



MINUTES

of

SPECIAL COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 56A of the Development Act 1993

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 7 JUNE 2021
AT 6:00PM**

The meeting commenced at 6:02pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Stephen Coppins

Mr Nathan Grantham

Mr Paul Mickan

Ms Olivia Franco

(Deputy) (via zoom)

Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)

Senior Development Officer – Planning

Minute Taker

Mr Matt Dineen

Ms Danni Biar

Mr Owen Perry

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP474**

The Minutes of the Council Assessment Panel Meeting held 17 May 2021 be confirmed as a true and accurate record of proceedings.

CARRIED**3 APPLICATIONS WITHDRAWN**

Nil

4 DECLARATIONS OF INTEREST

Mr Parsons noted that he sits with the Planning Consultant (Mr Tom Gregory) on the Mount Barker Council Assessment Panel. However our relationship is professionally based and does not impact my ability to remain impartial in the consideration of the item so I intend on remaining in the meeting and voting in respect of the matter.

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**5.1 CONSTRUCTION OF AN INTEGRATED SERVICE STATION COMPLEX WITH ASSOCIATED VEHICLE PARKING, ONE FREESTANDING ADVERTISING DISPLAY AND LANDSCAPING (DA 292/1870/2020)**

Representors: Mr S Tsanaktsidis and others.
Applicant: PC Infrastructure Pty Ltd

PANEL RESOLUTION**CAP475**

That pursuant to the authority to the Council Assessment Panel by the Council, it is recommended that the Council Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Planning Consent to the application by PC Infrastructure Pty Ltd for the Construction of an integrated service station complex with associate vehicle parking, one freestanding advertising display and landscaping at Allotments 34 – 37 Old Port Wakefield Road, Virginia, as detailed in Development Application 292/1870/2020 subject to the following reserve matter and conditions:

Reserve Matter:

Prior to the issuing of full Development Approval, the Applicant shall provide detailed design drawings for approval relating to all external works in the vicinity of Thomas Street and Old

Port Wakefield Road. The extent of works is to consist of:

1. Necessary works as a result of fuel delivery vehicle's swept paths analysis
2. Reconstruction and resurfacing of road (approximately 40 metres)
3. Kerbing
4. Stormwater and Earthworks

EPA Conditions:

1. Prior to operation, all 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.
2. Prior to operation, all fuel dispensers (apart from diesel and LPG) must be fitted with a Stage 2 vapour recovery system that directs vapours back into the tank during vehicle refuelling.
3. Prior to operation, all underground fuel storage tanks must be double-walled and fitted with a leak detection system designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008 The design, installation and operation of underground petroleum storage systems.
4. Prior to operation, all fuel lines between the underground storage tanks and fuel dispensers must be double contained and fitted with a leak detection system, designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008 The design, installation and operation of underground petroleum storage systems.
5. Stormwater runoff from all hardstand areas (including the refuelling and fuel delivery areas) must be managed in accordance with the Stormwater Management Plan (Project Number SA200043, Drawing number CO1A and CO2), prepared by Sagero, dated February 2021 and must be directed via grates and grade changes to a forecourt full retention oil/water separator (no bypass function) that:
 - a. has as a minimum spill capture capacity of 10,000 litres
 - b. has an audible/visible alarm
 - c. reduces oil content in the outlet to less than 5 mg/L (as confirmed by independent third party scientific testing)
 - d. operates effectively in the event of a power failure
 - e. is maintained in accordance with the manufacturer operational and maintenance requirements to ensure design capacity and treatment standards are available at all times.
6. Any sludge or oily residue collected within the forecourt full retention oil/water separator must be removed by an EPA licensed waste transporter to a licensed waste depot

Council Conditions:

7. The development here in approved shall be undertaken and maintained in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

8. All recommendations contained within the Noise Assessment Report by Sonus Document Reference S6458C2 dated January 2021, shall be implemented prior to occupation of the site and complied with at all times.

Reason: to ensure the recommend measures are in place to minimise impacts on the amenity of the locality.

9. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

10. Landscaping shown on the plans herein approved shall be established to the reasonable satisfaction of Council prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.

Reason: To ensure landscaping is established and that it is well maintained.

11. All waste and rubbish shall be stored in covered containers prior to removal and shall be screened from public view.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

12. Air conditioning or air extraction plant or ducting shall be screened such that noise emanating from the land is contained within the EPA's Noise Protection Policy.

Reason: To ensure the noise associated with the development does not have a detrimental impact on the amenity of the locality.

13. All external lighting of the site, including, but not limited to car parking areas, advertising signs, the car wash, the sitting area and all buildings shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

14. The nominated on site car parks are available at all times for customer or staff car parking.

Reason: to ensure all on site car parks are available for staff or customers at all times.

15. 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 Council prior to the occupation or use of the development.

Reason: To ensure that the proposed development meets the requirements of the relevant Australian Standards.

16. Car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of Council.

Reason: To ensure that access to the subject land is functional and to enhance the appearance of the development.

17. All vehicles shall enter and exit the site in a forward direction.

Reason: To ensure the proposed development does not have an adverse impact on the adjoining road network.

18. All fuel delivery vehicles and B-double trucks shall be restricted to enter the site via a left turn only from Old Port Wakefield Road and exit the site via a right turn only onto Thomas Street.

Reason: To ensure the proposed development does not have an adverse impact on the adjoining road network.

19. All storm-water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site, any adjoining land or public road.

Reason: To ensure storm-water is disposed of in a controlled manner.

EPA Notes:

- 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.
- An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements. Information on applying for a licence (including licence application forms) can be accessed here: http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence
- A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- 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>

Council Notes:

- All Council, utility or state agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, etc.) that are 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.
- B-Doubles will require DIT's review and approval to use the routes, i.e. Old Port Wakefield Road north of Penfield Road and a short section of Penfield Road west end, in conjunction with Council's permit.

CARRIED

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Nil

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:35 pm.