



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 8th Meeting of the State Commission Assessment Panel held on Thursday, 23 November 2017 commencing at 9.30AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Chris Branford Sue Crafter Peter Dungey Dennis Mutton
Secretary	Penny Pearce
DPTI Staff	Ben Scholes (Agenda Items 2.2.1, 2.2.2 & 2.2.3) Brett Miller (Agenda Items 2.2.1, 2.2.2, 2.2.3 & 2.2.4) Andrew Caspar (consultant) (Agenda Item 2.2.3) Karl Woehle (Agenda Item 2.2.4)

1.2. APOLOGIES

David O'Loughlin & Helen Dyer

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS - Nil

2.2.1 Hummingbird Homes (SA) Pty Ltd

DA 155/E001/17

99 Rundle Street, Kent Town

Norwood, Payneham & St Peters Council

Proposal:

Multi-storey, mixed-use development incorporating townhouses, residential apartments, serviced apartments, retail, offices and car parking.

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

Agency

- Nick Tridente, ODASA
- Ellen Leibelt, ODASA

Applicant

- Victor Previn, Project Investor
- Simon Cross, Project Manager
- Phil Brunning, Planning consultant
- Fran Bonato, TECTVS
- Ben Wilson, CIRQA

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 relevant Objectives and Principles of Development Control of the Norwood Payneham St Peters Council Development Plan.
3. To grant Development Plan Consent to the proposal by Hummingbird Homes for demolition of non-heritage structures, partial demolition of a Local Heritage place and construction of a multi-storey mixed-use development incorporating townhouses, residential apartments, serviced apartments, office, retail and car parking at 99-107 Rundle Street Kent Town 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 155/E001/17.

Plans by Tectvs

Drawing Title	Drawing No.	Revision	Date
Site Plan	P01	1.2	13/10/2017
Floor Plan	P02	1.3	13/10/2017
Floor Plan	P03	1.2	13/10/2017
Floor Plan	P03A	1.0	13/10/2017
Floor Plan	P04	1.2	13/10/2017
Floor Plan	P05	1.2	13/10/2017
Floor Plan	P06	1.2	13/10/2017

Floor Plan	P07	1.2	13/10/2017
Floor Plan	P08	1.2	13/10/2017
Sections	P09	1.3	13/10/2017
Elevations	P10	1.2	13/10/2017
Elevations	P11	1.2	13/10/2017
Perspectives	P-R	1.0	13/10/2017

Reports and correspondence

- Email from Ben Wilson of Cirqa dated 25 October 2017.
- Email from Phillip Brunning of Phil Brunning & Associates dated 25 October 2017.

Vehicle Parking and Access

2. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) 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 State Commission Assessment Panel prior to the occupation or use of the development.
3. A traffic signal control system (with in-ground detector loops and appropriately placed traffic signal lanterns) shall be installed in the car park to warn pedestrians of approaching traffic in vicinity of the Little Rundle Street access point; 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 State Commission Assessment Panel.
4. All loading and unloading, parking and manoeuvring areas shall be designed, constructed and operated to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
5. 25 additional bicycle parking spaces shall be provided on the subject land in appropriate locations ensuring ease of access and convenience to users.
6. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

Acoustics

7. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
8. The acoustic attenuation measures recommended in the Noise Assessment Report (reference S4927C4) dated April 2017 by Jason Turner of Sonus Pty Ltd shall be fully incorporated into the detailed design of the development and corresponding building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Stormwater

9. 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.

10. Any stormwater run-off shall be collected on-site and disposed of safely without jeopardising the safety of the adjacent section of Rundle Street.
11. Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

Environmental

12. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
13. Prior to Development Approval for superstructure works the applicant shall submit, to the satisfaction of the State Commission Assessment Panel, a final site (ground floor) plan documenting specific Crime Prevention Through Environmental Design principles intended for public circulation areas including lighting, access control mechanisms and active surveillance strategies.
14. 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, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction.
15. 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.

External Materials

16. Prior to Development Approval for superstructure works, the applicant shall in consultation with the Government Architect, and to the satisfaction of the State Commission Assessment Panel, submit a final detailed schedule of external materials and finishes.
17. Prior to Development Approval for superstructure being granted the applicant shall in consultation with the Government Architect, and to the satisfaction of the State Commission Assessment Panel, investigate options for installation of canopies / awning structures to provide pedestrian shelter, and further refinement of the articulation of the podium referencing the proportion of the Tin Cat building at 107 Rundle Street.

ADVISORY NOTES

- a. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 3.0 metres in width from the Rundle Street frontage of this site for future road purposes. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all new building works located on or within 6.0 metres of the possible requirement.

As part of the development falls within the possible requirement, the applicant is advised to complete the attached consent form and return it to the Commissioner of Highways, Department of Planning, Transport and Infrastructure at GPO Box 1533 Adelaide SA 5001 with three (3) copies of the approved plans.

- b. 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.
- c. 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.
- d. 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).
- e. No additional advertising signage shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
- f. 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.
- g. 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.
- h. 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 the City of Norwood Payneham St Peters. Improvements to the adjacent public realm areas are not part of this planning consent. Additional visitor bicycle parks are encouraged to be explored within the public realm areas in consultation with Council.
- i. Authorisation is required under Section 221 of the *Local Government Act 1999* for the encroachment of the proposed structure or building in, on, across, under or over a public road. Please note that the City of Norwood Payneham St Peters may charge an annual fee and that the authorisation may be issued on an annual basis for any encroachment that attracts such a fee.
- j. 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.
- k. 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.

- I. You are advised of the following requirements of the *Heritage Places Act 1993*.
 - (a) 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; and
 - (b) 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.
- m. 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*.

2.2.2 PRD Project Management P/L

DA 211/M022/17

79 Port Road, Thebarton

West Torrens Council

Proposal:

Demolition of existing building and construction of a multi-storey mixed use development incorporating ground level commercial tenancy, a 9-storey residential flat building upon an ancillary 2-storey decked car park, four 3-storey residential flat buildings comprising 28 dwellings and ancillary ground floor car parking, vehicle loading, open space and landscaping.

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

Representors

- Anthony Gatti, Intro Design
- Damien Ellis, Intro Design
- Paul Costa, PRD Project Management
- Sing Teck Ong, AST

Council

- Frank Siow, City of West Torrens
- Joe Ielasi, City of West Torrens

Agency

- Aya Shirai-Doull, ODASA
- Nick Tridente, ODASA
- Peter Wells, DEWNR
- Marc Hryciuk, DPTI

The State Commission Assessment Panel discussed the application.

RESOLVED

1. In recognition of the intensity of the development, the prominence of the subject land and the insufficient attention to design quality and detail, the Panel has resolved to defer development application 211/M022/17 to enable the applicant to submit amended plans and details that address the following:
 - i. Review the design of the ground floor plane and podium levels and the relationships to internal and external amenity;
 - ii. A significant improvement to the south eastern corner of the site and its relationship to the neighbouring hotel;
 - iii. An integrated approach to the site development with careful consideration of broader context in relation to the surrounding neighbourhood and internal site works;
 - iv. Reconsider the materials selection and supply a detailed materials board; and
 - v. Preparation of a detailed landscaping plan including schedule of plantings and maintenance schedule.

2.2.3 Wright Developments SA Pty Ltd

DA 020/A059/17

76-88 Wright Street, Adelaide

Adelaide City Council

Proposal:

Construction of an 18-storey building with basement car parking comprising the retention and reuse of the former Hotel Wright Street as a Hotel at ground and first floors with atrium and roof top terrace licensed as part of the Hotel use; a retail tenancy at ground floor; fifteen (15) levels of offices; and two (2) storey penthouses occupying levels 16 and 17.

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

Representors

- Val Mohyla, Mohyla Architects
- Ben Whittaker, Mohyla Architects
- Josh Carrobs, Mohyla Architects
- Greg Vincent, Masterplan SA
- Jason Schulz, DASH Architects

Agency

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

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

- To grant Development Plan Consent to the proposal by Wright Developments SA Pty Ltd, c/- Mohyla Architects for an 18-storey building with partial retention of existing hotel building and addition of a rooftop terrace at 74-88 Wright Street, Adelaide, subject to the following conditions of consent.

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/A059/17.

Architectural Plans by Mohyla Architects:

Drawing Title	Drawing No.	Revision	Date
Drawing Register	SD00	-	15 September 2017
Locality Plan	SD01	-	15 September 2017
Existing Site Plan	SD02	-	15 September 2017
Existing Streetscape	SD03	-	15 September 2017
Floor Plans (Basement, Ground, Level 1)	SD04	-	15 September 2017
Floor Plans (Levels 2, 3, 4, 5 and 6)	SD05	-	15 September 2017
Floor Plans (Levels 7, 8 and 9, 10, 11 and 12)	SD06	-	15 September 2017
Floor Plans (Levels 13, 14 and 15, 16, 17)	SD07	-	15 September 2017
Elevations (South and West)	SD08	-	15 September 2017
Elevations (North and East)	SD09	-	15 September 2017
Sections	SD10	-	15 September 2017
Concept Diagrams	SD11	-	15 September 2017
Cityscape Context	SD12	-	15 September 2017
Materials and Finishes	SD13	-	15 September 2017
Environmental	SD14	-	15 September 2017
Podium Integration	SD15	-	15 September 2017
Streetscape	SD16	-	15 September 2017
Streetscape/Human Scale	SD17	-	15 September 2017
Perspectives	SD18	-	15 September 2017

Reports and correspondence:

- Planning Report – Masterplan Town + Country Planners, September 2017
- Heritage Impact Assessment – DASH Architects, September 2017
- Heritage Response to Council Feedback – DASH Architects, November 2017
- Traffic and Parking Assessment – Frank Siow & Associates, September 2017
- Waste Management Plan – Colby Industries, August 2017
- Engineering Services Concept Design Report – System Solutions Engineering, September 2017
- Desktop Pedestrian Level Wind Assessment – Global Wind Technology Services, September 2017

External Materials

- Prior to Development Approval being issued for superstructure works, the applicant shall submit, in consultation with the Associate Government Architect, and to the reasonable satisfaction of the State Commission Assessment Panel, a final detailed materials board and schedule of

materials including detail of patterning to the pre-cast panels to the eastern and northern elevations of the building.

Driveway and parking areas

3. All vehicle driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards AS2890.1:2004 and AS2890.6:2009) 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 State Commission Assessment Panel prior to the occupation or use of the development. Traffic and parking signage and line marking must meet the requirements of AS2890.1-2004 and the AS1742 series as applicable.
4. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard 2890.3-2015. Doors to bicycle storage areas should avoid the use of heavy swing doors and where possible should be automated.
5. Prior to Development Approval being issued for superstructure works, the applicant shall submit, to the reasonable satisfaction of the State Commission Assessment Panel, additional details documenting the design and management of the traffic management system intended to control one-way movement of vehicles to and from the building.

Structure

6. The finished floor level of the ground floor level entry shall match that of the existing footpath unless otherwise agreed to by the State Commission Assessment Panel.

Soil Contamination

7. Prior to Development Approval being issued for superstructure works, the applicant shall arrange for a statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) to be submitted to the State Commission Assessment Panel.

Acoustics

8. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.

Wind Impacts

9. The wind impact attenuation measures recommended in the Desktop Pedestrian Level Wind Assessment dated September 2017 by Global Wind Technology Services shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such wind impact attenuation measures shall be made operational prior to the occupation or use of the development.

Lighting

10. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

Signage

11. No signage forms part of this development plan consent. No advertising display or signage shall be erected or displayed upon the subject land (including the proposed "88" embossed number to the Wright Street frontage) without any required Development Approval first being obtained.

Infrastructure

12. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, lighting, 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.

Landscaping

13. Prior to Development Approval being issued for superstructure works, and to the reasonable satisfaction of the State Commission Assessment Panel, the applicant shall submit a detailed landscaping plan for the atrium, rooftop terraces, balconies and green walls identifying planting medium depths, irrigation methods, maintenance schedules and methods, and other features of the landscaping scheme to demonstrate viability of all plantings. The updated detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
14. Landscaping shown on the approved plans (including without limitation the green walls and the rooftop garden) shall be established prior to the occupation of the development and shall be maintained and nurtured at all times with any diseased or dying plants to be replaced.
15. A watering system shall be installed at the time landscaping is established, and operated so that all plants receive sufficient water to ensure their survival and growth.

Stormwater

16. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Adelaide and to the satisfaction of the State Commission Assessment Panel. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
17. 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.

Construction Management

18. A Waste Management Plan that details the proposed waste minimisation and resource recovery practices during construction shall be prepared and implemented.
19. 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, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction.

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

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following website: <http://www.epa.sa.gov.au>

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 shall 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.
- e. As work is being undertaken on or near the subject land boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- f. Any proposed works within the public realm adjacent to the site, including the installation of street furniture, planting of street trees, roadway modifications or changes to temporary parking controls shall be undertaken in consultation with the City of Adelaide. Improvements to the adjacent public realm outside of the identified subject land are not part of this planning consent.
- g. Approval for the proposed building height and construction methodology is 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.
- h. 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 Regional Development. 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.

2.2.4 KW Street Pty Ltd

DA 155/M013/17

2-4 King William Street, Kent Town

Norwood, Payneham & St Peters Council

Proposal:

Construction of a 9 storey mixed use building consisting of seven residential levels, three commercial tenancies, car parking, landscaping and associated site works.

Chris Branford declared a conflict of interest and left the meeting.

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

Representors

- Chris Vounasis, Future Urban Group
- Milly Nott, Future Urban Group
- Nic Wong, Marchese Partners
- Frank Siow, Frank Siow and Associates
- Steven Song
- Sonya Montgomerie, Marchese Partners

Agency

- Aya Shirai-Doull, ODASA
- Nick Tridente, ODASA

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 Development Assessment Commission is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Norwood Payneham and St Peters Development Plan.
3. To grant Development Plan Consent to the proposal by Future Urban Group for DA 155/M013/17 at 2-4 King William Street, Kent Town 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 155/M013/17.

Job	Drawing Title	Drawing No.	Date
Marchese Partners			
16097	Cover Sheet	DA 0.00	18/08/2017
16097	Location Plan / Site Analysis	DA 1.0	18/08/2017
16097	Site Integration & Ground Floor Plan	DA 2.01	18/08/2017
16097	Ground Floor Plan with Landscape Schedule	DA 2.01A	18/08/2017
16097	Landscape Intent Plan	DA 2.02	18/08/2017
16097	Basement Level	DA 2.03	18/08/2017
16097	Mezzanine Level	DA 2.04	18/08/2017

16097	Level 1	DA 2.05	18/08/2017
16097	Level 2	DA 2.06	18/08/2017
16097	Typical Apartment Level	DA 2.07	18/08/2017
16097	Penthouse Level	DA 2.08	18/08/2017
16097	Roof Plan	DA 2.09	18/08/2017
16097	Section	DA 3.01	18/08/2017
16097	King William Street Elevation	DA 4.01	18/08/2017
16097	North East Elevation	DA 4.02	18/08/2017
16097	South Elevation	DA 4.03	18/08/2017
16097	South West Elevation	DA 4.04	18/08/2017
16097	Material Selection	DA 5.01	18/08/2017
16097	Shadow Analysis	DA 6.01	18/08/2017
16097	Artist Impression	DA 7.01	18/08/2017
16097	Artist Impression	DA 7.02	18/08/2017
16097	Artist Impression	DA 7.03	18/08/2017
Plot Works Design			
	Landscape Details	LA - 03	10/08/2017

Reports and correspondence

- Traffic and Parking Report by Frank Siow & Associates dated 8 September
 - Waste Management Plan by Rawtec dated September 2017
 - Sustainability Report by Lucid Consulting dated August 2017
 - Services Infrastructure Report by Lucid Consulting dated 29 August 2017
 - Stormwater Management Report by Robert Bird Group dated 15 August 2017
2. Prior to Development Approval, the applicant shall submit a final detailed schedule of materials, finishes and landscaped areas in consultation with the Government Architect to the reasonable satisfaction of the State Commission Assessment Panel.
 3. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) 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 State Commission Assessment Panel prior to the occupation or use of the development.
 4. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
 5. Landscaping shown on the approved plans 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.
 6. A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.
 7. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997). The lighting shall be designed and operated with CPTED practices in mind in order to maximise pedestrian amenity and safety.
 8. 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.
 9. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

10. The hours for waste collection vehicles to enter and exit the site shall be restricted to Monday to Friday: 7am to 5pm; with no collection on a Saturday or Sunday
11. 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.

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 Development Assessment Commission.
- 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 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.
- e. If, in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment or potential harm to the health or safety of human beings or the environment that is not trivial (taking land use into account), the applicant may need to remediate the site in accordance with EPA guidelines.
- f. If, at any stage, contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater (pursuant to Section 83A of the Environment Protection Act 1993) must be submitted to the EPA.
- g. Continual monitoring of soil condition and appearance shall be undertaken during any site works including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall undertake appropriate testing and remediation/removal of the soil in accordance with standard industry procedures and as advised by an appropriately qualified person. Upon completion of all earthworks, a statement from an appropriately qualified person shall be submitted to the SCAP confirming

the completion of remediation works in accordance with industry procedures.

- h. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties in accordance with the Environment Protection (Noise) Policy 2007.
- i. Due consideration should be given to the residential context of the subject site. In particular, consideration should be given to management of noise associated with patron behaviour, vehicle movements etc. outside of normal operating business hours.
- j. No additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
- 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.

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, 7 December 2017 in Leigh 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 1.51 pm.

Confirmed 23/11/2017

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

.....
Simone Fogarty
PRESIDING MEMBER