



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 37th Meeting of the
State Commission Assessment Panel
held on Thursday 25 October 2018 commencing at 9.30am
Kardi Munaintya Meeting Room, Ground Floor, 50 Flinders St, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Karl Woehle (Agenda Item 2.2.1) Janaki Benson (Agenda Item 2.2.1, 2.2.2) Brett Miller (Agenda Items 2.2.1, 2.2.2) Jason Cattonar (Agenda Items 2.2.1, 2.2.2) Sharon Wyatt (Agenda Item 3.1.1) Simon Neldner (Agenda Item 3.1.1)

1.2. APOLOGIES

Chris Branford
Sue Crafter
Peter Dungey

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

- 2.2.1 **29 Twin Street Pty Ltd C/- Masterplan**
DA 020/A067/18
29 Twin Street, Adelaide
City of Adelaide

Proposal: Construction of a 36 storey mixed-use building comprising student accommodation, associated student services/amenity spaces, ground level retail café and associated site works.

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

Applicants

- Greg Vincent, Masterplan - presented
- James Hines, Hines Properties - presented
- Alex Hall, Woods Bagot - presented
- Ben Colmer, RCP
- Richard Little, RCP
- Brendan Le-Poidevin, Masterplan
- Nicholas Ng, Woods Bagot
- Thomas Masullo, Woods Bagot

Agencies

- Kirsteen Mackay, Government Architect
- Belinda Chan, ODASA
- Peter Wells, DEW

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Council Development Plan.
3. To grant Development Plan Consent to the proposal by 29 Twin Street Pty Ltd for multi-storey mixed-use building comprising student accommodation, associated student services/amenity spaces and ground level cafe, landscaping and associated site works at 29 Twin Street, Adelaide subject to the following reserved matter and conditions of consent.

RESERVED MATTER

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

Detailed documentation of the building facades and material specification that demonstrates a high quality design outcome and coherent architectural expression including:

- a) A final detailed schedule of all external materials and finishes proposed, through provision of physical samples and documented evidence of performance and durability to demonstrate material quality and design intent.
- b) Details of the overall facade system including dimensions of external elements and glazing details.
- c) Review of the treatment of the lift core to improve integration with the southern elevation and achieve a coherent expression overall.

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 O20/A067/18.

Plans by Woods Bagot

Sheet title	Drawing Number	Revision	Date
Site Plan	A1100	K	03/08/18
Level 00 - Ground	A2200	K	03/08/18
Level M1 – Mezzanine Plant	A2200.M1	K	03/08/18
Level M2 – Mezzanine Student	A2200.M2	K	03/08/18
Level 01-16 (Typical)	A2201	K	03/08/18
Level 05 - Amenity	A2205	K	03/08/18
Level 11 - Amenity	A2211	K	03/08/18
Level 17 Mid - Plant	A2217	K	03/08/18
Level 18-21 (DDA)	A2218	K	03/08/18
Level 22-34 (Typical)	A2222	K	03/08/18
Level 23 - Amenity	A2223	K	03/08/18
Level 29 - Amenity	A2229	K	03/08/18
Level 35 – Roof Deck	A2235	K	03/08/18
Roof Plan	A2236	K	03/03/18
General Materials			
Elevations			
Twin Street Elevation			

Environment

2. 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.
3. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
4. 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.
5. Appropriate acoustic attenuation measures shall be fully incorporated into building rules documentation to the reasonable satisfaction of the SCAP prior to the granting of approval for superstructure works.
6. All external lighting on the subject land 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 24 hours, 7 days a week.
7. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015 and shall be located to ensure ease of access to users.
8. Waste collection vehicles shall not access the site after 10:00pm on any day, before 7:00am Monday to Saturday or before 9:00am on Sundays

External Materials

9. The applicant shall submit, final signage design details including dimensions and specified graphics including colours to the reasonable satisfaction of the State Commission Assessment Panel.

State Heritage Branch Conditions

10. A dilapidation survey recording the condition of the State heritage place shall be prepared prior to the commencement of site works, to the satisfaction of the relevant planning authority. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, site works and construction works.
11. The contractor shall prepare and submit a Construction Vibration Management Plan (CVMP) that establishes:
 - a) appropriate vibration limits in the proximity of the heritage place as informed by DIN 4150-3;
 - b) appropriate construction techniques to limit vibration to the established limits, and exclusion zones for equipment and construction practices that are likely to exceed these;
 - c) appropriate monitoring techniques to ensure vibration limits are not exceeded;
 - d) risk management procedures for any works that are likely to exceed established limits to ensure the protection and preservation of fabric of heritage significance;
 - e) a regime of regular inspection of the heritage fabric to ensure no damage is arising from the works; and
 - f) procedures to be followed if any structural distress or damage is identified in the heritage fabric.

A copy of the CVMP shall be provided to the satisfaction of the relevant planning authority in consultation with Heritage South Australia (Department for Environment and Water) prior to commencement of works on site.

ADVISORY NOTES

- a. The development has been proposed in the following stages:
 - **Stage 1:** Demolition;
 - **Stage 2:** Substructure construction
 - **Stage 3:** Superstructure construction
 - **Stage 4:** Architectural fit-out and external facades
- b. A Construction Environmental Management Plan (CEMP) shall be prepared in collaboration with the City of Adelaide (Council) 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 were 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 impact 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;
- Overall site clean-up;
- Work in the public realm;
- Hoardings; and
- Tradesperson vehicle parking.

- c. 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.
- d. 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.
- e. 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).
- f. 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.
- g. The applicant is to note 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 is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

- h. The applicant is to note 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.
- i. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

2.2.2 **Vintage Properties Pty Ltd (Subsidiary of Cedar Woods)**

DA 040/D189/18

Semaphore Road and Causeway Road, Newport

City of Port Adelaide Enfield

Proposal: Super Lot Land Division - five (5) allotments into twelve (12) allotments with associated roads, reserves, car parking and infrastructure

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

Applicants

- Mark Pivovarov, Cedar Woods - presented
- Gillies Wilson, Cedar Woods
- Grazio Maiorano, URPS - presented
- Damian Schultz, T.C.L - presented

Council

- Russell Fink, Pt Adelaide Enfield
- Andrea Caddy, Pt Adelaide Enfield

Agency

- 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 Port Adelaide Enfield Council Development Plan.
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Vintage Properties Pty Ltd (Subsidiary of Cedar Woods) for Super Lot Land Division - five (5) allotments into eighteen (18) allotments with associated roads, reserves, car parking and infrastructure at Semaphore Road and Causeway Road, Newport, 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 040/D189/18:
 - Plan of Division by Alexander Symonds Surveying Consultants, Ref No. A0099816.OSL1 Rev F, dated 11.10.2018;
 - WGA Report dated 28 June 2018;
 - UPRS correspondence (response to DPTI) dated 11.10.2018;
 - UPRS correspondence (response to Council) dated 11.10/2018; and
 - GTA Report 11.10.2018.

Coastal Protection Board

2. For compliance with the Coast Protection Board's coastal flooding risk standard (consistent with the Port Adelaide Enfield Council Development Plan, Regional Centre Zone, Principle of Development Control 75):

- A minimum site level of 3.2 metres to Australian Height Datum (AHD) is required for the 12 residential super lots. This minimises coastal flooding hazard risks and allows for 0.3 metres of sea level rise.
 - The development must also be protected from “wave effects” by either raising portion of the site seaward of any future residential development to 3.4 metres AHD or via some other design measure.
3. All imported substrate material or engineered fill to be used shall be free of weeds and pathogens to ensure that noxious weed or contamination sources are not introduced into the coastal environment.

Commissioner of Highways

4. The new road junction with Semaphore shall be located in general accordance with the concept designs by WGA (Job Number 15140 Rev B dated 23.08.18) provided by GTA Consultants via email on 24 and 27 August 2018, subject to:
- Provision of a Traffic Impact Statement, including analysis of the proposed right turn land on Semaphore Road to ensure that any queues will be contained within the lane post development, and;
 - Detailed design of the junction layout, including clarification of infrastructure to be relocated/removed to accommodate the new junction and an updated swept path analysis.
5. The new road junction with Semaphore Road shall be completed and open to traffic prior to occupation of any subsequent development proposal over the allotments yielded from this plan of division.
6. Any road works required for the new road junction with Semaphore Road shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to the satisfaction of the Commissioner of Highways. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant.
7. All obsolete driveway connections to Semaphore Road shall be reinstated to Council standard kerb and gutter as soon as possible following completion of the new Semaphore Road junction.
8. Direct vehicular access to/from Semaphore Road shall not be provided to/from the allotments yielded from this plan of division.
9. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant’s cost.

LAND DIVISION CONDITIONS

10. A final plan complying with the requirements for plans as set out in the manual of Survey Practice 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division certificate purposes.

SA Water

11. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
12. The augmentation requirements of SA Water shall be met.
13. The necessary easements shall be vested to SA Water.

14. Contaminated site – Environmental Management Plan to be provided to SA Water for review.

Stormwater

15. The site's stormwater quality engineering treatments shall be designed to the reasonable satisfaction of the State Commission Assessment Panel (or its delegate), in consultation with the City of Port Adelaide Enfield and be constructed before occupation of any dwelling.
16. Prior to Section 51 clearance, the applicant shall provide updated DRAINS stormwater modelling (including program inputs and results spreadsheet outputs) and detailed designs to confirm minimum diameter RC pipes to be used to the satisfaction of the City of Port Adelaide Enfield.
17. A final detailed Soil Erosion and Drainage Management Plan shall be submitted, in consultation with The City of Port Adelaide Enfield to the satisfaction of the SCAP, prior to the commencement of construction. The details of the plan shall include measures to prevent the discharge of pollutants into the Port River having regard to Adelaide Dolphin Sanctuary Act 2005 and shall detail the practicality and feasibility of constructing one stormwater outlet into the Port River.

City of Port Adelaide Enfield

Prior to Construction Engineering Approval must be obtained:

18. Prior to the issuing of Section 51 of the Development Act 1993, the applicant shall ensure that all works relating to the forming of public infrastructure, including but not limited to road reserves, landscaping, drainage and public open space; as outlined in Council's Engineering Statement of Requirements that forms an attachment to this approval, shall be completed to the satisfaction of Council. Alternatively the applicant shall enter into a binding agreement, supported by adequate security in the form prescribed by the regulations, to the satisfaction of Council.
19. All laneways shall be a minimum of 7m width, subject to further detailed plans and suitable assessment of relevant traffic manoeuvring and waste collection requirements, to the satisfaction of Council.
20. Prior to the commencement of any infrastructure construction, the applicant shall submit a detailed plan that takes into consideration additional traffic control, waste collection and footpath requirements, to the satisfaction of Council. It should be noted that to adequately address such considerations, minor amendments to allotment boundaries may be required.
21. Consistent with Regulation 55 (2) of the Development Regulations 2008, all work relating to the forming of roads and the construction of roads, bridges, drains and services must be carried out in a manner satisfactory to the Council and in conformity with detailed construction plans and specifications signed by a professional engineer and approved by Council before the commencement of work. To satisfy this requirement, prior to the commencement of work, Engineering Approval must be obtained from Council. Suitable documentation shall be prepared by a Professional Engineer and submitted to Council which may include (but is not limited to):
 - General construction plans
 - Geometric road and drainage layout plans
 - Road and drainage longitudinal and cross sections
 - Intersection design contour and set out plans
 - Bulk earthworks, cut and fill plans
 - Finished surface design contour plans
 - Finished floor level plans
 - Pavement treatment and surface finishes plans
 - Traffic control plans (line marking, traffic control devices, and signage)
 - On-street parking and driveway crossover plans

- Waste management (garbage collection area) plans
 - Construction details and specifications
 - Soil erosion and drainage management plans (SEDMP)
 - Stormwater calculations
 - Pavement calculations
 - Traffic impact statements
 - Construction staging plans
 - All other relevant plans, reports or calculations
22. Details regarding road reserve treatments including street tree locations, common service pit lids locations, bollard locations and street light locations shall be submitted and approved by Council.
23. A Landscaping Plan shall be submitted for public open space reserves, prepared in accordance with Council's Open Space Plan and Urban Landscape Guidelines. Such plan shall provide details of all permanent water bodies, including proposed detention / retention basins with an indication as to the extent of 10 year ARI and 100 year peak ARI flood level, pedestrian or shared access paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and all other infrastructure, to the satisfaction of Council.
24. Landscaping plans shall be submitted for road reserve areas that provide details of street tree plantings, and verge finishes. All landscaping treatments shall comply with Council's approved planting schedule and be to the satisfaction of Council.
25. A traffic control plan should be submitted to Council's City Assets Department which provides details regarding the proposed location of street signage, line marking, traffic and parking control signs.
26. Engineering Specifications shall be provided for all siteworks and comply with Council technical requirements and details.
27. A Soil Erosion and Drainage Management Plan (SEDMP) should be prepared and approved by Council. Such plan shall be developed in accordance with the EPA Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (March 1999). Management of other environmental impacts such as air quality (dust suppression), noise emission etc. should also be considered by means of developing and implementing a Construction Environmental Management Plan (CEMP).

During Construction:

28. Council's Land Development Coordinator shall be contacted at the following stages of road construction to organise the following:
- Drainage: Inspection prior to backfilling trenches
 - Sub grade: Proof roll prior to application of sub base course
 - Sub base course: Proof roll prior to application of base course
 - Base course: Proof roll prior to application of wearing course
29. After the construction of all pavement base layers and prior to construction of the pavement wearing course, a Closed Circuit Television (CCTV) inspection and accompanying report shall be submitted to Council that complies with the following:
- The CCTV inspection must be performed after the base course being constructed and prior to asphalt being placed
 - All pipes are cleaned thoroughly prior to CCTV
 - All CCTV inspections must be performed in accordance to the standards and practices set by the Water Services Association Australia - WSA 05-2008 specification. This includes the examination of each joint.
 - That the CCTV inspection must be performed using WinCan software, with all associated data returned in the WinCan viewing software. The returned data must also include a WinCan generated PDF report of all inspection findings/results as per WSA 05-2008.

Practical Completion will not be accepted until the CCTV has been received to Council's satisfaction.

30. All stormwater shall be appropriately managed from the commencement of works through to final completion.
31. Where the depth of fill between the top of stormwater pipes and finished surface level is less than 0.6 metres, pipe class calculations shall be submitted in accordance with AS/NZS 3725:2007.
32. Prior to each pavement layer being constructed, survey level checks of the subgrade, base course and top of wearing course are required at 20 metre intervals (left edge, crown and right edge) to be submitted to Council's Land Development Coordinator for review.
33. All stormwater from the site shall be appropriately managed from the commencement of siteworks through to final completion. The maximum permitted discharge rate of stormwater approved by Council shall not be exceeded at any time during the works.

Prior to Section 51 Clearance:

34. Prior to Section 51 clearance, all development approval conditions on the Land Division Decision Notification Form must be satisfied. To allow for Section 51 clearance prior to the completion of public infrastructure the Developer may enter into a bond agreement with Council for the full cost of the infrastructure works. A second bond will be required to cover the 12 month defects liability period (generally 10% of the Practical Completion Bond, but may be more as required by Council).
35. Prior to Section 51 clearance, a final survey plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General shall be lodged with the Development Assessment Commission for Land Division Certificate purposes. Such plan shall capture any condition or requirements imposed by Council, and confirm the final layout and dimensions of allotment, reserve, and easement boundaries.
36. Council drainage easements will only be accepted by Council where they are identified on the Plan of Division and agreed to by Council prior to Land Division consent being granted. All easement shall be created as a short form drainage easement and subject to a separate review and approval from Council. All necessary easement documentation shall be finalised prior to Section 51 clearance being granted.
37. Easements proposed on Council land for purposes other than drainage will only be accepted by Council where they are shown on the Plan of Division and agreed to by Council prior to Land Division consent being granted. Any such easement shall be created in long form format and subject to a separate review and approval from Council. All necessary easement documentation shall be finalised prior to Section 51 clearance being granted.

Prior to Practical Completion:

38. Once works have reached Practical Completion, Council shall be notified and a Practical Completion inspection undertaken by Council's Land Development Coordinator. A Practical Completion Certificate which states all the works have been completed in accordance with the approved engineering documentation, along with a list of defects and omissions shall be submitted and approved by Council. Where multiple Contractors are involved, separate Practical Completion certificates may be required which separate the scope of works relevant to each Contractor.
39. A copy of compaction test results in accordance with AS 1289 – Methods of testing soils for engineering purposes, shall be submitted to Council for the following:

Roads

Four tests per thousand square metres of each layer are required. Council may request specific location of tests to be undertaken.

Trenches

One test for each layer, for each 30 metres of trenching. One test is required per trench to each service trench to each property.

40. An as-constructed survey shall be provided of all pit, pipe invert levels and pipe sizes. Practical Completion will not be accepted until the as-constructed survey has been received and approved by Council, and the engineering design drawings updated accordingly.
41. Final engineering documentation (formatted to AutoCAD DWG and PDF formats) shall be submitted either on CD, USB, or using Council's electronic file transfer system (available on Council website). The datum and coordinate system shall be GDA94, MGA. In the case where original survey coordinates have been truncated, reference to the original coordinate system must be provided. Plans shall be the most recent revision and include any discrepancies determined on the final as-constructed survey.
42. Maintenance schedules shall be provided for all stormwater quality improvement and detention systems.
43. Prior to Practical Completion being accepted for open space areas, Council's Manager of Parks and Gardens shall be contacted to organise an inspection of landscaping, reserves and public open spaces, to confirm that all works have been completed to Council satisfaction.
44. Where reserve areas include stormwater detention basins or overland flow paths, an as-constructed survey shall be provided to confirm that final constructed site levels are in accordance with the approved engineering design.

After Practical Completion:

45. Road and drainage infrastructure works shall be maintained for a 12 month defect liability period from the date of Practical Completion, or the date of rectification if a defect item is considered major by Council.
46. Prior to Practical Completion being accepted by Council, a defects liability bond agreement must be entered into with Council to cover the cost of omissions and potential defects during the 12 months defect liability period.

Prior to Final Completion:

47. Prior to Council releasing the defect liability bond, all outstanding Practical Completion omissions and defects shall be addressed to the reasonable satisfaction of Council.

CITY ASSETS TECHNICAL REQUIREMENTS

Documentation

48. Construction details shall comply with Council standard details, available on Council's website (unless otherwise approved by Council).

Earthworks, Site levels and Compaction

49. Allotment fill shall be constructed using engineered fill in accordance with AS 3798:2007 Table 5.1., to design surface levels approved by Council.
50. Common Service Trenches (CST) shall be compacted to 90% MMDD (modified maximum dry density).

51. Road verges shall be graded positively at 2.5% above top of kerb to the boundary and be finished with a minimum of 100mm of topsoil with a raked finish and with no material greater than 5mm diameter.
52. Prior to the placement of any road pavement material, all public utility service excavations under the road pavement shall have been completed. Public service trenches shall be backfilled and compacted in accordance with AS 1289 - Methods of testing soils for engineering purposes.
53. The design of coastal land as defined by the Coast Protection Act 1972 shall be designed such that it is protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.

Reserve Areas

54. Public open space areas designated as Reserves shall be vested to Council pursuant to Section 50 of the Development Act 1993.
55. Where a Reserve is used predominantly for drainage purposes only and does not form part of a Developer's public open space contribution, reserve areas shall be identified as Drainage Reserve on the proposed Plan of Division and Final Survey Plan.
56. Where reserve areas are used to manage stormwater (e.g. detention basins or overland flow paths), an engineering design shall be prepared to confirm design surface levels. Upon completion of the works and prior to Practical Completion being accepted, an as-constructed survey shall be provided to confirm that final constructed site levels are as per the approved engineering design.

Road Design

57. Roads, water tables and kerbing to be constructed in accordance with Regulations 51 through to 55 of the Development Regulations 2008 and the Real Property (Land Division) Regulations 1995. Roadway widths shall be as follows (unless otherwise approved by Council):

LOCAL STREET

Footpath	1.5m
Edge of footpath to kerb face (water table)	1.2m
Carriageway	7.3m
Face of kerb (water table) to edge of footpath	1.2m
Footpath	<u>1.5m</u>
Overall width	12.7m

REAR LOADED LANEWAY

Boundary to edge of seal ("footpath")	1.0m
Carriageway	6.0m
Edge of seal to boundary ("footpath")	<u>1.0m</u>
Overall width	8.0m

Any variation to the above dimensions will require approval from Council's City Asset's Department.

58. Subject to section 38 of the Roads (Opening and Closing) Act 1991, the width of any proposed road reserve which is likely to be used regularly or extensively by commercial vehicles must be not less than 20 metres.
59. Consistent with the Development Regulations 2008, the width of the road at the head of every cul-de-sac must be at least 25 metres for a length of not less than 25 metres, or such other dimensions as may be acceptable to the council.

60. Road cross falls should be typically 3%, the minimum longitudinal grade on roads should be 0.5%, and the maximum longitudinal grade to be no greater than 12% (unless otherwise approved by Council).
61. All junctions and bends along roads and laneways should be designed using the 12.5m Austroads Large Rigid Vehicle (LRV). All turning movements must be contained within the road carriageway. Proposed overhang of vehicles must not conflict with any street furniture or proposed street trees. Swept paths shall be prepared as part of the engineering design.
62. Turn around areas are required for no through roads greater than 50 metres in length and shall be designed to accommodate a three-point turn by a 8.8m medium rigid vehicle (MRV). The 12.5m Austroads Large Rigid Vehicle (LRV) must be able to achieve a multi-point turn with all turning movements contained within the road carriageway. Proposed overhang of vehicles must not conflict with any street furniture, proposed trees or footpaths. Swept paths shall be prepared as part of the engineering design.
63. Naming of roads shall be in accordance with Council's Policy for Street Naming.

On-street Parking and Driveway Crossovers

64. Access to driveways shall be determined using the Australian Standard AS 2890.1- Parking Facilities, B85 template swept path with 0.3m minimum clearances on each side. Access to driveways shall not be restricted in the event that vehicles are parked on-street immediately adjacent proposed driveway crossovers.
65. A driveway crossover and on-street car parking plan shall be submitted to Council to demonstrate that proposed crossovers and on-street car parking spaces have been provided to the reasonable satisfaction of Council. The design of such plan shall have consideration for current Australian Road rules and AS 2890 – Parking Facilities.

Traffic Control Devices

66. Speed control devices should be provided at 200m intervals along all roads (unless otherwise approved by Council).

Intersections

67. Re-arranged tee intersections shall be designed so that the primary right of way traffic route is clearly delineated.
68. Pavement bars and associated line marking should be provided at 90 degree bends, designed and constructed in accordance with relevant Austroads, Australian and DPTI standards.

Line marking and signage

69. All line-marking shall be designed and constructed in accordance with; DPTI - "Code of Technical Requirements for Traffic Control Devices", DPTI - "Pavement marking manual", AS/NZS 2890 - "Parking facilities" and AS 1742 - "Manual of uniform traffic control devices".
70. No-stopping lines should not be marked adjacent driveway crossovers.
71. Street name signs should be provided in accordance with Council's Street Signage Strategy.

Pavements

72. Service trenches made through existing road pavements shall be backfilled in accordance with recognised engineering practices and match existing road pavement material profiles, and levels.

73. Road pavements should be designed with a 30 year design life. Pavement designs should be in accordance with Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide.
74. All roads shall be constructed using approved quarry or recycled pavement materials in accordance with the Department for Planning Transport and Infrastructure (DPTI) specifications. Recycled grade material shall only be used in sub-base pavement layers, and quarry graded used in base-course layers.
75. All roads shall be surfaced with asphalt to a minimum thickness of 40mm (unless otherwise approved by Council). All parking bays to be surfaced with a minimum of 30mm of asphalt.
76. Roads shall be primed or primer sealed prior to application of asphalt.

Footpaths

77. Pedestrian ramps are to be provided at every road crossing where footpaths are to be provided, and are to align with existing footpaths in accordance with the Disability Discrimination Act (DDA) requirements and AS 1428.1 - Design for access and mobility.
78. Pedestrian access must be provided by footpaths within the development in accordance with the DDA requirements and AS 1428.1 – Design for access and mobility and PDC 25 of PAE Development Plan.
79. Footpaths shall have a minimum width of 1.5m (unless otherwise approved by Council).
80. Shared-use paths shall have a minimum width of 2.5m wide for local access, 3.0m for commuter access, and 3.5m for recreational access (unless otherwise approved by Council).
81. Footpath finishes and specifications shall be to the reasonable satisfaction of Council

Stormwater

82. Where staged developments are proposed, stormwater management plans and calculations shall be prepared in a manner which ensures that stormwater can be managed effectively during all stages of the construction.
83. Single residential allotments should be provided with a minimum of one 100mm UPVC stormwater kerb outlet (sleeve) for future stormwater connections. Kerb outlets shall be located on the lowest side of the allotment and be located a minimum of 0.5m away from the edge of proposed driveway crossover.
84. Community titled, industrial, and multiple allotment residential allotments should be provided with a minimum 225 mm diameter RCP pipe stub with reinforced concrete junction box located inside the allotment to allow for future stormwater connections. Design plans should nominate the future allowable peak discharge and HGL for a 0.2 EY (5 year ARI) minor storm event, and 1% AEP (100 year ARI) major storm event.
85. The use of rear of allotment drains shall be avoided and will only be accepted where approved by Council. Rear of allotment drains must meet the following criteria:
 - Drains are required to be no less than 225 mm diameter UPVC pipe.
 - Stormwater drains should be sized to convey 100 year ARI stormwater flows from rearward sloping allotments and discharge stormwater safely to a downstream discharge point.
 - A minimum 3.0m easement width shall be provided for rear of allotment stormwater drains (unless otherwise directed by Council). An amended Plan of Division which shows rear allotment easements must be submitted for approval to the Development Assessment Commission (DAC) via EDALA.

86. The stormwater hydrological design must satisfy the following requirements:
- a) Pit inlet capacities shall be sufficient for design flows.
 - b) The minimum grade of stormwater pipes should be 0.5%. Flatter grades may be accepted where it can be demonstrated that flow velocities will be greater than 0.8 m/s during a 1 EY (1 year ARI) storm event.
 - c) The piped drainage system shall cater for all flows up to and including a 0.2 EY (5 year ARI) storm event unless otherwise directed.
 - d) Adopt an antecedent moisture condition (AMC) of 2.5.
 - e) The design of tidal affected stormwater outlets should adopt the following downstream water levels:
 - 0.2 EY (5 year ARI) minor storm: 2.50m AHD.
 - 1% AEP (100 year ARI) major storm: 1.25m AHD.
 - f) The design of non-tidal stormwater outlets shall adopt the following downstream water levels (unless otherwise approved or directed by Council):
 - 0.2 EY (5 year ARI) minor storm: Assume 150mm below water table level at point of connection.
 - 1% AEP (100 year ARI) major storm: Assume property boundary level at point of connection or 100 year flood level as indicated on Council flood modelling (where available).
 - g) The use of non-return valves will not be accepted.
 - h) Overland flow paths via the road network and reserves shall cater for stormwater flows which exceed the capacity of the piped drainage system up to and including a 1% AEP (100 year ARI) storm event.
 - i) Where there are changes in direction of overland flow paths, the capacity of the flow paths must allow for full energy conversion.
 - j) There shall be no inundation of any allotment during a 1% AEP (100 year ARI) ARI storm event.
 - k) 20% blockage factor shall be used for on-grade inlet pits and 50% blockage factor for sag pits.
 - l) Gutter flow widths shall not exceed 2.5 metres for a 0.2 EY (5 year ARI) storm event.
 - m) Minimum runoff coefficient shall be as follows unless justification can be provided by the Engineer which confirms why lesser coefficients are considered acceptable:
 - Residential allotments: 75% impervious (paved) / 25% pervious (grassed).
 - Industrial allotments: 90% impervious (paved) / 10% pervious (grassed).
 - Road reserves: 80% impervious (paved) / 20% pervious (grassed).
87. Where developments are required to be filled and minimum site levels are dictated by the hydraulic grade levels (HGL's) of the proposed drainage system, to help reduce the depth of fill, height of retaining walls, and undesirable visual impacts to adjacent land, consideration should be given towards:
- Maximising the flow and volume of runoff conveyed by overland flow paths during major storm events and/or,
 - Incorporating a "saw-tooth" longitudinal road design managing major storm events within the road reserve.
88. Pipe class calculations shall be submitted in accordance with AS/NZS 3725:2007 where the depth of fill between the top of stormwater pipes and finished surface level is less than 0.6m.
89. To minimise site levels Council may accept reduced pipe cover where the Engineer can demonstrate pipe classes are sufficient to withstand vehicle and construction loads
90. The design and specifications of proposed water quality improvement devices and systems shall be to the reasonable satisfaction of Council.
91. Stormwater detention basins which are proposed in reserves forming part of the Developer's minimum 12.5% public open space contribution (where required), should be designed such that no greater than 20% of the reserve is inundated during a 10 year ARI storm event. This will help to ensure the reserve remains useable and comply with Councils open space policy and guidelines.

92. All stormwater pipes shall be minimum diameter 375mm, reinforced concrete (Class 3) rubber ring jointed.
93. The Engineer shall provide direction to the Civil Contractor to ensure that the minimum depth of fill above pipes is maintained during the construction process in accordance with AS/NZS 3725:2007 table B1.
94. Grated inlets will not be accepted at catchment low points (sag pits).
95. Deflectors shall be provide to all side entry pits where the longitudinal fall of the roadway is 2.0% or greater.
96. All sub-surface drainage structures proposed in marine environments shall be designed for exposure classification B2 in accordance with of AS 3600.2009 section 4.
97. All box culvert structures shall have a concrete characteristic strength of 32 MPa and contain 30% fly ash (by weight).

Services

98. All Public Utility Service pits are required to be located outside of the footpath within the road verge area.
99. Lighting shall be provided to all streetscapes, public spaces and open space reserves and be designed and installed in accordance with AS/NZ 1158. 3 – Lighting for Roads and Public Spaces. All lighting shall be LED lighting and shall be designed and installed in accordance with SAPN P4 category requirements (minimum).
100. Street lighting should be kept 5.0 metres clear of street trees.
101. All public lighting shall be wired in accordance with AS3000 and to be energised on SAPN Energy Only Tariff.
102. Any modification to existing Service Authorities infrastructure will be at the Developer's cost.

Other

103. All existing infrastructure, line-marking and signage shall be re-instated to the reasonable satisfaction of Council.

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).

Coastal Protection Board

- d. The land over which the development is situated may have the potential to develop acid sulfate conditions if exposed to oxygen. The Coast Protection Board has released a set of guidelines which should be followed in areas where acid sulfate soils are likely to occur. These can be found at: http://www.environment.sa.gov.au/about-us/boards-and-committees/Coast_Protection_Board/Coastal_acid_sulfate_soils
- e. The Board understands the existing top of the wharf at the south east corner of the site is 3.15m AHD, which is below the Board's recommended levels. The Board is unsure of the levels and condition of the remaining wharf sections adjacent the proposed development site.
- f. The waters adjacent the development site fall within the area covered by the Adelaide Dolphin Sanctuary Act 2005. The object of the Act is to protect the dolphin population and their natural habitat. Contractors should be made aware of the Adelaide Dolphin Sanctuary Act 2005 and that there is a general duty of care to ensure the protection of the dolphin population from direct physical harm including as a result of changes in water quality.
- g. The applicant is reminded of their 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 cause environmental harm.

DPTI

- h. The Metropolitan Adelaide Road Widening Plan shows possible requirement for a strip of land up to 4.5 metres in width from portion of the Semaphore Road frontage of this site for future upgrading of the Semaphore Road/Causeway Road intersection. 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 6.0 metres of the possible requirement.

EPA

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

Cultural Heritage

- k. The applicant is advised that sites or objects may exist in the proposed development area, even though the Register does not identify them. All Aboriginal sites and objects are protected under the Aboriginal Heritage Act 1988 (the Act), whether they are listed in the central archive or not. Land within 200 metres of a watercourse in particular, may contain Aboriginal sites and objects.

Shipwrecks

- l. During any site ground impact works, due care should be exercised during any excavation works, particular along the former banks of the Port River and Hawker Creek, to avoid impacts to any potential historic shipwreck remains that may be buried within reclaimed land.
- m. If an article believed to be the remains of a ship, part of a ship or an article associated with a ship is encounter during any excavation works, disturbance in the vicinity shall cease and Department for Environment and Water shall be notified.
- n. Where it is know in advance (or there is reasonable cause to suspect) that a historic shipwreck, part of a historic shipwreck or articles associated with a historic shipwreck may be encounter, and where works may damage or destroy, interfere with or remove such articles, a permit is required prior to commencing excavation works.

General

- o. The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes and regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

3. CROWN APPLICATIONS (ADVISORY ITEMS)

3.1. NEW APPLICATIONS

3.1.1 SA Water

DA 312/V006/18

Lot 115 Church Road, Korunye

Adelaide Plains Council

Proposal: Construction of two 200ML lined above ground recycled water Earth Bank Storages, with a reticulated pump and ancillary infrastructure.

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

Applicants

- Alex Czura, SA Water - presented
- Chloe Ringwood, SA Water - presented
- Angelo Rossi, SA Water - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 25 October 2018) to the Minister for Planning. (Note: a Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.)

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

- 5.1. Thursday, 1 November 2018 at 50 Flinders Street, Adelaide SA 5000

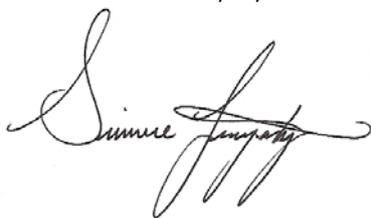
6. CONFIRMATION OF THE MINUTES OF THE MEETING

- 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 12.20pm.

Confirmed 25/10/2018



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Simone Fogarty
PRESIDING MEMBER