Onkaparinga Valley Road, Balhannah SA, prepared by Fyfe Pty Ltd, dated 19 April 2016.
23. The applicant must engage a suitably qualified and experienced site contamination consultant to implement the Construction Environment Management Plan, On the Run Balhannah Service Station, 93 Onkaparinga Valley Road, Balhannah SA, prepared by Fyfe Pty Ltd, dated 19 April 2016 and to:
 - a) manage and dispose of contaminated material in accordance with EPA and other relevant guidelines (as stated in the CEMP); and

- b) validate the underground storage tanks (UST) 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 UST (which includes preparation of a validation report).
24. A copy of the validation report for the underground storage tanks (UST) excavations must be provided to the Development Assessment Commission and the EPA prior to occupancy of the re-developed site.
25. The forecourt canopy must be designed to extend beyond the bunded area by one metre for every three metres of canopy height to minimize the entry of clean stormwater.
26. All runoff (including spillages) from hard paved areas in the refuelling and fuel delivery area (under the canopy) must be diverted to a blind tank (with alarm) with a 13,000 litre capacity.
27. The blind tank alarm must be set to ensure the tank is serviced when the level reaches 5,000 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).
28. Any sludge and oily residue collected within the blind tank is considered waste and must be removed by an EPA licensed waste transporter to a licensed waste depot authorised to receive such waste.
29. 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.
30. Prior to use, all fill lines between the tanks and dispensers must be fitted with a pressure leak detection system.

DPTI Safety and Service Division Conditions

31. All access points shall be located in accordance with AS/NZS 2890.1:2004, Fig. 3.1 'Prohibited Locations of Access Driveways'.
32. The obsolete crossovers shall be replaced with upright kerb and gutter to Council specifications at the applicant's expense prior to operation of the development.
33. All servicing of the site by heavy vehicles shall be undertaken outside of peak trading periods and peak traffic periods in order to minimise the potential for vehicular conflict.
34. All signs viewable from the adjacent roads shall not contain any element of LED or LCD display, except for the fuel prices on the pylon sign and price board, which shall be limited to static white text on a black background only.
35. All signage upon the site visible from the adjacent roads shall be static at all times. No element of the signage shall flash, scroll, move or change. LED price signs may change on an infrequent basis.
36. The operational system for any electronic signage on the site shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction.

37. Signage upon the site shall be finished in a material of low reflectivity to minimise the likelihood of sun/headlamp glare.
38. The illuminated pylon and promotion signs shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. The following luminance levels shall be incorporated into a an automatic stepped dimming system:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m²) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	150

39. All other illuminated signs visible from Onkaparinga Valley Road shall be limited to a low level of illumination (i.e. <150Cd/m²).
40. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on or adjacent to the subject land.
41. No stormwater from this development shall be permitted to discharge on-surface to the adjacent roads. In addition, any existing drainage off the roads is to be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.

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. Following installation of the structures proposed in close proximity to the property boundary, such as the pylon sign and service structure for the car wash, the applicant should contact DPTI's Network Integrity Engineer, Mrs

Christina Canatselis, on (08) 8226 8262 or Christina.canatselis@sa.gov.au to arrange approval for the relocation of the DPTI white-on-green directional sign if required. Costs associated with these works will be borne by the applicant.

- h. Following the closure of the eastern crossover on Onkaparinga Valley Road, the applicant will need to contact Mr Ron Hope, Senior Project Officer, Public Transport Operations and Planning on telephone (08) 7109 7240 to progress the bus stop relocation. All costs will be borne by the applicant.
- i. 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 during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- j. 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.
- k. 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.
- l. 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>.
- m. The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotments is the responsibility of the land owner/applicant. This may necessitate a survey being varied out by a licensed land surveyor prior to the work commencing.
- n. Food business notification must be provided prior to commencing any food (or consumable product) handling activities. This may be provided on-line at www.fbn.sa.gov.au or by obtaining a notification form from Adelaide Hills Council.

2.2.3 **Neoen Australia Pty Ltd**

DA 764/V002/16

Hornsedale Wind Farm – Various titles

Northern Areas Council

Proposal: Hornsedale Wind Farm – Stage Three

Simone Fogarty declared a conflict of interest and was not present for this item.

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

Applicant(s)

- Garth Heron – Neoen Australia
- Frank Wotiez – Neoen Australia
- Francois Debaillon – Neoen Australia

Representor

- John F Voumard

The Commission discussed the application.

RESOLVED

To make a recommendation to the Minister for Planning.

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS - Nil

3.2. NEW APPLICATIONS –

3.2.1 Alto Adelaide Pty Ltd c/- Masterplan SA P/L

DA 020/A058/14 V1

124-126 Franklin Street, Adelaide

City of Adelaide

Proposal: Variation to Planning Consent 020/A058/14 for the construction of a multi storey residential development, involving alteration to the height, and proposed number and mix of apartments.

David O'Loughlin left the meeting early and was not present for the decision of this item.

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

Applicants(s)

- Peter Price
- Karl Roth
- Greg Vincent – Planning
- Anthony Donato - Architect

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 that the Development Assessment Commission is satisfied that the proposal meets the key objectives of the Capital City Zone with particular reference to an increase in residential development and density and high levels of design, activity and interest within the built form.
- 3) RESOLVE to grant Development Plan Consent to the proposal by Price Partners for a variation to DA 020/A058/14 at 124-126 Franklin Street, Adelaide 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 plans, as submitted in Development Application 020/A058/14 other than were varied by the details and plans submitted within 020/A058/14/V1 including:

Plan No.	Architect
00 A	Prepared by Anthony Donato Architects
01 B	(as above)
02 B	
03 C	
04 B	
05 B	
06 B	
07 B	
08 B	
09 C	
10	
-	Perspectives prepared by Anthony Donato Architects

Reports / Correspondence:

- Planning Report, prepared by MasterPlan SA Pty Ltd dated April 2016 and subsequent additional planning report dated 18 August, 2016
 - Traffic and Parking Assessment, prepared by Frank Siow and Associates dated 16 March, 2016
 - Technical Criteria Report provided by Alto Apartments dated 17 March 2016
 - Waste Management details provided by Suez
 - Wind Assessment Report, prepared by MLEI dated 7 June 2016
 - Landscape construction specifications and plan provided by Barossa Valley Garden Design
 - Response provided to further information request and ODASA comments provided by Anthony Donato Architects
2. Details of the fencing and security arrangements proposed at the rear of the car stacker so as to prevent unauthorised entry to the area containing the transformer and air-conditioning plant shall be provided to the satisfaction of the Commission prior to Development Approval.
 3. Confirmation that the recommendations of the wind assessment report dated 7 June 2016 have been appropriately incorporated within the detailed design of the roof top terrace and ground floor canopy to the satisfaction of the Commission prior to the issuing of Development Approval for any super structure works.
 4. A definitive statement in the form of an acoustic report prepared by an accredited acoustic engineer verifying that:
 - a) Noise emissions, including noise from mechanical plant and equipment, will not exceed the following noise levels for the residential component of the development and other existing or envisaged nearby sensitive land uses in the locality:
 - 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists
 - b) The internal noise levels within the apartments will comply with the relevant standards and policies.

The report shall be provided to the satisfaction of the Commission prior to the issuing of Development Approval for any super structure works.

5. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction. The CEMP must incorporate, without being limited to, the following matters:
 - 5.1 air quality, including odour and dust
 - 5.2 surface water including erosion and sediment control
 - 5.3 soils, including fill importation, stockpile management and prevention of soil contamination
 - 5.4 groundwater, including prevention of groundwater contamination
 - 5.5 noise
 - 5.6 occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*:
www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

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

6. 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.
7. The proposed car parking layout and ramps shall be designed and constructed to conform to the Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities.
8. A visual, audible alarm shall be installed in the car park to warn pedestrians of approaching traffic; and appropriate signage or safety devices shall be installed to alert motorists of the potential presence of pedestrians and cyclists when exiting the site, to the satisfaction of the Development Assessment Commission.
9. All landscaping shall be established and maintained and nurtured at all times with any diseased or dying plants being replaced to the satisfaction of the Development Assessment Commission.
10. All external lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform with Australian Standards.

ADVISORY NOTES

General / Procedural

- a. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions as contained herein.
- b. 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. 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 (Ph: 8204 0300).

- c. The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d. The applicant is also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- e. Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

Environmental Duty

- f. 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 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.
- g. 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>
- h. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

Construction

- i. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- j. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work. Adelaide City Council Notes
- k. An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:
 - a) An annual fee may be charged in line with the Encroachment Policy.
 - b) Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - c) Unauthorised encroachments will be required to be removed.
 - d) Improvements to the adjacent public realm areas, including bicycle parking racks, require the approval of the Adelaide City Council and are not part of this planning consent.
- l. The proposed development requires amendments to the existing on-street car parking arrangements. Separate approval for the possible on-street car parking changes is required from the On-Street Parking Coordinator of the Adelaide City Council.
- m. Any street numbering which may have been indicated on the application has neither been approved nor denied. The correct street addressing for this development can be confirmed by contacting the Rates and Valuation Section on 8203 7128 or 8203 7129 of Adelaide City Council.

- n. Any requirement to remove the existing street trees adjacent to the site will only be supported if there is evidence provided that there is no other construction methodology suitable to allow works to take place. Removal of street trees, if required, will be undertaken with the trees being assessed for value using Council endorsed "Amenity Tree Valuation" formula. No removals will occur without full payment of this assessed value which will include the addition of the cost of replacement tree(s) and the installation of a Water Sensitive Urban Design (WSUD) tree pit if suitable for the site. Council will only be responsible for removal(s) and replacement at the end of the project timeline.

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS – Nil

4.2. NEW APPLICATIONS – Nil

4.2.1 Precision Group C/- Masterplan

DA 040/W030/16

200 Commercial Road, Port Adelaide

Proposal: The Redevelopment of the Existing Port Canal Shopping Centre – Stage 2 - including demolition of existing buildings, construction of retail and commercial tenancies, food court, mall and entranceways and canopies, service lane and loading dock and associated facilities.

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

Applicants(s)

- Michael Gillet – Precision Group
- Graham Hardy – Hardy Milazzo
- Geoff Hodge – Hardy Milazzo
- Simon Best – Hardy Milazzo
- Greg Vincent – Masterplan
- David Kwong – GTA Consultants

Council

- Tim Hicks – Planning
- Kerry McConnell – Transport

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to DEFER for further consideration based on further information from the staff and council, and clarification from the applicant.

5. MAJOR DEVELOPMENTS

5.1. DEFERRED APPLICATIONS – Nil

5.2. NEW APPLICATIONS - Nil

6. REPORTING

6.1. DAC - Nil

6.2. IMDAC - Nil

6.3. PADAC - Nil

6.4. **BRAC - Nil**

7. ANY OTHER BUSINESS

7.1. **Briefing from Gabrielle McMahon**

RESOLVED

1) RESOLVE that the verbal briefing be received and noted.

7.2. **Briefing from Simon Neldner**

RESOLVED

1) RESOLVE that the verbal briefing be received and noted.

8. NEXT MEETING – TIME/DATE

8.1. Thursday, 27 October 2016 in Leigh Street, Adelaide SA

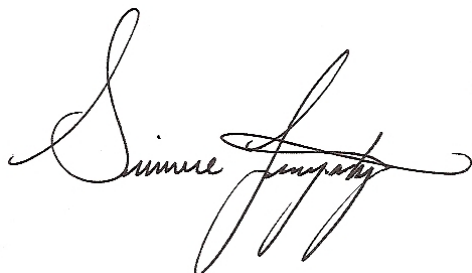
9. CONFIRMATION OF THE MINUTES OF THE MEETING

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 4.20 PM

Confirmed 13/10/2016



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Simone Fogarty
PRESIDING MEMBER