



Development Assessment Commission

Minutes of the 468th Meeting of the
Development Assessment Commission
held on Thursday, 27 September 2012 commencing at 1.30 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Ted Byrt
Members	Damien Brown Geoffrey Loveday Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Nitsan Taylor (Agenda Item 3.1) Simon Neldner (Agenda Item 3.2) John Paynter (Agenda Items 6.1 & 6.2)

1.2. APOLOGIES – Megan Leydon (Deputy Presiding Member), Carolyn Wigg.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

- 3.1. Adelaide Entertainment Corporation
252/V024/12
Adelaide Entertainment Centre, portion of existing car park area
located between Adam Street and Port Road
City of Charles Sturt (District Centre Zone, Hindmarsh Policy Area 2, Gateway
Precinct 8)

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

Applicant(s)

- Anthony Kirchner (CEO, AEC)
- Phil Weaver (Phil Weaver & Associates)
- Graham Burns (Masterplan)

Agency

- Marc Hryciuk (DPTI Transport Services Division)

The Commission discussed the application.

RESOLVED

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE that the Minister for Planning be advised that the Commission is of the view that the Adelaide Entertainment Centre precinct, and especially Adam Street, should be treated in the Development Plan as an important public asset, and that the relevant provisions of the Development Plan be amended accordingly.
3. RESOLVE to recommend that the Minister for Planning APPROVE Development Application 252/V024/12 for the construction of a multi-storey car park for shared use by the Adelaide Entertainment Centre and Port Road 'Park and Ride' facility, minor alterations to existing crossovers, installation of 'boom gates' at the Manton Street entry, landscaping, and associated site works subject to the following conditions:

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 040/V024/12.

Bryant Concepts

Existing Site Plan, Sheet # PL101 Rev 0, 2/07/12

Existing Site Plan details, Sheet # PL102 Rev 0, 2/07/12

Proposed Site Plan, Sheet # PL103 Rev 1, 17/08/12

Landscaping Plan, Sheet # PL104 Rev 1, 17/08/12

Traffic Plan Entry Movements, Sheet # PL130 Rev 0, 2/07/12

Traffic Plan Exit Movements, Sheet # PL131 Rev 0, 2/07/12

Ground Floor Plan, Sheet # PL200 Rev D, 21/06/12

First /Second / Third Floor Plan, Sheet # PL201 Rev D, 21/06/12

Second Floor Plan, Sheet # PL202 Rev D, 21/06/12

Roof Plan, Sheet # PL203 Rev B, 21/06/12

Fourth Floor Plan, Sheet # PL204 Rev 0, 2/07/12

Roof Plan, Sheet # PL205 Rev 0, 2/07/12

Plan Details – Port Road Entry, Sheet # PL212 Rev 0, 2/07/12

Plan Details – Entry Plan Details, Sheet # PL213 Rev 0, 2/07/12

Ground Floor Pedestrian Entry Layout, Sheet # PL240 Rev 0, 17/08/12

Elevations 1, Sheet # PL300 Rev 1, 17/08/12

Elevations 2, Sheet # PL301 Rev 1, 17/08/12

Sections, Sheet # PL400 Rev 0, 2/07/12

3D From Port Road, Sheet # PL900 Rev 0, 2/07/12

3D View From Adam Street, Sheet # PL901 Rev 0, 2/07/12

3D Eye-level View From Port Road Entrance, Sheet # PL902 Rev 0, 2/07/12
Civil Level Plan, Sheet # C100 Rev A, 2/07/12
Civil Ground Floor Drainage Plan, Sheet # C101 Rev A, 2/07/12
Civil First/second/third Floor Drainage Plan, Sheet # C102 Rev A, 2/07/12
Civil Level 4 Drainage Plan, Sheet # C103 Rev A, 2/07/12
Civil Sections and Details, Sheet # C104 Rev A, 2/07/12
'Stormwater Calculations and Civil Design/Construction Brief', Job No 11-550, 2/07/12

Masterplan

'Planning Report', July 2012-09-20

Phil Weaver & Associates

Traffic and Parking Assessment, 5 July 2012
Response to DPTI advice, 4 September 2012

2. That the following information shall be submitted for further assessment and approval by the Minister for Planning - in consultation with the Transport Services Division of DPT and the City of Charles Sturt (where applicable) - prior to the commencement of site works (except where stated otherwise):
 - a. That a lighting plan shall be provided which limits overspill of light on adjacent roads and areas but provides adequate illumination on-site and to perimeters of the site for security purposes.
 - b. That a detailed plan shall be provided that shows pedestrian linkages and wayfinding through the site (e.g. from the Port Road Tram Stop to/from the multi-storey car park and from the AEC venue to/from the multi-storey car park).
 - c. That a detailed landscaping plan shall be developed to improve the amenity for pedestrians by providing shade, refuge and relief from the car park area.
 - d. That a detailed Traffic Management Plan for the construction period shall be provided.
 - e. A detailed Traffic and Access Management Plan for the completed development when operational (including general, daily peak and event periods) shall be provided to and approved by DPTI prior to the completion of the development. This plan shall be supported by the following information:
 - Evidence that the anticipated vehicle volumes will not result in vehicles queuing at ingress locations thus interrupting through traffic and compromising the safety of the DPTI road network;
 - details of the traffic management devices intended to be used for the Port Road access (Access #1) to ensure road safety is maximised and motorists intuitively react to the modified traffic flows;
 - evidence that the car park circulation roadway has sufficient capacity in conjunction with the boom gate operation during expected peak vehicle volumes;
 - vehicle turning profiles showing that delivery movements will not interfere with the safe and efficient movement of vehicles through the car park.

3. That the perforated façade treatment on all sides of the building shall be extended so that the ground floor level of the car park is fully screened and enclosed.
4. That all car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked prior to the occupation or use of the development.
5. That the eight parking spaces located adjacent to the Adam Street exit on the eastern side of the aisle shall be managed as follows:
 - i) The parking spaces will be reserved for Adelaide Entertainment Centre staff parking on event nights.
 - ii) If any of the eight reserved spaces are not used for Adelaide Entertainment staff parking on event nights, they will be chained off to prevent their use by the general public.
 - iii) The chain will be secured by combination lock and will be marked with 'Adelaide Entertainment Centre Staff Parking' signs. The chain will be installed across all eight spaces at least two hours before the scheduled commencement of an Adelaide Entertainment Centre event to physically prevent parking by event patrons.
6. That 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.
7. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
8. That the landscaping shown on the plans forming part of the application 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.
9. That a watering system shall be installed and operated so that all plants receive sufficient water to ensure their survival and growth.
10. That a Tree Protection Zone (TPZ) shall be provided and that no works of any kind shall occur within this zone, unless specified and agreed to by Council's Arborist. This protection zone shall be maintained until the proposed development has been completed in its entirety. In this case the protection zone shall be placed 6 metres from the River Red Gum located in the northern section of the carpark.
11. That the Tree Protection Zone shall be fenced before any works commence on site. The fence shall be constructed from 1.8 metre high steel mesh panels, which will be 2.5 metres in width. The panels shall be inserted in temporary concrete base blocks and the posts at the top shall be clamped.
12. That clearly legible signs shall be incorporated on all sides of the Tree Protection Zone fence displaying the words "Tree Protection Zone No Unauthorised Entry".
13. That stormwater management, finished floor levels and the re-use of stormwater shall comply with the City of Charles Sturt "Development

Information Development Guide No27, Flood Mitigation " and "Development Information Guide No 56, Stormwater Drainage Plan".

14. That details of any air conditioning or air extraction plant or ducting to be placed on the exterior of the building in association with this development shall be submitted to and approved by the Minister for Planning.
15. That an appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.
16. That an appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment.

OBLIGATIONS PURSUANT TO THE DEVELOPMENT ACT 1993 AND DEVELOPMENT REGULATIONS 2008

- i. Pursuant to section 49(14) of the Development Act 1993 before any building work is undertaken, the building work is to be certified by a private certifier, or by some person determined by the Minister for the purposes of this provision, as complying with the provisions of the Building Rules (or the Building Rules as modified according to criteria prescribed by the Regulations).
- ii. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Minister for Planning.
- iii. You are 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 Minister for Planning.
- iv. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

ADVISORY NOTES

- a. A current list of Registered Private Certifiers in South Australia is available here:
<http://sa.gov.au/subject/Housing%2C+property+and+land/Building+and+development/Building+and+development+applications/Development+applications+with+a+building+component/List+of+registered+private+certifiers> (sa.gov.au website).
- b. At completion of the project all certified documents should be retained by the responsible agency for the life of the asset.

- c. For additional information relating to certification of government building projects, contact Shane Turner (Principal Engineer: Structural) Building Management, Department of Planning, Transport and Infrastructure (telephone 8226 5223) Level 2, 211 Victoria Square, Adelaide, 5000.
- d. Prior to the time periods specified above, any request for an extension of time must be lodged with the Planning and Assessment Branch, Department of Planning, Transport and Infrastructure, Assessment Branch, Level 5, GPO Box 1815, Adelaide SA 5001.
- e. The applicant is advised that all ticketing machines will require approval as traffic control devices by the Traffic and Access Standards Section, DPTI under the Road Traffic Act 1961 prior to their installation and commissioning.
- f. The applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure the activities on the site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. This includes being mindful of and minimising off site noise, dust and vibration impacts associated with development.

Construction noise can cause nuisance to nearby residents and therefore activities which include the operation of machinery need to be restricted to between 7.00am and 7.00pm Monday to Saturday and if necessary on Sunday between 9.00am and 7.00pm to minimise potential for noise complaints.

Construction must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (noise) Policy 2007 at all times.

Heavy vehicles accessing the site should avoid residential streets wherever possible.

- g. You are advised that construction or alteration of any footpath, kerb, gutter or crossover on Council land will require a permit from Council's Engineering and Construction Department. It is illegal to undertake work on Council land without permission.
- h. You are advised that the proposal should be designed to meet the requirements of the Disability Discrimination Act in relation to the provision of facilities and access for people with disabilities to the development.
- i. The applicant is advised that a new 'Permit to Install or Widen Driveway Crossover' will need to be obtained from the City of Charles Sturt for the widening of the crossover to Port Road (the current permit dated 31/7/12 only allows for the widening of the crossover to 6-7metres).
- j. The development as described does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.
- k. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).

- I. Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

3.2. Department for Planning, Transport and Infrastructure
090/V003/12

Rail corridor between Goodwood Train Station, Fairfax Avenue and Arundel Avenue (south) within the suburbs of Goodwood and Millswood

Residential B300 Zone and the Residential Historic Conservation Zone (Policy Area 4)

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

Applicant(s)

- Luigi Rossi
- Brenton Burman
- Michelle Carroll
- Vivien Osborn
- Colin Boulden

Representor

- Ray Broomhill
- Rhonda Sharp
- Lindsey Williams

Council

- Donny Michel
- Fiona Koutsikas
- John Devine

Agency

- Mike Russell, EPA
- Brenton Reynolds, EPA
- Hayley Riggs, EPA

The Commission discussed the application.

RESOLVED

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE to recommend that the Minister for Planning APPROVE the 'development' components for the Goodwood Junction Rail Upgrade Project (Development Application No 090/V003/12) subject to the following conditions and advisory notes:

Conditions of Approval

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 submitted in Development Application No 090/V003/12:

Plans - Goodwood Junction Grade Separation

- Trees - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190126 A
- Trees - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190125 D
- Trees - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190124 A
- Typical Sections - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190102 A
- Rail Long Sections - Option B - Drawing SC-PW-CV-DRG Sheet 01 190105 A
- Cross Sections - Option B - Drawing SC-PW-CV-DRG Sheet 01 190107 A
- Cross Sections - Option B - Drawing SC-PW-CV-DRG Sheet 01 190109 A
- Cross Sections - Option B - Drawing SC-PW-CV-DRG Sheet 01 190110 A

- Cross Sections - Option B - Drawing SC-PW-CV-DRG Sheet 01 190111 A
- General Arrangement - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190103 C
- General Arrangement - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190104 C
- Boundary - Concept B - Drawing SC-PW-CV-DRG Sheet 01 190121 A

Reports

- Development Assessment Report: Goodwood Junction Rail Upgrade Project – URS – dated 3 August 2012
- Goodwood Rail Junction Upgrade - Construction Noise and Vibration Management Framework - AECOM - 31 July 2012 Document No 60271097 A12G01RP
- DPTI Rail Revitalisation Project Variation V047 - Goodwood Grade Separation Geotechnical and Environmental Investigation (Stage 2) Factual Report - Parsons Brinckerhoff - 30 July 2012
- Goodwood Grade Separation - Soil Contamination Assessment - Parsons Brinckerhoff - 27 July 2012
- DPTI Vegetation Survey Summary 2012/054 (TSD 2012/12588/01) dated 27 July 2012
- Goodwood Junction Grade Separation - Preliminary Water Quality Risk Assessment - Department for Planning, Transport and Infrastructure - Document No 6732565 Version 1

Correspondence

- Letter from URS to DAC dated 21 September 2012
- Email to Simon Neldner (DPTI) from Andrew Larwood (DPTI) dated 20 September 2012

2. Excluding the removal and pruning of Significant and Regulated trees during the early works associated with service relocation, the following information shall be submitted for further assessment and approval by the Minister for Planning - in consultation with the Environment Protection Authority and the City of Unley (where applicable) - prior to the commencement of site works:

(a) A Remediation Management Plan (RMP) shall be prepared by a site contamination consultant in accordance with the 'EPA Publication 'Environmental Management of On-site Remediation' and other relevant guidelines issued by the Environment Protection Authority (EPA). The remediation plan must address, without being limited to, the following:

- Remediation Action Plan;
- Construction and Environmental Management Plan (CEMP).

(b) A Contractor's Construction and Environmental Management Plan (CEMP). The Contractor's EMP must incorporate measures and actions to address as a minimum the following issues:

- a. Air quality, including odour and dust;
- b. Surface water including erosion and sediment control;
- c. Soils, including management of contaminated soil, stockpile management, fill importation and prevention of soil contamination;
- d. Installation of erosion control measures for the construction phase;
- e. Appropriate location of stockpiles to prevent runoff entering the stormwater system or Brownhill Creek;
- f. Removal of stockpiles in a timely manner and erosion prevention measures for the stockpiles while they remain on site;

- g. Appropriate management of sediment related to vehicle drag out;
 - h. Groundwater, including prevention of groundwater contamination.
 - i. Minimising erosion occurring from the construction of the new channel for Brownhill Creek:
 - j. Ensuring that all sediment is removed from the channel prior to opening and allowing the first flows from Brownhill Creek through testing of groundwater to determine the most appropriate disposal option;
 - k. Detail how groundwater mixing with contaminated sediment is managed.
 - l. Details of how the construction site will be secured and public safety maintained.
 - m. Identification of tree protection zones and the strategies to be implemented to protect those regulated and significant trees to be retained.
 - n. Use of temporary lighting (and the minimisation of light overspill).
 - o. Hours of operation - including night work protocols.
 - p. Control and eradication of DPTI environmental / declared weed species.
 - q. Establishment of temporary fencing and hoardings.
 - r. Waste minimisation and recovery.
 - s. Site servicing arrangements.
- (c) A Contractor's Construction Noise and Vibration Management Plan (CNVMP) as detailed in the Construction Noise and Vibration Management Framework document including DPTI's Operational Instruction 21.7 "Management of Noise and Vibration: Construction and Maintenance Activities". This plan must also outline how mitigation strategies will be implemented to minimise noise nuisance and vibration impacts to adjacent (and potentially affected) properties.
- (d) A Stormwater Management Plan (SMP) shall be prepared for how stormwater will be managed and water quality maintained for the construction and operation of the underpass and bridge structures.
- (e) A Landscape Remediation Plan (LMP) shall be prepared to offset the loss of amenity and screening plantings (removed as part of the development) and identify the location of all compensation plantings (including for the removal of any regulated and significant trees).
- (f) A Traffic, Mobility and Transportation Plan (TMTP) shall be developed in consultation with the City of Unley and with the DPTI Metropolitan Region, A/Senior Traffic Consultant, Ms Peta McBride on telephone 8226 8222. This plan must also outline all haulage routes (including size of vehicles and trip numbers), closures and temporary restrictions (duration and extent), pedestrian and cyclist routes (and alternative options if existing paths are closed or access restricted), and signage and wayfinding information to alert all road users of any change to local access and traffic conditions. A communications strategy will also need to be prepared to ensure

that local residents are informed of changes to traffic conditions in a timely manner.

- (g) Final details of any new fencing or barrier structures proposed in association with the construction of the new underpass and bridge structures.
 - (h) Final design details of the underpass and bridge structures – including any upgraded pedestrian or cyclist crossovers.
3. That all works shall be undertaken in accordance with the Construction and Environmental Management Plan (CEMP).
 4. That all traffic movements associated with the project shall be in accordance with the Traffic, Mobility and Transportation Plan.
 5. That all canopy and root pruning shall be undertaken by a qualified arborist and in accordance with Australian Standard 4373-2007: Pruning of Amenity Trees.
 6. That a qualified arborist shall be present during excavation works affecting significant and regulated trees (to be retained) to determine the extent of existing tree roots in close proximity to impact zones, to undertake a visual inspection and initiate remedial works (where necessary) during construction work and to monitor the likely impacts on tree stability and health to ensure any disturbance issues are minimised.
 7. That semi-mature native tree species (>1m in height) indigenous to the local area shall be planted on a 2 for 1 basis to compensate for the removal of each regulated tree and a 3 for 1 basis for each significant tree. The replacement tree planting shall be indicated on the approved landscaping plan and must occur within 12 months (12) months of a tree's removal.
 8. That the critical root zones of regulated and significant trees to be retained [as indentified in DPTI Vegetation Survey Summary 2012/054 (TSD 2012/12588/01) and Goodwood Junction Grade Separation - Trees - Drawing no SC-PW-CV-DRG Sheet No 01 190124 & 01 1900125 Amendment A] shall be fenced and protected to prevent accidental damage and to ensure material stockpiling or vehicle movements do not impact these trees. Additional protection measures that comply with the Australian Standard for Protection of Trees on Development Sites (AS 4970-2009) must be implemented and complied with at all times.
 9. That prior to the commencement of construction a dilapidation report (i.e. building condition survey) shall be prepared by a qualified engineer to document the status of those buildings, structures and Council assets that have the potential to be affected by the development and the methods of construction to be adopted. A copy of this report shall be provided to the City of Unley and the Development Assessment Commission.
 10. That a Water Quality Monitoring Program shall be prepared and implemented for Brownhill Creek and include monitoring before, during and after construction at sites located upstream and downstream of the construction site to ensure turbidity measurements entering Brownhill Creek are no greater than pre-construction measurements.
 11. That following the completion of the proposed works an environment assessment report shall be prepared by a site contamination consultant in accordance with Schedules A and B of the National Environment

Protection (Assessment of Site Contamination) Measure 1999 and relevant guidelines issued by the Environment Protection Authority, that provides definitive statements that in regards to site contamination the site does not pose unacceptable risk to human health and the environment taking into account the proposed use(s).

NOTE: Statements by site contamination consultants must be clearly qualified as to the existence of site contamination at the site by specifying the land uses that were taken into account in forming that opinion as required by Section 103ZA of the Environment Protection Act 1993.

12. That security, external and outdoor lighting installed to the bridge or underpass structures shall be in accordance with relevant Australian Standards (AS 4282 1997 and AS/NZS 1158.3.1-2005) to ensure that light over spill does not cause a nuisance to adjacent residential occupiers.
13. That all waste soil (including dredge spoil), ballast, and timber sleepers that is considered unsuitable for reuse on-site in accordance with a Remediation Management Plan (RMP) prepared by a suitably qualified Site Contamination Consultant shall be transported to an appropriately licensed waste disposal/recycling facility.
14. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property, public reserve or public road.
15. That all earthworks shall be restricted to only those which are shown on the approved plans as required for building and/or access purposes.
16. That all hard building materials shall be secured and in such a manner so as to prevent any materials entering the stormwater system either by wind or water action during construction works.
17. That no additional signs shall be displayed on the underpass or bridge structures other than those mandated for safety, operational or transport purposes or shown on the approved plans. If any further signs are required, these shall be the subject of a separate application to the Minister for Planning.
18. That 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 or state agency specifications. All costs associated with these works shall be met by the proponent.

OBLIGATIONS PURSUANT TO THE DEVELOPMENT ACT 1993 AND DEVELOPMENT REGULATIONS 2008

- i. Pursuant to section 49(14) of the Development Act 1993 before any building work is undertaken, the building work is to be certified by a private certifier, or by some person determined by the Minister for the purposes of this provision, as complying with the provisions of the Building Rules (or the Building Rules as modified according to criteria prescribed by the Regulations).
- ii. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Minister for Planning.

- iii. You are 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 Minister for Planning.
- iv. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

ADVISORY NOTES

- a. A current list of Registered Private Certifiers in South Australia is available here:
<http://sa.gov.au/subject/Housing%2C+property+and+land/Building+and+development/Building+and+development+applications/Development+applications+with+a+building+component/List+of+registered+private+certifiers> (sa.gov.au website).
- b. At completion of the project all certified documents should be retained by the responsible agency for the life of the asset.
- c. For additional information relating to certification of government building projects, contact Shane Turner (Principal Engineer: Structural) Building Management, Department of Planning, Transport and Infrastructure (telephone 8226 5223) Level 2, 211 Victoria Square, Adelaide, 5000.
- d. Prior to the time period specified above, any request for an extension of time must be lodged with the Planning and Assessment Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001.
- e. The applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, 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.
- f. The proposed waste depot dedicated for this project is DPTI's Bolivar Waste Treatment Plant (EPA License no. 35482). This facility is licensed for the conduct of a prescribed activity environmental significance pursuant to Schedule 1 of the Environment Protection Act 1993, namely activity 3(3) 'Waste or Recycling Depots.' This site is appropriately authorised to receive Waste Fill, Intermediate Contaminated Waste Soil, chipped railway sleepers, and railway ballast.
- g. Licensed Waste Transporters should be used for the transport of the excavated materials and timber sleepers to an appropriately licensed waste disposal facility from the Goodwood Junction Rail Upgrade project.
- h. The construction activities should be undertaken in accordance with an environmental noise management plan. Night time construction noise criteria specified in the Environment Protection (Noise) Policy 2007 should be taken as environmental goals to prepare and execute the environmental noise management plan. Construction activities evoking the highest noise emission should be scheduled for day time only. Alternative accommodation for residents exposed to the higher noise levels during night time can be considered as an option.
- i. Vibration impact from the construction activity should be managed and minimised using all reasonable and practicable measures. It may include utilisation of bored or vibratory piling instead of the impact pile driving. Vibration criteria in AS 2670.2-1990 Evaluation of human exposure to whole- body vibration Part 2: Continuous and shock- induced vibration in

buildings (1 to 80Hz) should be taken as environmental goals for designing and implementing vibration management plan. Construction activities, that may cause vibration impact at the sensitive receivers above the perception threshold, should be scheduled on day time only.

- j. The proposal mainly involves the construction of an approximately 615 metre long underpass and minor realignment of the Belair and ARTC lines. Based on Clause 13 of Schedule 3 of the Development Regulations 2008 the EPA would require a licence for the activity -7(2) Railway Operations due to the construction of the underpass and bridges associated with it as well as the new rail track associated with the underpass, and the realignment of the other rail lines (within Metropolitan Adelaide).
- k. The development application indicates other activities that may also require licensing. This includes Earthworks Drainage (7(6)) if the threshold for this activity is triggered as consequence of de-watering activities occurring on site.

The threshold for this activity is "the conduct of earthworks operations in the course of which more than 100 kilolitres of waste water containing suspended solids in a concentration exceeding 25 milligrams per litre is discharged directly or indirectly to marine waters or inland waters." If this threshold is likely to be exceeded then the applicant should seek a licence for this activity or ensure it is performed by a contractor licensed to undertake this activity.

- l. As part of the creation of a diversion culvert for Brownhill Creek, the licensed activity Dredging (7(4)) may also require an environmental authorisation, where the activity of Dredging is defined as "removing solid matter from the bed of any marine waters or inland waters by any digging or suction apparatus, but excluding works carried out for the establishment of a visual aid to navigation and any lawful fishing or recreational activity."
- m. Similarly, should Concrete Batching Works (2(5)) occur on site, or at either the minor storage works depot located on Millswood Crescent, or the temporary site works depot within the Adelaide Showgrounds, then a licence application for this activity would also be required.
- n. 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>
- o. The DPTI Vegetation Survey Summary 2012/054 (TSD 2012/12588/01) has recommended that Tree No 258a (Regulated Tree) be safely pruned or removed as it is considered dangerous in its current condition. However as this tree does not form part of the application its status should be reviewed.
- p. As significant / regulated trees are to be retained, the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments. Requirements of this standard include:
 - The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;

- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

3. ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE

4. MAJOR DEVELOPMENTS

5. ANY OTHER BUSINESS

- 5.1. Enforcement - Section 85 Proceedings - 2 shipping containers placed on Allotment 354 in the town of Andamooka.

RESOLVED that the report be received and noted and to instruct the Crown Solicitor's Office to initiate section 85 proceedings to remedy this breach of the Development Act 1993.

- 5.2. Enforcement - Section 85 Proceedings - Illegal development – Illegal development – 2 accommodation units and a garage with attached verandah in the town of Marree.

RESOLVED that the report be received and noted and to instruct the Crown Solicitor's Office to initiate section 85 proceedings to remedy this breach of the Development Act 1993.

6. NEXT MEETING – TIME/DATE

- 6.1. Thursday, 25 October 2012 in Conference Room 6.2, Level 6, 136 North Terrace, Adelaide SA

7. CONFIRMATION OF THE MINUTES OF THE MEETING

- 7.1. RESOLVED that the Minutes of this meeting held today be confirmed.

8. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 4.35 PM

Confirmed / /2012

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 Ted Byrt
 PRESIDING MEMBER