



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 27<sup>th</sup> Meeting of the State Commission Assessment Panel held on Thursday, 28 June 2018 commencing at 9.30 am 50 Flinders Street, Adelaide

### 1. OPENING

#### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Lauren Talbot (Agenda Item 2.2.1, 2.2.3) Darby Schultz (Agenda Item 2.2.1) Karl Woehle (Agenda Item 2.2.2) Brett Miller (Agenda Item 2.2.1, 2.2.2) Malcolm Govett (Agenda Item 2.2.3)

#### 1.2. APOLOGIES

Nil

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS - Nil

#### 2.2. NEW APPLICATIONS

- 2.2.1 **Intro Design Pty Ltd**  
DA 361/1298/2016  
**104 Elder Drive, Mawson Lakes**  
City of Salisbury

Proposal: 10 storey mixed use building comprising ancillary basement car park and above ground car parking, retailing, medical centre, conference facilities, aged accommodation, apartments with associated driveway ramps to Elder Drive and Fleet Lane.

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

Applicants

- Dr Senthil Govindasamy (presented)
- Damien Ellis, Intro Design (presented)
- Terry Boxall, Intro Design (presented)
- Anthony Gatti, Intro Design (presented)
- Lucy Ward, Intro Design
- David Kwong, GTA (presented)

Council

- Aaron Curtis, City of Salisbury
- Terry Sutcliffe, City of Salisbury

Agency

- Belinda Chan, ODASA
- Aya Shirai-Doull, ODASA

The State Commission Assessment Panel discussed the application.

**RESOLVED**

1. That the proposed development is not considered to be seriously at variance with the City of Salisbury Development Plan – Consolidated 5th May 2016;
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Salisbury Development Plan.
3. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is GRANTED to application number 361/1298/2016 for a 10 storey mixed use building comprising ancillary basement car park and above ground car parking, retailing, medical centre, conference facilities, aged accommodation, apartments with associated driveway ramps to Elder Drive and Fleet Lane in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and conditions:

**RESERVED MATTERS**

The following matters shall be submitted for further assessment and approval by the State Commission Assessment Panel, as Reserved Matters under Section 33(3) of the *Development Act 1993*:

1. Plans and details, in consultation with the Office for Design and Architecture SA (ODASA), that provide a further refinement to the design of the podium levels, including a façade to suitably screen the carpark.
2. Detailed materials schedule and sample board to be worked up in consultation with ODASA.
3. Waste Management Plan, prepared by a qualified and experienced waste management consultant which shall include all of the following:
  - a) Arrangements for collection and recycling of waste generated by residential, retail and medical uses such as cardboard, plastics, food, medical wastes etc.;
  - b) Odour, hygiene management and pest management (ie. birds and rats); and
  - c) Private waste contractor arrangements for periodic collection, including consideration of hours of collection and manoeuvring arrangements.

4. Final heights of the building (at the highest point) shall be confirmed in Australian Height Datum.
5. A Deed of Agreement shall be entered into between the developer and the City of Salisbury to facilitate all off-site works proposed under the development application. The Deed of Agreement shall specify the works required, the timing for the works, be accompanied by detailed designs for all off-site works, that the proponent shall bear all costs for such works, identify the type and method of community consultation and implementation of traffic management.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
<i>Planning Report</i>			
Not Stated	Planning Report	Received by Council dated 27.03.18	Intro Design Pty Ltd
<i>Intro Correspondence</i>			
Dated 12.06.18	Response to ODASA and Council Request for Information	Received by Council dated 12.06.18	Intro Design Pty Ltd
Dated 23.05.18	Response to representations and request for information	Received by Council dated 23.05.18	Intro Design Pty Ltd
Dated 27.03.18	Response to RFI	Received by Council dated 27.03.18	Intro Design Pty Ltd
<i>Architectural Plans</i>			
DWG No SK00 Rev K	Title Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK01 Rev K	Site Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK10 Rev K	Basement Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK11 Rev K	Ground Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK12 Rev L	Level 1 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK13 Rev K	Level 2 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK14 Rev K	Level 3 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK15 Rev L	Level 4 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK16 Rev L	Level 5 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK17 Rev L	Level 6 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK18 Rev N	Levels 7-8 Apartments Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK20 Rev C	Level 9 Floor Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK21 Rev G	Shadow Diagrams	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK22 Rev D	Shadow Diagrams	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK23 Rev G	Shadow Diagrams	Received by Council dated 12.06.18	Intro Design Pty Ltd

DWG No SK24 Rev D	Shadow Diagrams	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK25 Rev A	Shadow Diagrams Focused	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK26 Rev A	Shadow Diagrams Focused	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK27 Rev A	Shadow Diagrams Focused	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK28 Rev A	Shadow Diagrams Focused	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK30 Rev D	Landscape Plan – Ground Floor	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK31 Rev D	Landscape Plan – Level 5 (Podium)	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK32 Rev D	Landscape Plan – Level 9	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK35 Rev B	Canopy Encroachment Plan	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK50 Rev K	Elevations – North	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK51 Rev K	Elevations – East	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK52 Rev K	Elevations – South	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK53 Rev K	Elevations – West	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK54 Rev F	Elevations – Site 1	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK55 Rev F	Elevations – Site 2	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK56 Rev A	Material Selections	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK62 Rev B	Section A	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK100 Rev K	3D – Elder Smith Drive	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK101 Rev K	3D – North East	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK102 Rev K	3D – South East	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK103 Rev K	3D – South West	Received by Council dated 12.06.18	Intro Design Pty Ltd
DWG No SK104 Rev K	3D – North Elevation	Received by Council dated 12.06.18	Intro Design Pty Ltd
<b>Reports and Technical Details</b>			
Reference: #S145890 dated 23.05.18	Response to Representations	Received by Council dated 23.05.18	GTA Consultants
Reference #S145890 dated 23.03.18	Transport Impact Assessment	Received by Council dated 26.03.18	GTA Consultants
S4986C2 dated July 2017	Acoustic Assessment	Received by Council dated 03.08.17	Sonus Acoustic Consultants
July 2017	Waste Management Plan	Received by Council dated 03.08.17	Rawtec Pty Ltd
Report D88/17	Desktop Environmental Wind Assessment	Received by Council dated 03.08.17	MEL Consultants

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

2. Prior to development approval being granted for superstructure works a Civil Plan, prepared by a qualified and experienced civil engineer in consultation with the City of Salisbury, shall be provided to the satisfaction of the State Commission Assessment Panel. The plan shall include all of the following:
  - a) Finished floor levels for the building, driveways and other impervious surfaces;
  - b) Cut/fill details;
  - c) Kerbing and driveway crossovers;
  - d) Pavement design details, driveway widths and gradients;
  - e) Water quality treatment systems including primary treatment (ie. gross pollutant traps) and secondary treatment using water sensitive design elements;
  - f) Footpath interface with entry surfaces, which shall achieve a continual surface grade to ensure disability access;
  - g) Stormwater management system including all sumps, drains, pipes etc., their sizes and fall to ensure appropriate management and discharge of stormwater from the site;
  - h) Any changes to the road or verge infrastructure to facilitate the above.
  
3. Final plans and details for all screening devices of roof and ground level plant, and equipment including fire hydrant boosters, pad mount transformers, air conditioning and air extraction plant or ducting. The plans and details shall be in consultation with the Government Architect, City of Salisbury and the State Commission Assessment Panel.
  
4. Prior to development approval being granted for superstructure works a final Acoustic Assessment, prepared by a qualified and experienced acoustic engineer, which assesses the level of noise intrusion and makes recommendations to achieve compliance with Minister's Specification SA 78B and Australian Standard 2021, shall be supplied to the reasonable satisfaction of the State Commission Assessment Panel.
  
5. Prior to development approval being granted for superstructure works a final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, shall be supplied to the reasonable satisfaction of the State Commission Assessment Panel. This Plan should include, but is not limited to the following:
  - a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers at the ground floor, podium and roof top;
  - b) Inclusion of advanced growth street trees to offset removal of existing street trees;
  - c) Species to be used, which shall comprise predominantly native species;
  - d) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.
  - e) Maintenance methods including irrigation and drainage to all upper level planter boxes.
  
6. The retail and medical facility (including any associated visitation related to the medical facility) shall adhere to the following hours of operation:
  - a) Monday to Friday – 7am to 10pm;
  - b) Saturday, Sunday and Public Holidays – 9am – 7pm.

*Reason: To minimise land use conflict.*

7. Vehicle deliveries, linen collection, garbage collection and the like shall only occur between the hours of 7am to 10pm.

*Reason: To minimise land use conflict.*

8. Except where otherwise approved, the finished floor level of the ground floor level entries to the building shall match that of the existing footpath.

*Reason: To ensure disability access is achieved.*

9. All external lighting on the site shall be designed and constructed in accordance with Australian Standard 4282 – 1997.

*Reason: To ensure lighting complies with Council' standards.*

10. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking areas or driveways at any time.

*Reason: To ensure the car parking areas are always available for the purpose they are designed. Further, that the site be maintained in a clean and tidy state.*

11. Except where otherwise approved, the external finishes of the building shall:

- a) Be of new non-reflective materials; and
- b) Be finished in colours as specified in the Approved Plans; and
- c) Be maintained in good condition at all times.

*Reason: To ensure the building appears as one and maintains the amenity of the locality.*

12. All mechanical services to the building and in conjunction with the proposed use shall be designed, installed and operated in such a manner that any person or persons working within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

*Reason: To maintain amenity by limiting the effect of mechanical services.*

13. All loading and unloading of vehicles and manoeuvring of vehicles shall be carried out entirely within the site.

*Reason: To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.*

14. All car parking and internal manoeuvring areas shall be designed and constructed in accordance with AS 2890.1 – Off-street parking, Part 1, AS 2890.6 – Parking for people with disabilities and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking”.

*Reason: To ensure access and car parking is provided on the site in a manner that is safe and convenient.*

15. All areas subject to use by commercial vehicles shall be designed in accordance with AS 2890.2 – 2002.

*Reason: To ensure access and manoeuvring for commercial vehicles is provided on the site in a manner that is safe and convenient.*

16. All approved landscaping identified on the Landscaping Plan, shall be completed, prior to commencement of use and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

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

#### **ADVICE NOTES**

1. A Construction Environmental Management Plan (CEMP) which shall be prepared in consultation with the City of Salisbury and be implemented in accordance with current industry standards – including the Local Nuisance and Litter Control Act 2016, the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction. The management plan shall be provided to Council and the SCAP and include, without being limited to, the following:
- a) Hours of operation;
  - b) Arrangements for management of stormwater, noise and dust;
  - c) Measures to eliminate drag-out from the site during wet weather events;

- d) Traffic management for any works impacting upon the road network, pedestrian movement or cycle ways;
  - e) Crane operations.
  - f) Site security, fencing and safety management impacts on local amenity for residents, traffic and pedestrians.
  - g) Protection and cleaning of roads and pathways
  - h) Onsite waste management techniques.
2. 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 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.
  3. Construction must be carried out so that it complies with the Construction Noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:
 

*The noise has travelled from the location of the construction activity to neighbouring premises –*

    - *On any Sunday or public holiday; or*
    - *After 7pm or before 7am on any other day.*
  4. Building sites can also be major contributors of suspended solids, concrete wash, building materials and wastes, to stormwater and, potentially, receiving waters, if there are inappropriate management practices. Construction work and site preparation must be undertaken in a manner that does not allow the escape of soil, sediment or other pollutants by wind or water to the stormwater system at levels that breach the EPA's *Environment Protection (Water Quality) Policy 2003*.
  5. All encroachments onto Council land are subject to an Authorisation Agreement with Council, which shall be required as an ongoing agreement for as long as the encroachment exists. The Authorisation Agreement must be signed before the encroachment exists. An initial Permit Preparation Fee of \$918 will be payable after which an annual fee will be charged. This annual fee will commence at \$565 and shall increase by CPI annually. It is the developer's responsibility to advise of change of ownership if this occurs so a new agreement can be prepared for the new property owners, should the property be sold. The developers should also be aware that it is their responsibility to advise the new owners of their responsibility in regard to Authorisation and ensure a new agreement is entered into.
  6. All proposed works within the public realm and adjacent road network, including installation and modification to street furniture, planting of street trees, roadway modifications or temporary parking controls, proposed to be completed as stated in the application documents, shall be subject to a separate Deed of Agreement with the City of Salisbury. All works external to the site are not authorised under this Consent.
  7. Except where otherwise shown on the approved plans, no signage forms part of this Development Plan Consent. Advertising displays or signage shall not be erected or displayed upon the site unless Development Approval has been obtained.
  8. This approval does not authorise the removal of any street trees. A separate permit shall be obtained for the removal and replacement of street trees within the adjacent Elder Drive verge. All costs associated with removal and replacement shall be borne by the developer.
  9. Tenancy fit-out applications will be required for all individual tenancies and shall be approved under the *Development Act 1993*. In addition, any use not consistent with that proposed under this application shall be subject to a further application. Further the following requirements will apply to premises from an environmental health perspective:
    - *The structure and design of any food premises must be constructed in accordance with the Food Act 2001 and Food Safety Standard 3.2.3;*

- Any high risk manufactured water systems which may include cooling water systems shall be installed and maintained in accordance with the South Australian Public Health (Legionella) Regulations 2013;
  - The swimming pool shall be installed and maintained in accordance with the South Australian Public Health (General) Regulations 2013.
10. All Council, utility or state-agency maintained infrastructure (ie. 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.
  11. Approval for the construction methodology of the proposed building may be required from the Secretary for the Commonwealth Department of Infrastructure and Regional Development, in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*. The applicant shall notify Parafield Airport Ltd fourteen (14) days prior to the commencement of any crane operations associated with the development.  
  
Note: Crane assessment may also have to be conducted and approved by the Civil Aviation Safety Authority (CASA).
  12. The applicant may be required to comply with Regulation 94 of the *Civil Aviation Regulations 1988* and should contact CASA on 131 757 for advice in relation to this Regulation.
  13. 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>.

#### 2.2.2 **Mandala Property Group C/- PBA**

DA 020/A033/18

**18 Bentham Street, Adelaide**

City of Adelaide

Proposal: Construction of an 18 storey building comprising tourist accommodation, hospitality facilities and associated landscaping.

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

##### Applicants

- David Lee (presented)
- Phillip Brunning, PBA (presented)
- Thomas Wilson, CIRCA
- David Girolamo, Architect (presented)
- Matt Gazzard, Project Manager

##### Agencies

- Ellen Liebelt, ODASA
- Belinda Chan, ODASA
- Peter Wells, DEW

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. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Adelaide Development Plan.

- To grant Development Plan Consent to the proposal by Mandala Property Group c/- PBA for DA 020/A033/18 at 18 Bentham Street, Adelaide subject to the following reserved matters and conditions of consent.

#### RESERVED MATTERS

- Pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, prior to the granting of Development Approval:

1.1 A resolution and approval of the proposed encroachment in the form of the canopy/balcony over Bentham Street is required from the City of Adelaide.

#### PLANNING CONDITIONS

- 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 020/A033/18.

Plans tabled by Prunzinski PACT architects at the SCAP meeting on 28 June 2018

Drawing Title	Drawing No.	Revision	Date
Floor Plans	17028-01-04	01	16.03.2018
Floor Plans	17028-01-05	03	29.05.2018
Floor Plans	17028-01-06	03	29.05.2018
Elevations	17028-01-07	01	16.03.2018
Sections	17028-01-08	02	29.05.2018
Perspectives	17028-01-09	01	16.03.2018
Perspectives	17028-01-10	01	16.03.2018
Materials and Finishes	17028-01-11	01	16.03.2018
Signage	17028-01-13	01	16.03.2018
Encroachments and Gate details	17028-01-14	02	15.06.2018

- A visual, audible alarm shall be installed in the loading dock 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 SCAP.
- All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
- Lighting under the balcony on Bentham Street shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the SCAP and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times.
- All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
- The acoustic attenuation measures recommended in the Acoustic Design Report, dated 15 February 2018 by Bestec, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
- Prior to Development Approval being granted there shall be a review to increase the width of the three south facing windows (corridor, room 10 and 12) on each level to achieve consistent expression to the reasonable satisfaction of the SCAP.

## State Heritage Conditions

8. A dilapidation survey recording the condition of Woodards House shall be prepared by a suitably qualified structural engineer prior to the commencement of site works, to the satisfaction of the approving authority. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation and construction works. The scope of the survey may be limited to that section of the historic building considered by the engineer to be potentially at risk.
9. During ground works, the short term vibration levels at the heritage-listed structure shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3.

## ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, (telephone number 8204 0289).
- d. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- e. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.
- f. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City Adelaide and be implemented in accordance with current industry standards – including the Local Nuisance and Litter Control Act 2016, the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

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

- timing, staging and methodology of the construction process and working hours;
- Traffic management strategies;
- control and management of construction noise, vibration, dust and mud;
- management of infrastructure services during construction and re-establishment of local amenity and landscaping;
- stormwater and groundwater management during construction;
- site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;

- disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
  - protection and cleaning of roads and pathways; and
  - overall site clean-up.
- g. The level of any proposed grated pits or stormwater opening within the building must be designed with an adequate freeboard to the 1% AEP floor level in Bentham Street, adjacent to each property connection.
- h. 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:
- An annual fee may be charged in line with the Encroachment Policy;
  - Permit renewals are issued on an annual basis for those encroachments that attract a fee; and
  - Unauthorised encroachments will be required to be removed.
- i. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at [www.cityofadelaide.com.au](http://www.cityofadelaide.com.au). When applying for a City Works Permit you will be required to supply the following information with the completed application form:
- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
  - Description of equipment to be used;
  - A copy of the relevant Public Liability Insurance Certificate (minimum cover of \$20 Million required); and
  - Copies of consultation with any affected stakeholders including businesses or residents.
- Upfront payment is required for all City Works applications, which can be received by Council via the following:
- Email: [cityworks@cityofadelaide.com.au](mailto:cityworks@cityofadelaide.com.au)
  - Fax: 8203 7674
  - In Person: 25 Pirie Street, Adelaide
- j. The applicant should 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.
- k. 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.
- l. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is 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.
- m. All new crossovers or alterations to existing crossovers incorporated in the development will require approval by the City of Adelaide in accordance with the relevant standards and specifications detailed in the Council's City Works Guidelines.
- n. The finished floor level of the ground floor level at the entry points to the development including the loading bay entry and exit points shall match the existing footpath unless otherwise agreed to in writing by the City of Adelaide.

## State Heritage Advisory Notes

- o. 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 for Environment and Water, or an additional referral to the Minister for Environment and Water. 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.
- p. 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.
- q. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.
- r. 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.
- s. The State Heritage Unit encourages the applicant to consider further design development of the western and northern façade in the interest of improving the visual relationships with nearby historic buildings. Any design development should focus on the following aspects:
  - Greater continuity and consistency in the vertical lines of the masonry piers above and below the first floor balcony
  - A podium cap at Level 6
  - A transition from podium to full-height masonry on the northern elevation

### 2.2.3 Department for Education C/- Adelaide High School

DA 020/L014/18

**Allotments 60 and 66 DP73209, West Terrace, Adelaide**

City of Adelaide

Proposal: Installation of an identification sign.

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

#### Applicants

- Cez Green, Adelaide High School (presented)
- Jim Dounas, Adelaide High School (presented)

#### Council

- Shanti Ditter, Adelaide (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. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Council Development Plan.

3. To grant Development Plan Consent (and Land Division Consent) to the proposal by the Department for Education C/- Adelaide High School for the installation of a free standing identification sign at A60 and A66 West Terrace, Adelaide subject to the following 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 020/L014/18.

Prepared by JPE Design Studio:

- Adelaide High – West Terrace Signage, Option 1, Drawing Number SK 01, Dated December 2017;
  - Adelaide High – West Terrace Signage, Option 1, Drawing Number SK 02, Dated December 2017.
2. The sign shall be permitted to display one complete static message every two (2) minutes. The time taken for consecutive displays to change shall be no more than 0.1 seconds. The sign shall not flash, scroll or move. Furthermore, the sign shall not be permitted to display or imitate a traffic control device in any way.
  3. The operational system for the sign 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.
  4. Illuminated signage 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, the LED components of the sign/s shall be limited to the following stepped luminance levels:

<b>Ambient Conditions</b>	<b>Sign Illuminance Vertical Component (Lux)</b>	<b>Sign Luminance (Cd/m<sup>2</sup>) Max</b>
Sunny Day	40,000	6,300
Cloudy Day	4,000	1,100
Twilight	400	300
Dusk	40	200
Night	<4	150

Additionally, the luminance contrast between consecutive displays shall be limited to a maximum of 2:1 (Note: For the purposes of this condition luminance contrast is defined as the ratio of the average luminance of the consecutive displays).

#### **ADVISORY NOTES**

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, (telephone number 8204 0289).

- d. The applicant is advised that under the 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. Also, where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water. Heritage South Australia Economic and Sustainable Development Group Level 8 81-91 Waymouth Street Adelaide SA 5000 GPO Box 1047 Adelaide SA 5001 Australia DX138 Ph: +61 8 8124 4960 Fax: +61 8 8124 4980 [www.environment.sa.gov.au](http://www.environment.sa.gov.au)
- e. The applicant is advised that under the *Aboriginal Heritage Act 1988*, 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 Act.

### 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, 12 July 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 2.53pm.

Confirmed 28/06/2018



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Simone Fogarty  
PRESIDING MEMBER