



Development Assessment Commission

Minutes of the 549th Meeting of the
Development Assessment Commission
held on Thursday, 26 May 2016, commencing at 10.00 AM
28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Helen Dyer (Deputy Presiding Member)
Members	David O'Loughlin Chris Branford Peter Dungey Sue Crafter (Teleconference Item 6.1) Simone Fogarty (Teleconference Item 3.1.1) John Hodgson (Agenda Item 6.1) David Cooke (Agenda Item 3.1.1)
Secretary	Cathryn Longdon
Development Assessment Manager	Mark Adcock
DPTI Staff	Elysse Kuhar (Agenda Item 3.1.1) Jason Bailey (Agenda Item 3.1.1) Simon Neldner (Agenda Item 2.1.1) Gabrielle McMahon (Agenda Item 6.1)

1.2. APOLOGIES – Sue Crafter, Simone Fogarty, Dennis Mutton

2. DEVELOPMENT ASSESSMENT COMMISSION APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 Boral Resources Pty Ltd
180/D026/14 and 473/D034/14
Penfold Road, Greenhill / Horsnell Gully / Stonyfell
Adelaide Hills Council/City of Burnside
Proposal: re-alignment of boundaries

The Commission discussed the application.

RESOLVED

DA 473/D034/14

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To Grant Development Plan Consent and Land Division Consent for a division of land (boundary realignment) by the Boral Resources Group (DA 473/D034/14) subject to the concurrence of the Minister for Planning and the following conditions and advisory 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 following plans (Plan Reference 3070_PT001.v3 dated 18 February 2016 Sheets 1-4, 6-7; and Plan Reference 3070_PT001.v4 dated 26 May 2016 Sheet 5 prepared by Andrew Davidson: Property Development Consultants) submitted in Development Application No 473/D034/14.
2. Prior to Section 51 clearance, the Private Mine designation (i.e. PM 6, PM 7) shall be removed from the subject land (with the exception of proposed Allotments 1, 2 & 3 which remain part of the quarry operations and/or buffer).
3. Prior to Section 51 clearance, the Land Management Agreement (LMA), as proposed in the application, shall be formalised between the Minister for Planning and Boral Resources Group to restrict the development of a sensitive land use (i.e. dwelling, tourism accommodation) on the proposed Allotment comprising three pieces 91-93 in DA 473/D034/14 (Plan Reference 3070_PT001.v3 dated 18 February 2016 Sheets 1-4, 6-7; and Plan Reference 3070_PT001.v4 dated 26 May 2016 Sheet 5 prepared by Andrew Davidson: Property Development Consultants). All costs in the preparation, execution and registration of the LMA shall be met by the applicant.

SA Country Fire Service

4. Public access to the proposed allotments shall be in accordance with the Minister's Code Part 2.2.2. Access on and off the developable

allotments created shall be in accordance with Minister's Code Part 2.3.3.1:

- Provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads. Where this is not practicable such roads should not exceed 200m in length and the end of the road should have either -
 - a turning area with a minimum formed surface radius of 12.5m (refer to Figure 1); or
 - a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (refer to Figures 1 and 2)
 - All public roads shall be of all weather construction with a minimum-formed road surface width of 6metres.
 - Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.
 - The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.
 - Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).
5. A supply of water to the developable allotments shall be available at all times for fire-fighting purposes. Ministers Specification SA78 prescribes the dedicated water supply to each allotment for bushfire fighting for the bushfire zone.
- A water supply and fire hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area shall be provided
 - The fire hydrant system shall be a wet pipe system incorporating appropriate mains supply standard, with a minimum pipe size of 100mm for the distribution main.
 - The distribution main and fire hydrant system shall be of adequate capacity to provide a continuous supply of water for the fire service, for a minimum period of two hours at a rate of 600 l/m at 200 kpa taken from the most hydraulically challenged hydrant point.
 - Hydrant points are to be provided at not more than 120 metre intervals along residential streets and at each street intersection (AS2419).
 - A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes, in accordance with Ministers Specification SA78 and the High Bushfire zone prescribed for these allotments.
6. The Minister's Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property. As this application proposes a land division adjacent to or within a High Bushfire Risk Area, provision shall be made for a bushfire buffer zone as specified in 2.2.3:
- A 10metre wide fuel reduced buffer zone shall be established around the perimeter of all reserves/land to be developed.
 - The buffer zone shall be grassland or similar vegetation, cleared of obstructions to allow mechanical slashing in order to reduce the

vegetation to a maximum height of 10cms for the duration of the Fire Danger Season

Land Division Requirements

7. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
8. That the financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0023789).
9. SA Water shall carry out an investigation to determine whether the connections to the development shall be costed as standard or non-standard.
10. All internal water piping that crosses the allotment boundaries shall be severed or redirected at the owners / developers cost to ensure that the pipe-work relating to each allotment is contained within its boundaries.
11. That the road alteration and/or construction requirements of the local authority shall be met for road access and manoeuvrability of vehicles. Any road alterations are to be constructed at the applicant's expense and approved by Council prior to works commencing.

Advisory Notes

- a. The development must be substantially commenced or application for certificate made 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 the final land division certificate must be obtained from the Development Assessment Commission to complete the development 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. In approving this land division the Commission acknowledges that prior to any further development of the allotments for residential purposes consideration will be given to the provision of landscaping plans to maintain and enhance the natural character of the zone or assist in the re-establishment of the natural character (including the appropriate design and siting of any future built form) of the Hills Face Zone.

DA 180/D026/14

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To Grant Development Plan Consent and Land Division Consent for a division of land (boundary realignment) by the Boral Resources Group (DA 180/D026/14) subject to the concurrence of the Minister for Planning and the following conditions and advisory 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 following plans (Plan Reference 3070_PT001.v3 dated 18 February 2016 Sheets 1-4, 6-7; and Plan Reference 3070_PT001.v4 dated 26 May 2016 Sheet 5 prepared by Andrew Davidson: Property Development Consultants) submitted in Development Application No 180/D026/14.
2. Prior to Section 51 clearance, the Private Mine designation (i.e. PM 6, PM 7) shall be removed from the subject land (with the exception of proposed Allotments 1, 2 & 3 which will remain part of the existing quarry operations and/or buffer).
3. Prior to Section 51 clearance, the Land Management Agreement (LMA), as proposed in the application, shall be formalised between the Minister for Planning and Boral Resources Group to restrict the development of a sensitive land use (i.e. dwelling, tourism accommodation) on the proposed Allotment comprising three pieces 91-93 in DA 180/D026/14 (Plan Reference 3070_PT001.v3 dated 18 February 2016 Sheets 1-4, 6-7; and Plan Reference 3070_PT001.v4 dated 26 May 2016 Sheet 5 prepared by Andrew Davidson: Property Development Consultants). All costs in the preparation, execution and registration of the LMA shall be met by the applicant.

SA Country Fire Service

4. Public access to the proposed allotments shall be in accordance with the Minister's Code Part 2.2.2. Access on and off the developable allotments created shall be in accordance with Minister's Code Part 2.3.3:
 - Provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads. Where this is not practicable such roads should not exceed 200m in length and the end of the road should have either -
 - a turning area with a minimum formed surface radius of 12.5m (refer to Figure 1); or
 - a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (refer to Figures 1 and 2)
 - All public roads shall be of all weather construction with a minimum-formed road surface width of 6metres.

- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.
 - The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.
 - Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).
5. A supply of water to the developable allotments shall be available at all times for fire-fighting purposes. Ministers Specification SA78 prescribes the dedicated water supply to each allotment for bushfire fighting for the bushfire zone.
- A water supply and fire hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area shall be provided
 - The fire hydrant system shall be a wet pipe system incorporating appropriate mains supply standard, with a minimum pipe size of 100mm for the distribution main.
 - The distribution main and fire hydrant system shall be of adequate capacity to provide a continuous supply of water for the fire service, for a minimum period of two hours at a rate of 600 l/m at 200 kpa taken from the most hydraulically challenged hydrant point.
 - Hydrant points are to be provided at not more than 120 metre intervals along residential streets and at each street intersection (AS2419).
 - A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes, in accordance with Ministers Specification SA78 and the High Bushfire zone prescribed for these allotments.
6. The Minister's Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property. As this application proposes a land division adjacent to or within a High Bushfire Risk Area, provision shall be made for a bushfire buffer zone as specified in 2.2.3:
- A 10metre wide fuel reduced buffer zone shall be established around the perimeter of all reserves/land to be developed.
 - The buffer zone shall be grassland or similar vegetation, cleared of obstructions to allow mechanical slashing in order to reduce the vegetation to a maximum height of 10cms for the duration of the Fire Danger Season.

Land Division Requirements

7. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines)

issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

8. That the financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0023788).
9. SA Water shall carry out an investigation to determine whether the connections to the development shall be costed as standard or non-standard.
10. All internal water piping that crosses the allotment boundaries shall be severed or redirected at the owners / developers cost to ensure that the pipe-work relating to each allotment is contained within its boundaries.
11. That the road alteration and/or construction requirements of the local authority shall be met for road access and manoeuvrability of vehicles. Any road alterations are to be constructed at the applicant's expense and approved by Council prior to works commencing.

Advisory Notes

- a. The development must be substantially commenced or application for certificate made 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 the final land division certificate must be obtained from the Development Assessment Commission to complete the development 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. In approving this land division the Commission acknowledges that prior to any further development of the allotments for residential purposes consideration will be given to the provision of landscaping plans to maintain and enhance the natural character of the zone or assist in the re-establishment of the natural character (including the appropriate design and siting of any future built form) of the Hills Face Zone.

2.2. NEW APPLICATIONS – Nil.

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS

3.1.1 VR Hotels

DA 050/M003/15

62-68 Main North Road, Prospect

City of Prospect

Proposal: Mixed use commercial/motel/serviced apartments, 6 storey's with basement car park

David O'Loughlin declared a conflict of interest and removed himself from the meeting.

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

Applicant(s)

- David Hutchison
- Tom Vartzokas
- Rajesh Patel

Agency

- Andrea Jeleascu (ODASA)
- Aya Shirai-Doull

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal meets the key objectives of the Urban Corridor Zone, Business Policy Area.
3. To grant Development Plan Consent to the proposal by VR Hotels Pty Ltd for serviced and residential apartments with ground floor commercial land uses and associated car parking at 60-76 Main North Road, Prospect subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 33(3) of the Development Act 1993, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval:
 - 1.1 the ability of the proposal to satisfy the Minister's Specification SA 78B and adequately mitigate potential noise impacts (including from plant and equipment, traffic and waste management) upon adjoining land uses
 - 1.2 the potential for soil contamination upon the subject land via provision of a Phase 1 Environmental Site Assessment
 - 1.3 confirmation that a Land Management Agreement with the Minister for Housing has been signed and lodged with the Land Title Office
 - 1.4 the external appearance of Apartment B1 and B3 (including the surrounding masonry fences).

Planning Conditions

1. Conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in Development Application No 050/M003/15.

Plans (Vartzokas Architects):

Basement & Ground Floor Plan – Job V215-480 – Sheet 1 of 7 – dated May 2016

First-Second/Fourth Floor Plans – Job V215-480 – Sheet 2 of 7 – dated May 2016

Third & Fifth Floor Plans – Job V215-480 – Sheet 3 of 7 – dated May 2016

Individual Floor Plans – Job V215-480 – Sheet 4 of 7 – dated May 2016

Elevations – Job V215-480 – Sheet 5 of 7 – dated May 2016

Sections – Job V215-480 – Sheet 6 of 7 – dated May 2016

Ground Floor Plan – Original vs Road Widening – Job V215-480 – Sheet 7 of 7 – dated May 2016

Diagrams (Vartzokas Architects):

Policy Context & Locality – dated received 3 May 2016

Ventilation/Solar Access & Sun Shading– dated received 3 May 2016

Schematic Evolution – dated received 3 May 2016

Streetscape, Activation, Circulation & Access– dated received 3 May 2016

Built Form – dated received 3 May 2016

Elevations – dated received 3 May 2016

Streetscape Views – dated received 3 May 2016

Potential Future Context – dated received 3 May 2016

Diagrams (GTA Consultants)

Circulation Diagram – dated received 20 May 2016

Accessing Indented Bay Diagram – dated received 20 May 2016

Passing Vehicle Indented Bay Diagram – dated received 20 May 2016

Light Vehicle Diagram – dated received 20 May 2016

Reports:

Access Planning – Planning Report – dated 29 February 2016

Oxigen – Urban Design Guidelines – dated 10 May 2016

GTA – Traffic Impact Assessment – dated 23 October 2015

Sonus – Traffic Noise Assessment – dated May 2016

Vartzokas Architects – Waste Collection Report – dated May 2016

2. The applicant shall submit a detailed landscaping plan for approval by the Development Assessment Commission prior to final Development Approval. 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.
3. Details of the screening to the western edge of all western balconies shall be provided to the satisfaction of the Commission. The approved screening shall be installed prior to the occupation of the building.
4. 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.
5. 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. Final details of the stormwater design, including onsite retention and reuse, shall be provided to the satisfaction of the Commission prior to the approval of any building works upon the site.
6. The finished floor level of the ground floor level entry shall match the existing footpath unless otherwise agreed to by the Development Assessment Condition.
7. 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.
8. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- a. air quality, including odour and dust
- b. surface water including erosion and sediment control
- c. soils, including fill importation, stockpile management and prevention of soil contamination
- d. groundwater, including prevention of groundwater contamination
- e. noise
- f. occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: 'Site Contamination – what is site contamination?'

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

Planning Conditions – DPTI Safety and Services Division

9. All built form (both above and below ground level) shall be clear of the road widening area shown on Vartzokaz Architects Pty Ltd, Basement & Ground Floor Plans plan (refer to Job No. V215-480, Sheet 1 of 7 dated May 2016).
10. The Main North Road access shall be restricted to left turn in only in order to maximise road safety and minimise the disruption to the free flow of traffic on Main North Road. The ingress shall be designed to cater for the largest vehicle likely to access the site. Any impact to DPTI infrastructure (street lights, side entry pits, etc) as a result of constructing the new crossover shall be made good with all costs borne by the applicant.
11. Appropriate signage and line marking shall be installed to reinforce the desired traffic flow through the site, particularly at the Main North Road and Da Costa Avenue access points.
12. Parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
13. Commercial parking facilities shall be designed in accordance with AS 2890.2-2002.
14. The obsolete crossovers on Main North Road and Da Costa Avenue shall be reinstated to Council standard kerb and gutter at the applicant's cost prior to the operation of the development.
15. A final landscaping plan shall be developed to the satisfaction of the Development Assessment Commission in consultation with Safety and Service Division – DPTI prior to any significant earth works, building works (outdoor seating), or landscape plantings (screen plantings, street trees) occurring within the road widening area.
16. Signage associated with the development shall not contain any element of LED or LCD display that is viewable from the adjacent/nearby roads.
17. Signage upon the site shall not contain any element that flashes, scrolls, moves or changes.
18. Signage associated with the development 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. Subsequently, any illuminated sign shall be limited to a maximum luminance of 200cd/m².
19. Signage associated with the development shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp flare that may affect motorists' perception of the road.

20. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on or adjacent to the subject land.
21. No stormwater from this development is permitted to discharge on-surface to Main North Road and Da Costa Avenue. In addition, any existing drainage of the road shall be accommodated in the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the developer.

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. The authorisation will lapse if not commenced within 12 months of the date of this Notification. 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.
- b. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- c. 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.
- d. 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).
- e. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with Prospect Council.

Advice - DPTI Safety and Services Division

- f. The subject site is affected by a possible requirement on the Metropolitan Road Widening Plan. The requirement is for a strip of land up to 4.5 metres in width from the Main North Road frontage of the subject site for future upgrading of the Main North Road/Nottage Terrace intersection, together with a 4.5 x 4.5 metres cut-off from the Main North Road/Da Costa Avenue corner. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.
- g. Whilst the Vartzokas Architects Pty Ltd, Basement & Ground Floor Plans plan (refer to Job No. V215-480, Sheet 1 of 7 dated May 2016) shows an area of land aside for future road purposes that reflects current planning for this location, the consent of the Commissioner of Highways under the Metropolitan Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. Accordingly, the attached consent should be completed

and forwarded to this office for processing. Consent can be anticipated.

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS - Nil

4.2. NEW APPLICATIONS - Nil

5. MAJOR DEVELOPMENTS

6. COURT MATTERS FOR CONSIDERATION

6.1. Appeals – A report was received and noted.

7. REPORTING

7.1. DAC - Nil

7.2. IMDAC - Nil

7.3. PADAC - Nil

7.4. BRAC - Nil

8. ANY OTHER BUSINESS

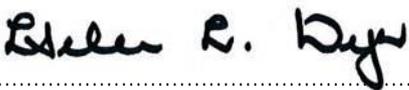
9. NEXT MEETING – TIME/DATE

9.1. Thursday, 9th June 2016 at 28 Leigh Street, Adelaide

10. CONFIRMATION OF THE MINUTES OF THE MEETING

11. MEETING CLOSE

Confirmed 26/ 05 /2016



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Helen Dyer

DEPUTY PRESIDING MEMBER