



Minutes of the 29th Meeting of the
State Commission Assessment Panel
held on Thursday, 26 July 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 Dennis Mutton
Secretary	Alison Gill
DPTI Staff	Laura Kerber (Agenda Item 2.2.1) Simon Neldner (Agenda Item 2.2.1) Elysse Kuhar (Agenda Item 2.2.2) David Barone – Consultant Planner (Agenda Item 2.2.2) Kiki Cheung, Student Placement, Jensen Plus (attended with Consultant Planner (Agenda Item 2.2.2) Brett Miller (Agenda Item 2.2.2, 2.2.3) Ben Scholes (Agenda Item 2.2.3)

1.2. APOLOGIES

Peter Dungey
David O'Loughlin

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 **Capitoline Property Pty Ltd**

DA 455/D042/15

George Francis Drive, Mount Compass

Alexandrina Council

Proposal: Land division (1 into 41 allotments)

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

Council

- Matt Atkinson, Alexandrina - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the State Commission Assessment Panel NOT CONCUR with the resolution by Alexandrina Council Assessment Panel to grant Development Plan Consent and Land Division Approval to application 455/D042/15 for a 1 into 41 land division at Lot 51 George Francis Drive, Mount Compass.

The proposal is considered to be at odds with the following provisions within the Alexandrina Council Development Plan Consolidated 7 May 2015:

- Orderly and Sustainable Development: Objective 3-4
- Mineral Extraction: Objective 2, PDC 2
- Interface between Land Uses: Objective 1-3, PDC 15-16
- Land Division: Objective 2, PDC 2
- Primary Production Zone: Objective 4

2.2.2 **Equinox Property Group**

DA 020/A044/18

75 King William Street, Adelaide

City of Adelaide

Proposal: Demolition of existing building and construction of a multi-storey mixed-use building incorporating 78 residential apartments, hotel comprising 266 suites with associated gym, pool, lounge and function spaces, ground level commercial and retail uses, restaurant and bar, 3 levels of basement car parking and associated site works.

The Presiding Member, Simone Fogarty, declared a conflict of interest and left the meeting. Helen Dyer, Deputy Presiding Member, chaired the meeting for agenda item 2.2.2.

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

Applicant

- Michael Loucas, Loucas Zahos - presented
- Phil Weaver, Phil Weaver & Associates
- Jeff Bugeja, Guava Lime

Agencies

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA
- Belinda Chan, 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 Development Control of the Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Equinox Property (75 King William Street) Pty Ltd for the demolition of existing building and construction of a multi-storey mixed-use building incorporating 78 residential apartments, hotel comprising 266 suites with associated gym, pool, lounge and function spaces, ground level commercial and retail uses, restaurant and bar, 3 levels of basement car parking and associated site works at 75 King William Street, Adelaide subject to the following reserved matters and 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/A044/18.

Plans by Loucas Zahos

Drawing Title	Drawing No.	Revision	Date
Site Context Overlay	1	KW03	13/04/18
Structural and Sun Screen Overlay	2	KW03	13/04/18
Site Ground and Level 1	3	KW03	19/07/18
Basement Plans	4	KW03	13/04/18
Apartments Sheet 1 (Levels 2 – 5	5	KW03	13/04/18
Apartments Sheet 2 (Levels 6 – 9	5a	KW03	05/08/18
Apartments Sheet 3 (Levels 10 – 13)	5b	KW03	05/08/18
Apartments Sheet 4 (Level 14)	5c	KW03	05/08/18
Conference, Reception and Recreation Deck	6	KW03	19/04/18
Typical Hotel (levels 19-37), Restaurant (level 38) and Gym (level 18)	7	KW03	19/04/18
Roof plan	7A	KW03	05/08/18
Northern and Western elevation	8	KW03	19/04/18
Southern and Eastern Elevation	9	KW03	19/04/18
Streetscape elevation	10	KW03	13/04/18
Axonometrics	11	KW03	13/04/18
Sun-shading Diagrams	12	KW03	13/04/18
Vertical Access	13	KW03	18/04/18
Exterior Material and Finishes Sheet 1			
Exterior Material and Finishes Sheet 2			

Reports and correspondence

- Construction Methodology and Staging for Crane Operations, Hindmarsh
- Traffic and Parking Assessment, Phil Weaver and Associates, 11 May 2018
- Preliminary Site Investigation (Site History), Greencap, December 2017
- Desktop Pedestrian Level Wind Assessment, GWTS, 16 April 2018
- Acoustic Services Acoustic Report, Bestec, 16 April 2018
- Aeronautical Impact Assessment, Landrum and Brow Worldwide (Aust) Pty Ltd, 14 March 2018
- Exhaust Plume Assessment, Lucid Consultants, 13 April 2018

- Ecologically Sustainable Design (ESD) Statement, Lucid Consultants, 13 April 2018
- Vertical Transportation Statement, Lucid Consultants, 13 April 2018
- Building Services Statement, Lucid Consultants, 13 April 2018
- Waste Management Plan, Veolia Environmental Services, April 2018

Airport Operations

2. The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS), which is in protected airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Civil Aviation Safety Authority (CASA) for their comment. The development shall not commence until approval has been granted by the Department of Infrastructure and Regional Development.

Parking and Access

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 SCAP prior to the occupation or use of the development.
4. Clear sight lines for users of the car park entry shall be provided to ensure pedestrian safety along the Gilbert Place footpath and shall be provided at all times in accordance with AS/NZS 2890.1:2004 Off-street Car Parking.
5. The finished floor level of the ground floor level at the entry points to the development including the car park entry and exist points shall match that of the existing footpath unless otherwise agreed to by Council in writing.
6. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

Lighting

7. Lighting shall be installed to the awnings at street level on King William Street and Currie Street and Gilbert Place and 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 to the reasonable satisfaction of Council.
8. Lighting shall be provided to the vehicle and pedestrian entries of King William Street and Gilbert Place and shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.

Hours of operation

9. The hours of operation of the restaurant and bar (or other retail or commercial or licensed premises however described) forming part of the development shall not exceed the times specified in any applicable liquor licence.

Site Contamination

10. 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) shall be submitted to the SCAP prior to any superstructure works.

Acoustics

11. The acoustic attenuation measures recommended in the Acoustic Assessment, dated December 2017 by Sonus, 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

Waste collection

12. Waste collection from the subject land will be strictly in accordance with the Waste Management Preliminary Draft Report dated 27 October 2017 (or any revised or updated report endorsed by the SCAP).
13. Waste collection from the subject land shall only occur between the hours of 7am and 10pm Monday to Friday and 9am to 10pm Saturday, Sunday and public holidays.

Signage

14. No signage forms part of this development plan consent. No advertising display or signage shall be erected or displayed upon the subject land without any required Development Approval first being obtained.

Stormwater

15. Any collection of water from:
 - seepage in the basement car parking levels
 - seepage from proposed planter boxes, or other landscaping on decks or outdoor terraces
 - splash areas around proposed swimming poolmust not be discharged to the property stormwater system, but into either the sewer or property recycled water system.

Canopies

16. The awnings at street level on King William Street and Currie Street shall be, subject to achieving Council's Encroachment Policy, no less than 3 metres in width in order to effectively mitigate the impacts of downwash winds from the building.

Balustrades

17. The balustrade to the Type 3 apartment on the residential levels shall be a minimum 1.5m in height above the floor level.
18. The balustrade to the western, southern and eastern facades of the Level 17 pool and sun deck and the level 38 outdoor lounge shall be a minimum 1.5m in height above the floor level.

Construction management

19. Demolition waste and excavated materials (including soil) shall be appropriately classified, managed and stored for on-site use or transported off-site for re-use and/or disposal in accordance with the Environment Protection Authority (EPA) Guideline: Standard for the Production and Use of Waste Derived Fill (October 2013).
20. Prior to the commencement of construction a dilapidation report (i.e. condition survey) prepared by a qualified engineer shall be provided to the SCAP to ensure the stability and protection of adjoining buildings, structures and Council assets.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 36 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 5 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. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of 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
- e. Development Approval will not be granted by City of Adelaide until Building Rules Consent and an Encroachment Consent have been obtained. A separate application must be submitted for such consents. No building work or change of building classification is permitted until the Development Approval has been obtained.
 - f. 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.
 - Unauthorised encroachments will be required to be removed.
 - g. 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.

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 your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be received by Council via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

- h. There is no objection to the proposed vehicle crossing place, however the work will be undertaken by Council and the cost of the work will be charged to the applicant. A separate application for the crossing place(s) is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, or telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.
- i. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.
- j. 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.
- k. The applicant is advised of the following requirements of the *Heritage Places Act 1993*:
 - If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the Heritage Places Act 1993 is required prior to commencing excavation works.
 - For further information contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.
- l. The Applicant is advised of the following requirements of 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 Aboriginal Heritage Act 1988.

2.2.3 **V-Three Hackney Pty Ltd C/- Fyfe**

DA 155/M005/18

87-95 Hackney Road and 2-4 Bertram Street, Hackney

City of Norwood Payneham & St Peters

Proposal: Mixed-use development including the alterations and additions to an existing hotel, demolition of all non-heritage structures, works affecting a Local Heritage place, the construction serviced accommodation and residential accommodation, ground floor retail and associated altered vehicular access, car parking, removal of a regulated tree and landscaping.

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

Applicant

- Mark Ricciuto, Hackney Hotel
- Ruan Perera, V-Three
- Wayne Henry, V-Three
- Tom Vinall, JPE Design Studio - presented
- David Bills, Fyfe – presented
- Ruth Carpenter, Housing Choices South Australia

Agencies

- Kirsteen Mackay, Government Architect
- Ellen Liebelt, ODASA
- Belinda Chan, ODASA
- Paul Bennett, DPTI Transport

Representor

- Jennie Shaw - 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 Norwood, Payneham & St Peters Council Development Plan.
3. To grant Development Plan Consent to the proposal by V-Three Hackney Pty Ltd C/- Fyfe for a mixed-use development including the alterations and additions to an existing hotel, demolition of all non-heritage structures, works affecting a Local Heritage place, the construction serviced accommodation and residential accommodation, ground floor retail and associated altered vehicular access, car parking, removal of a regulated tree and landscaping at 87-95 Hackney Road and 2-4 Bertram Street, Hackney subject to the following reserved matter and conditions of consent.

RESERVED MATTER

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

- 1.1 A Land Management Agreement requiring the provision of affordable housing upon the subject land shall be executed between either the registered proprietor of the subject land, or the applicant, and the South Australian Housing Trust on behalf of the Minister for Planning.

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/M005/18.

Plans by JPE Design Studio

Drawing Title	Drawing Number	Revision	Date
Basement	SK-001	4	16 July 2018
Ground	SK-002	5	16 July 2018
Level 01	SK-003	2	18 June 2018
Level 02	SK-004	3	18 June 2018
Level 03	SK-005	3	18 June 2018
Level 04	SK-006	2	30 May 2018
Level 05	SK-007	1	15 March 2018
Roof Plan	SK-008	1	15 March 2018
Site Elevations North	SK-010	3	18 June 2018
Site Elevations South	SK-011	3	18 June 2018
Site Elevation West	SK-012	2	30 May 2018
Site Elevation East	SK-013	2	18 June 2018
Site Sections 01	SK-020	2	18 June 2018
Site Sections 02	SK-021	2	18 June 2018
Site Sections 03	SK-022	2	18 June 2018
Site Sections 04	SK-023	2	18 June 2018

Plan by Mott MacDonald

Sketch Title	Sketch Number	Revision	Date
Traffic Preliminary MRV Turn Paths – Option A	395466-T-SK-003	P3	2 May 2018

Heritage Conservation

2. A dilapidation report shall be prepared by a qualified engineer documenting the condition of existing structures to be retained on the subject land with associated recommendations provided to ensure the stability and protection of those structures during construction activities. Copies of the dilapidation report shall be provided to the State Commission Assessment Panel and the City of Norwood, Payneham & St Peters prior to commencement of construction.
3. Prior to Development Approval being issued, comprehensive design documentation detailing the proposed restoration of the Hackney Hotel building shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel, in consultation with the City of Norwood, Payneham & St Peters. This documentation shall include details of the restoration of the Hotel's main two façades, reconstruction of the original balcony and old signage as shown in historical photographs.

External Materials

4. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and building finishes in consultation with the Government Architect to the reasonable satisfaction of the State Commission Assessment Panel.
5. 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.

Environment

6. Prior to Building Rules Consent being granted for superstructure works detailed plans of external spaces shall be prepared in consultation with the Government Architect, and submitted to the reasonable satisfaction of the State Commission Assessment Panel. The plans shall document specific details of the site wayfinding strategy for all user groups including directional signage, public realm material treatments, lighting, landscaping, Crime Prevention through Environmental Design principles intended for pedestrian circulation

routes and associated security measures (including access-controlled entry/exit points and active surveillance systems) to be applied throughout the development.

7. 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.
8. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
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.

Vehicle Access

10. 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 include appropriate line marking and directional signage to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
11. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
12. A boom gate or similar means of controlling vehicle access shall be installed at the entry to the lower level (undercroft) parking area accessible from Richmond Street.
13. Appropriate signage and/or safety devices shall be installed and operated at all times to alert motorists of the potential presence of vehicles, pedestrians and cyclists when exiting the internal undercroft car park onto Flour Mill Lane.
14. Any reversing manoeuvres by service vehicles into the proposed Flour Mill Lane loading zone shall be undertaken under controlled conditions including temporary traffic control as recommended in the Traffic Impact Assessment Report undertaken by Mott MacDonald (Revision A, document reference 395403/1/A) dated 22 March 2018
15. All road works deemed to be required to facilitate safe access (eg alterations to the Hackney Road Service Road median) shall be designed and constructed to comply with Austroads Guides, Australian Standards and be to the satisfaction of the Department of Planning, Transport and Infrastructure (DPTI) with all costs being borne by the applicant.

Prior to undertaking any road works, the applicant shall contact DPTI's Traffic Operations, Network Integrity Engineer, Mrs Teresa Xavier on telephone (08) 8226 8389 or via email teresa.xavier@sa.gov.au, to obtain approval and discuss any technical issues regarding the required road works. The road works shall be completed prior to operation of the proposed development.

Tree Damaging Activity

16. A payment of \$171.00 shall be made into the Planning and Development Fund (\$171.00 per regulated tree being removed and \$256.50 per significant tree being removed) for the removal of the regulated *Phoenix canariensis* (Canary Island Date Palm) tree within three (3) months from the date of Development Approval being granted.

Cheques are to be made payable and marked "Not Negotiable" to the State Commission Assessment Panel with payment made at 101 Grenfell Street, Adelaide or sent to GPO Box 1815 Adelaide 5001. Payment may also be made over the phone with Credit Card (Mastercard or Visa) by calling the Customer Service Officer on (08) 7109 7040. All payments

must be accompanied by reference to the Development Application number and the reason for the payment.

17. Any tree pruning work associated with the development shall be undertaken by a qualified arborist and in accordance with Australian Standard 4373-2007: Pruning of Amenity Trees
18. All works upon the subject land and in the vicinity of the adjoining footpaths shall be undertaken in strict accordance with the tree protection measures recommended in the arborist report undertaken by Gary Moran of Arborman Tree Solutions (reference ATS3051-095HacRdVspPDS) dated 26 March 2016.

Infrastructure

19. 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.

Site Contamination

20. 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) shall be submitted to the State Commission Assessment Panel prior to any superstructure works.

ADVISORY NOTES

- a. No signage or advertising forms part of this development plan consent. No advertising display or signage shall be erected or displayed upon the subject land without an associated Development Approval first being obtained.
- b. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5 x 4.5 metre cut-off at the Hackney Road/Richmond Street corner. Although there are no current proposals that would require the acquisition of land from this property, the consent of the Commissioner of Highways under *the Metropolitan Adelaide Road Widening Plan Act 1972*, is required to all building works on or within six (6) metres of the possible requirements. Consent can be anticipated for the proposed development.
- c. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Norwood, Payneham & St Peters and implemented throughout construction 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

- d. An Encroachment Permit will be separately issued under the *Local Government Act 1999* 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.
- e. 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.
- f. 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.
- g. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from City of Norwood, Payneham & St Peters has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- h. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within one (1) year of the final Development Approval issued by the City of Norwood, Payneham & St Peters and substantially completed within three (3) years of the date of final Development Approval issued by the City of Norwood, Payneham & St Peters, unless that Development Approval is extended by the City of Norwood, Payneham & St Peters.
- i. 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).
- 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. 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.
- l. 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*.

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, 9 August 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 2.09pm.

Confirmed 26/07/2018



.....
Simone Fogarty
PRESIDING MEMBER



.....
Helen Dyer
DEPUTY PRESIDING MEMBER
For agenda item 2.2.2 only