



# *Development Assessment Commission*

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Minutes of the 546th Meeting of the  
Development Assessment Commission  
held on Thursday, 28 April 2016, commencing at 9.00 AM  
28 Leigh Street, Adelaide

## 1. OPENING

### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Sue Crafter Dennis Mutton David O'Loughlin John Hodgson (IMDAC)
Secretary	Cathryn Longdon
Team Leader	Jason Bailey
DPTI Staff	Ben Scholes (Agenda Item 2.2.2) Nitsan Taylor (Agenda Item 2.2.3) Damien Dawson (Agenda Item 3.2.1) Gabrielle McMahon (Agenda Item 2.2.4) Robert Kleeman (Agenda Item 2.2.4)

### 1.2. APOLOGIES – Nil

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## 2. DEVELOPMENT ASSESSMENT COMMISSION APPLICATIONS

### 2.1. DEFERRED APPLICATIONS – Nil.

### 2.2. NEW APPLICATIONS

#### 2.2.1 Distinctive Homes

361/1388/15/2a

40-42 Douglas Drive, Mawson Lakes

City of Salisbury

Proposal: Residential development comprising four (4) two storey dwellings

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

#### Applicant(s)

- Julie Lewis (URPS)
- Kellie Strachan (Distinctive Homes)

#### Council

- Katherine Russell

#### Representor(s)

- Mark Spence
- Chris Walker

The Commission discussed the application.

#### RESOLVED

1. Concurs that the proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 18 December 2014.
2. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is Granted to application number 361/1388/2015/2a for: residential development comprising four (4) two storey dwellings; in accordance with the plans and details submitted with the application and subject to one reserved matter and the following 5 conditions:

#### Reserved Matters

1. The following plans shall be provided to and approved by the Commission prior to Development Act 1993 Approval:
  - a. A detailed landscaping plan including details of species, irrigation systems and maintenance plans;
  - b. An amended site plan which provides for:
    - i. The eastern boundary of the dwelling 1 garage shall be in line with the eastern boundary wall of the dwelling located at 13 James Lane;
    - ii. Landscaping adjacent the southern boundary shall be increased to 600mm; and

- iii. Provision for manoeuvring of vehicles within the common driveway such that all vehicles can enter and exit the common driveway in a forward direction.
- c. An amended elevation plan for the dwelling 1 garage that provides for a hip roof at 20 degree pitch in keeping with the proposed dwellings.

#### Planning Conditions

1. The proposal shall be developed in accordance with the details and Commission stamped approved plans lodged with the application, except where varied by the conditions herein.

Reason: To ensure the proposal is established in accordance with the submitted plans.

2. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity in accordance with the landscape plan approved by the Commission under Reserved Matter 1. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of the Commission. All landscaping is to be completed prior to occupation.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (Residential ARI = 5 yrs). The design of the storm water system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures on ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.

Reason: To ensure flood protection of the buildings.

4. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic alums and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to the approved use commencing and maintained at all times to the satisfaction of Council.

Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.

5. All construction is to be completed to the reasonable satisfaction of the Commission. Detailed designs and specifications for all civil works are to be provided to the Commission and Council for comment prior to construction and no construction is to commence until requirements have been met. Damage sustained to any new or existing infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

Reason: To ensure that the development complies with Standards, best engineering Practice and Council Policy.

2.2.2 Patricia Weinert, C/- Giordano & Associates Pty Ltd

180/E020/15

548 Portrush Road, Glen Osmond

City of Burnside

Proposal: Alterations and additions to Abergeldie House across three (3) stages

Helen Dyer declared a conflict of interest and left the meeting.

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

Applicant(s)

- Fabian Barone (Masterplan P/L)
- Anthony Giordano (Giordano & Associates P/L)
- Rep Giordano (Giordano & Associates P/L)
- Phil Weaver (Phil Weaver & Associates)

Representor(s)

- Stephen Holmes (on behalf of Lifecare Glenrose Court)
- Loris Rigon (Lifecare Glenrose Court)
- David Fitzgerald (On behalf of Katherine House – Woottona Tce Street Assoc.)
- David Holland

The Commission discussed the application.

RESOLVED

1. That the proposal be deferred to enable either:

- Amendments aimed at mitigating amenity impacts (particularly overshadowing) on land adjoining to the south; or
- An agreement to be reached with the owner of land adjoining to the south that compensates for amenity impacts (particularly overshadowing) on this land.

2.2.3 A & R Kaines

580/D047/15

97C Darby Road, Paechtown

District Council of Mt Barker

Proposal: Land division – 1 into 2, and reactivation of a State Heritage place as a dwelling

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

Applicant(s)

- Anthony Kaines
- Rosemary Kaines
- Marcus Rolfe
- Rob Frazer

#### Agency(s)

- Phil Hazell (EPA)
- Michael Guy (EPA)
- Kevin O'Sullivan (State Heritage Unit)

The Commission discussed the application.

#### RESOLVED

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 to the proposal by A & R Kaines for the division of one (1) allotment into two (2) and the reactivation of the use of a State Heritage place (former JF Paech House) as a dwelling, at Lot 83 Darby Road, Paechtown in DA 580/D047/15, subject to the following reserved matters and conditions of consent and the concurrence of the District Council of Mount Barker and the Minister for Planning:

#### 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 following plans submitted in Development Application No 580/D047/15.
  - Fyfe Pty Ltd, Plan of Division, Ref No. 27422/1/1, Dwg No. 27422DU1-R3, Rev 3, 24/11/15
  - URPS, 'Statement of Effect DA 580/D047/15', ref. No. 2014-0151, December 2015
  - Robert C. Frazer, Engineering Consultant, 'On-site Wastewater Management Report including Site and Soil Assessment Report', Project No. 14-1102.0, 28/11/14
2. The existing buildings comprising JF Paech house and the adjacent bungalow building be used together as one single residential dwelling.
3. An on-site waste water treatment disposal system, referenced as Option 1 in the 'On-site Waste Water Management Report including Site and Soil Assessment Report', Project No. 14-1102.0, 28/11/14 by Robert Frazer, shall be installed to service the dwelling prior to section 51 clearance.

#### Conditions directed by the CFS

##### 4. Access to dwelling

The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

CFS has no objection to utilizing the existing access driveway. The Access shall be maintained in its current design and upgraded where necessary to comply with the following conditions:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.
- The all-weather road shall incorporate passing bays. The combined width of the passing bay & access track shall be 7m, and a minimum formed length of 17 metres. The passing bays should be constructed at 200 metre intervals along the road or driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bay, passing bays may be required at intervals of less than 200 metres.
- The all weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run off to appropriate drains, at one or both sides of the traffic surface.

The accumulated volumes of water shall be directed via:

- a. open drains, or
  - b. culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

##### 5. Access to dedicated water supply

The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

- Water supply outlet shall be easily accessible and clearly visible from the access way.
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.

CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing.

(NOTE: the water supply outlet may be remotely located from the tank to provide adequate access).

#### 6. Water supply

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least
- 50mm diameter terminating with a compliant CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
  - A minimum inlet diameter of 38mm, AND
  - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
  - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.

- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

#### 7. Vegetation

The 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.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
  - The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2003.
  - Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
  - Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
  - No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up



to 2 metres in height).

- o Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
- o The VMZ shall be maintained to be free of accumulated dead vegetation.

8. Building considerations

Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).

For construction requirements and performance provisions, refer to the BCA Part 3.7 "FIRE SAFETY" Australian Standard <sup>TM</sup>3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'measure of protection' from the approach, impact and passing of a bushfire.

Land Division Requirements

9. 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.

Advisory Notes

- a. The consent granted herein is for land use and land division only. A separate approval will be required for the specific building works proposed to upgrade the State Heritage Place.
- b. 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.
- c. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- d. 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.
- e. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- f. 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.

- g. 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).
- h. The applicant/developer is reminded that any works to be undertaken to the State heritage place requires a development application to Council and referral to the State Heritage Unit of DEWNR.
- i. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- j. The applicant is reminded of the following requirements of the Heritage Places Act 1993:
  - If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
  - Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the Heritage Places Act 1993 is required prior to commencing excavation works.
  - For further information contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.
- k. The Applicant is reminded of the following requirements of the Aboriginal Heritage Act 1988.
  - i. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

2.2.4 Jon Whelan, on behalf of DPTI  
020/V091/15  
King William Street, Adelaide  
Adelaide City Council  
Proposal: Redevelopment of the Festival Plaza

Helen Dyer and Sue Crafter declared a conflict of interest and left the meeting.

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

Applicant(s)

- Jon Whelan (DPTI)
- James Rivett (DPTI)
- Angela Gerace (DPTI)
- Ana Glavinic (DPTI)
- Sam Dighton (Renewal SA)
- Ian McDougall (ARM)
- Sophie Cleland (ARM)
- Philippe Naudin (ARM)
- Luke Rogers (Mott MacDonald)
- Richard Dwyer (Ekistics)
- Rebecca Thomas (Ekistics)
- Pippa Buckberry (Flightpath)
- Paul Morris (GTA)
- Chris Watkins (Hassell)
- Raphael Christinas (Hassell)
- Damien Schultz (TCL)

Agency(s)

- Peter Wells (Heritage)
- Daniel Bennett (Adelaide City Council)
- Sky Allen (Adelaide City Council)

Representor(s)

- Roman Schaumann
- Mark Parnell
- Kelly Henderson

The Commission discussed the application.

RESOLVED

1. 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 Wan Heng Run (Aust) Pty Ltd

020/A020/16

293-297 Pirie Street, Adelaide

Adelaide City Council

Proposal: Demolition of existing buildings and constructions of a sixteen (16) level mixed use building

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

#### Applicant(s)

- Chris Vounasis (Future Urban)
- Peter Petrou (Cheesman)
- Nick Wong (Cheesman)
- John Craven (Regent Pacific Capital)
- Mark Chen (Wellstone Property)

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 Capital City Zone with particular reference to land use, high quality design, increased scale and density of development and improved residential amenity.
3. To grant Development Plan Consent to the proposal by Wan Heng Run (Aust) Pty Ltd for the demolition of existing buildings and construction of a sixteen (16) level mixed use development at 293-297 Pirie Street, Adelaide 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 Further consideration of the potential wind impacts of the proposal on the Tucker and Pirie Street frontages; and
  - 1.2 Details of the refinement to the podium expression, including the screening blades, materiality, soffits and appearance of the communal area on level two.

#### 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 020/A020/16.

Plans by Cheesman Architects including:

SC01 Proposed Site Context Plan

SC02 Site Plan and Movement Plan

SC03 Context Images

SD01 Title Page & Schedule of Areas

SD02 Proposed Ground Floor Plan

SD03 Proposed Level 1 Car Park Plan

SD04 Proposed Level 2 Car Park Plan

SD05 Proposed Level 3 Apartment Plan

SD06 Proposed Level 4-14 Apartment Plan

SD06A Proposed Level 4-14 Alternative Plan

SD07 Proposed Level 15 Apartment Plan

SD18 Street Elevation-North Elevation

SD 19 Concept Sections

SD20 Plan and Section Details

SD21 Plan and Section Details

SD22 East Elevation

SD23 South Elevation

SD24 West Elevation

SD25 Material Selection

SD31 Artist Impression

SD32 Artist Impression

SD35 Shadow Analysis

#### Reports / Correspondence

- Planning Report prepared by Future Urban Group dated 10 March, 2016
- Traffic and Parking Assessment prepared by Frank Siow and Assoc, dated 22 April, 2016
- Desktop Pedestrian Level Wind Report prepared by GWTS, dated 13 April, 2016
- Landscape and public realm concept design prepared by Oxigen, dated 12 February, 2016
- Waste Management Plan prepared by Colby Industries, dated 11 March, 2016
- Acoustic Report prepared by Bestec, dated 29 January, 2016
- Heritage/Character Impact Assessment prepared by Dash Architects, dated 8 February, 2016
- ESD Intent Report prepared by Bestec, dated 22 January, 2016
- Environmental Due Diligence Investigation prepared by LBW, dated 5 August, 2015

2. Details of the following shall be provided to the satisfaction of the Commission prior to the granting of Development Approval for any superstructure works:
  - Pedestrian canopy along the Pirie Street frontage;
  - Screening to prevent overlooking between upper level balconies and bedrooms of adjoining units; and
  - Finishes and treatments within the communal area on Level 2 including the treatment and delineation of the pedestrian access from the lift/stairs through the adjoining car parking area.
3. Final details of the external lighting, particularly along the pedestrian linkage and along both frontages of the subject site, shall be provided to the satisfaction of the Development Assessment Commission prior to the grant of Development Approval for any superstructure works. The approved lighting shall be provided at all times to the reasonable satisfaction of the Commission and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Commission.
4. Signage shall be erected at either end of the pedestrian link indicating that the area will be closed to the public afterhours.
5. The applicant shall demonstrate, to the reasonable satisfaction of the Commission, prior to the commencement of superstructure works that the preliminary acoustic design recommendations of the Bestec Acoustic Services report dated 29 January, 2016 have been incorporated into the detailed design of the proposal or that the appropriate noise levels, as identified within the report, have otherwise been achieved.
6. Waste collection shall only occur between the hours of 7am and 7pm Monday to Friday and 9am and 7pm Saturday and Sunday.
7. The proposed car parking layout, vehicular entry points and manoeuvring areas shall be designed and constructed to conform to the Australian Standard 2890.1:2004 (including clearance to columns and space requirements at the end of blind aisles) for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities and designed to conform with Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities.
8. Remote activation of the roller door access for drivers exiting the car park shall be made available to avoid vehicles having to stop on the 1:5 ramp.
9. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
10. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:

50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

11. 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:

- air quality, including odour and dust
- surface water including erosion and sediment control
- soils, including fill importation, stockpile management and prevention of soil contamination
- groundwater, including prevention of groundwater contamination
- noise
- 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

12. All stormwater design and construction shall be in accordance with Australian/New Zealand Standards, AS/NZS 3500-2003 and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.

13. The connection of any storm water discharge from the Land to any part of the Adelaide City Council’s underground drainage system shall be undertaken in accordance with the Council Policy entitled ‘Adelaide City Council Storm Water Requirements’ and be to the reasonable satisfaction of the Adelaide City.

Advisory Notes:

- a) Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- b) A separate crossover permit is required from Council to undertake any works to the Tucker Street kerb and water table.
- c) Residents will not be eligible for Council on-street residential parking permits.
- d) Council have indicated that stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Pirie Street road reserve. Council will accept a small proportion of stormwater runoff discharge to Tucker

Street. Stormwater surface runoff from the right of way off Tucker Street must not be directly discharged to Tucker Street.

- e) Council have noted the following in regards to lighting infrastructure and design:
- The proposed development works may impact on the public lighting within the proximity of the development site. The existing street lighting in Pirie Street and Tucker Street is owned and maintained by SA Power Networks. It consists of stobie columns, with over-head electrical cabling and street mounted connected to the stobie columns.
  - If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Council's requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
  - All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
  - All damage to ACC's infrastructure, including damage to public lighting and u/g ducting etc. caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
  - If new canopies are to be constructed as part of these works, then lighting to meet ACC's under veranda requirements shall be installed.
  - Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance.
- 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.

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>

- g) 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.



- h) 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.
- i) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.
- j) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
- Work in the Public Realm
  - Street Occupation
  - Hoarding
  - Site Amenities
  - Traffic Requirements
  - Servicing Site
  - Adjoining Buildings
  - Reinstatement of Infrastructure
- k) Insecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.
- l) Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- m) 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.

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>

- n) 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.

- o) 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.
- p) You are 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.
- q) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- r) 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, and (telephone number 8204 0300).

#### 4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS – Nil.

4.2. NEW APPLICATIONS - Nil

#### 5. MAJOR DEVELOPMENTS

#### 6. REPORTING

6.1. DAC

6.2. IMDAC

6.3. PADAC

6.4. BRAC

#### 7. ANY OTHER BUSINESS

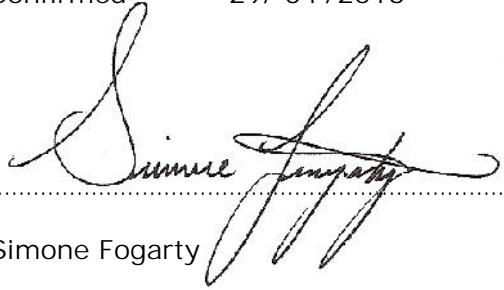
#### 8. NEXT MEETING – TIME/DATE

8.1. Thursday, 12th May 2016 at 28 Leigh Street, Adelaide

#### 9. CONFIRMATION OF THE MINUTES OF THE MEETING

10. MEETING CLOSE

Confirmed 29/ 04 /2016

A handwritten signature in cursive script, appearing to read "Simone Fogarty", written over a horizontal dotted line.

Simone Fogarty

DEPUTY PRESIDING MEMBER