



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 31st Meeting of the State Commission Assessment Panel held on Wednesday, 15 August 2018 commencing at 10.30 am ODASA, 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey
Secretary	Alison Gill
DPTI Staff	Malcolm Govett Lauren Talbot Brett Miller

1.2. APOLOGIES

Dennis Mutton
David O'Loughlin

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 **Shahin Enterprises Pty Ltd**

DA 090/E004/17

306 Glen Osmond Road, Fullarton

City of Unley

Proposal: Demolition of existing building currently used as a restaurant with associated car parking and the construction of a service station complex with a shop, a co-branded drive through facility, refuelling facilities, 140kL fuel storage capacity, advertising signs, landscaping and car parking.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Andrew Caspar, town planner - presented
- Robert King, architect - presented
- Jason Turner, noise consultant - presented
- Paul Morris, transport consultant - presented

Council

- David Brown, Unley - presented

Government Agencies

- Courtney Stollznow, EPA
- Michael Guy, EPA
- Dennis Linard, EPA
- Pushan Shah, EPA
- Max Browne, EPA
- Paul Bennett, DPTI Transport

Representors

- Jane Angel - presented
- Adam Baker
- Rosanne Calabrese - presented
- Marilyn Chambers - presented
- Richard Dal Corobbo - presented
- Peter Hartley – presented (also represented Eva Molnar)
- Tom Heffer - presented
- Virginia Leigh
- Mark McAvaney - presented
- Tamara McAvaney
- Mellissa Mellen – presented on behalf of Stephanie Kronic
- Jason Palmer
- Nol Parkyn
- Suzie Parkyn - presented
- Alf Petito – presented (also represented Tom Hood, Sue Kealley, Virginia Leigh, and Tyson Petito)
- Julie Petito – presented (also represented Catherine Seychell and Luke Petito)
- Yvonne Svensson - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To refuse the proposal by Shahin Enterprises Pty Ltd for the demolition of an existing building currently used for a restaurant, and the construction of a new service station complex with a shop, a co-branded drive through facility, 9 car parks, two free standing advertising signs and landscaping at 306 Glen Osmond Road, Fullarton, for the following reasons:
 1. The proposal has not sufficiently demonstrated that it is located, scaled and designed to minimise adverse impacts relating to the intensity of activity, conflict with adjoining sensitive receptors through addressing noise, vibration, light spill, hours of operation and traffic impacts (Council Wide Objectives 29 and 30 & Principles of Development Control 97 and 102 and 104);
 2. The proposal would not preserve and enhance the predominantly residential scale and appearance of the locality (Office 1 Zone, Principle of Development Control 8 (c));

3. The current proposal is excessive in the context of the policy which refers to upgrading or minor expansion of existing shop development (Office 1 Zone, Principle of Development Control 4);
4. The proposal would not provide sufficient landscaping to the street frontage (Office 1 Zone, Principle of Development Control 7).

3. MAJOR DEVELOPMENTS

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 23 August 2018 at 50 Flinders Street, Adelaide SA 5000

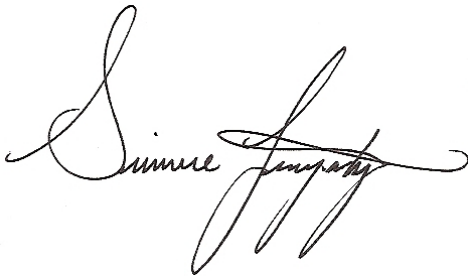
6. CONFIRMATION OF THE MINUTES OF THE MEETING

6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 2.56pm.

Confirmed 15/08/2018

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

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Simone Fogarty
PRESIDING MEMBER