



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 32nd Meeting of the
State Commission Assessment Panel
held on Thursday 23 August 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) Chris Branford Sue Crafter Peter Dungey David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Lauren Talbot (Agenda Items 2.2.1, 2.2.3) Ben Green, Consultant Planner (Agenda Item 2.2.2) Ben Scholes (Agenda Item 2.2.2) Brett Miller (Agenda Items 2.2.1, 2.2.2) Darby Schultz (Agenda Item 2.2.3)

1.2. APOLOGIES

Dennis Mutton

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 **Kaufland Australia Pty Ltd**

DA 090/E004/18

10 Anzac Highway, Forestville

City of Unley

Proposal: Construction of two-storey retail development for Kaufland Supermarket including internal supporting small tenancies, solar-panels, associated undercroft car park, offices, various signage, and landscaping.

Helen Dyer declared a conflict of interest (business reasons) and left the meeting.

David O'Loughlin declared a conflict of interest (a current application by the proponent is before the City of Prospect) and left the meeting.

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

Applicants

- Sam Russell-McLeod, Kaufland - presented
- Tom Sheridan, Kaufland
- Jonathan Flint, Kaufland
- Daley Mackenzie, Kaufland
- Kim Holmes, Kaufland
- Jane Kelly, Urbis – presented
- Damian Butler, Rothe Lowman
- Mark McWha, Formium - presented
- Heath Blacker, WGA – presented
- Jason Zafry, WGA

Representors

- Carol Olsen, representing Harmony Forestville Pty Ltd - presented
- Luke Smolucha, representing Tracey Pursey – presented
- Huy Le
- Cr Don Palmer

Council

- David Brown, City of Unley - presented

Agency

- Paul Bennett, DPTI - Transport

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer the application by Kaufland Pty Ltd for construction of a retail development including internal supporting small tenancies, solar-panels, associated undercroft car park, offices, various signage, and landscaping at 10 Anzac Highway, Forestville, to allow the applicant to consider the following matters:

- Reassessment of the treatment to the Leader Street façade/frontage including but not limited to alterations such as glazing/windows to provide real activation and passive surveillance to the public interface as envisaged in the Zone;
- Conformity with the setback policies to Maple Avenue which is required to be a 2m minimum;
- Reduction of the expanse of the concrete/paved area at the western most crossover for the small tenancies service area on Maple Avenue;
- Commitment to a land management agreement that secures the balance of the site for predominantly residential purposes;

- Provision of more effective interface treatments between the eastern boundary and the remaining undeveloped portion of the site to ensure a suitable environment for future residential uses;
- Provision of accurate perspective views of the development from Anzac Highway south and north approach at street level;
- Clarification that the landscape and site plans include mature trees to the Anzac Highway car parking area; and
- Provision of concept plans detailing proposed modifications to the Anzac Highway/ Leader Street signalised junction, these plans shall be prepared in consultation with the Department of Planning Transport and Infrastructure (DPTI) (and Unley Council where necessary).

2.2.2 **Emmett Property Pty Ltd C/- Phillip Brunning & Associates**

DA 020/A040/18

98-100 (A500) North Terrace, Adelaide

City of Adelaide

Proposal: Demolition of existing 2 storey non-heritage listed building and construction of a 14 storey high tourist accommodation building comprising 60 dual-key serviced apartments (120 bedrooms), together with associated reception, management offices and sales, porte cochère, and staff car parking at ground level and conference facilities, gymnasium, business lounge and BBQ deck at first floor and signage

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

Applicants

- Nick Emmett, Emmett Property - presented
- Phil Brunning & Associates - presented
- Gerald Matthews, Matthews Architects - presented

Agency

- Kirsteen Mackay, Government Architect
- Ellen Liebelt, 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 Emmett Property Pty Ltd C/- Phillip Brunning & Associates for the demolition of existing building and construction of a 14 storey tourist accommodation building comprising 60 dual-key serviced apartments (120 bedrooms), conference facilities, together with associated porte cochère, staff car parking and signage at 98-100 North Terrace, Adelaide subject to the following reserved matters and conditions of consent.

RESERVE MATTER

1. 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:

- 1.1 a refinement of the architectural response to the context, setting and role of North Terrace reflecting its importance as defined in the Capital City Zone desired character statement through detailed architectural expression, articulation, composition and materiality, primarily relating to the north façade, to align with Capital City Zone Design and Appearance Policy (particularly Principles of Development Control 6 and 7); and
- 1.2 In satisfying the above, a final detailed schedule of all external materials and finishes proposed, along with a physical materials board including documented evidence of performance and durability to demonstrate material quality and design intent suitable for the prominent North Terrace location.

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/A040/18:

Title	Drawing No.	Date
Location Plan	SK63	07/05/18
Ground Floor Plan	SK113A	08/08/18
First & Second Floor Plan	SK114A	08/08/18
Typical Apartment Plan	SK103	05/06/18
Roof Plan	SK104	05/06/18
North Elevation	SK115	17/07/18
East Elevation	SK116A	08/08/18
South Elevation	SK117	17/07/18
West Elevation	SK118	17/07/18
North Elevation - Streetscape	SK112A	07/08/18

2. The recommendations details in the Transport Impact Assessment by GTA Consultants (SA) Pty Ltd (Reference S138314) dated 29 May 2018 together with the updated response dated 9 August 2018 by GTA Consultants (SA) Pty Ltd, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel.
3. All driveways, vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZ 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 in accordance with AS 2890.1 and AS1742 to the reasonable satisfaction of the Stater Commission Assessment Panel prior to the occupation or use of the development.
4. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
5. Clear sight lines for users of the development shall be provided to ensure pedestrian safety along the North Terrace footpath and shall be provided at all times in accordance with AS/NZS 2890.1:2004 Off-street car parking.
6. The hours for waste collection and service vehicles (operated by private contractor/s) to enter and exit the subject land shall be scheduled to occur outside of peak usage periods.
7. Air conditioning or air extraction plant or ducting shall be acoustically screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
8. All stormwater design and construction shall be in accordance with Australian Standard As/NZs 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

9. The finished floor level of the ground floor level at the entry points to the development shall match the existing footpath unless otherwise agreed to in writing by the City of Adelaide, to the satisfaction of the State Commission Assessment Panel
10. 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.
11. All external lighting on the site shall be designed, constructed and installed to confirm to Australian Standard - AS 4282-1997 (Control of the obtrusive effects of outdoor lighting).
12. Lighting shall be installed to the awning at street level on North Terrace in accordance with Council's guidelines entitled 'Under Verandah/Awning Lighting Guidelines' 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 the State Commission Assessment Panel.
13. Lighting shall be provided to the vehicle and pedestrian entries on Bernath Place and shall be operational during the hours of darkness at all times to the reasonable satisfaction of the State Commission Assessment Panel.
14. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the 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 one (1) year of the final Development Approval issued by Council and substantially completed within three (3) years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).
- d. Development Approval will not be granted 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 classification is permitted until the Development Approval has been obtained.
- e. 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.
- f. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Adelaide (Council) 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.
- g. An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular, your attention is drawn to the following:
- an annual fee may be charged in line with the Encroachment Policy;
 - permit renewals are issued on an annual basis for those encroachments that attract a fee; and
 - unauthorized encroachments will be required to be removed.
- h. 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.

- i. 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.
- j. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant’s expense.
- k. 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.

- i. You are advised of the following requirements of the Heritage Places Act 1993:
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified; and
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

- m. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

2.2.3 **Hickinbotham Group of Companies**

DA 145/D036/18

Commercial Road, Seaford Meadows

Onkaparinga Council

Proposal: The division of land to create 625 Torrens title allotments from one (1) existing allotment, including associated public roads, drainage infrastructure, recreation reserves, earthworks and landscaping

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

Applicants

- Michael Osborn, Fyfe - presented
- Michael Hickinbotham, Hickinbotham Group
- Julie Dixon, Hickinbotham Group
- David Luu, Hickinbotham Group - presented
- Melissa Mellen, MFY - presented
- Joe LaSpina, Wallbridge & Gilbert - presented

Council

- Steve Tilbrook, City of Onkaparinga - presented
- Kyle Tapscott, City of Onkaparinga - presented
- Matthew Morrissey, City of Onkaparinga - presented
- Richard Dekker, City of Onkaparinga
- Heath Newberry, City of Onkaparinga
- Renee Mitchell, City of Onkaparinga

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 Onkaparinga Development Plan.

3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Hickinbotham Group of Companies for the division of land to create 625 Torrens title allotments from one (1) existing allotment, including associated public roads, drainage infrastructure, recreation reserves, earthworks and landscaping at Commercial Road, Seaford Meadows subject to the following conditions of consent and land division requirements.

PLANNING CONDITIONS

1. 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 145/D036/18.

SCAP Land Division Requirements

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water 2018/00112.
3. The augmentation requirements of the SA Water Corporation shall be met.
4. The necessary easements shall be granted to the SA Water Corporation free of cost.
5. SA Water also advise that recycled water is available to this development. If a connection/s off an existing main is required, an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.
6. A final 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 to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
7. Prior to the granting of Section 51 approval, an agreement must be reached between the applicant/developer, Council and the Department of Environment and Water which outlines water quality and flow velocity parameters. The agreement shall also outline each parties obligations with respect to future maintenance and servicing requirements of the infrastructure discharging to the Onkaparinga River Recreation Park to ensure it is maintained in optimum treatment condition at all times.
8. Prior to the granting of Section 51 approval, the applicant/developer shall enter into a deed of agreement with Council regarding works to be undertaken on Council land (works external to the subject land). The agreement should outline all proposed works, upgrades, cost responsibilities and timing of works. Other associated matters including tenure of the site during such works, insurance, public liability and other relevant matters should also be addressed through this agreement (or additional agreements as the case may be).

DPTI – SSD Land Division Requirements

9. Two road connections to/from Commercial Road shall be provided to serve the plan of division. These road connections shall consist of:
 - a. A new road to Commercial Road in the form of a four-way intersection at Geraldton Street (or Nelson Street) to be controlled by a roundabout of approximately 30 metres in diameter; and
 - b. A T-junction with solid median treatment, located around the northern extremity of the development, that shall operate on a left turn in and left turn out basis only.
10. The new roads intersecting with Commercial Road shall not be opened to traffic prior to completion of all related road works.
11. Prior to the issue of Section 51 Clearance Certificates for relevant stages, the applicant shall provide concept plans for both new road connections showing all new works occurring to the east of Commercial Road and showing that these road connections will not be compromised by the possible duplication of Commercial Road.
12. All required road works shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to DPTI's satisfaction. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant.

13. Prior to undertaking any detailed design, the applicant shall contact DPTI's Network Integrity Engineer, Traffic Operations, Mrs Christina Canatselis on telephone (08) 8226 8262 or via email christina.canatselis@sa.gov.au to obtain approval and discuss any technical issues regarding the required works.

EPA Land Division Requirements

14. The detailed design of the stormwater management system (including raingardens, swales, GPT and wetlands) should be established in accordance with the treatment train described in the Stormwater Management Strategy report, written by Wallbridge Gilbert and Aztec, dated 19 March 2018 and must:
 - a. meet the following quality targets:
 - i. suspended solids (SS) - 80% reduction of the typical urban annual load with no treatment
 - ii. total phosphorus (TP) - 60% reduction of the typical urban annual load with no treatment
 - iii. total nitrogen (TN) - 45% reduction of the typical urban annual load with no treatment
 - b. ensure runoff is maintained at pre development levels
 - c. ensure groundwater resources are not impacted
 - d. mitigate flood risk, and
 - e. ensure the stormwater management system is adequately maintained.

Council Land Division Requirements

15. All landscaping for the development, including fencing detail of the reserve shall be in accordance with the final detailed landscaping plan to the satisfaction of council. The plantings are to be established within six months of the completion of the civil works and maintained by the applicant for a period of 12 months.
16. All allotments shall be connected to the SA Water sewer system or to any system provided by any other licensed sewer provider.
17. A suitably constructed driveway invert and crossover pad (extending for the entire length of the driveway invert) shall be constructed for each allotment, with plans submitted to council. All inverts and crossovers to each allotment are to be constructed by the applicant as part of civil works associated with the land division generally in accordance with the approved plan. The purpose of the crossover pad is to provide consistency and DDA compliance of footpaths (whether constructed at development stage or at 80% occupancy). The crossover width will be determined by the position of the footpath (i.e. the pad will extend to at least the width of the footpath). The pad cross fall shall be 2.5% or 1 in 40 metres, across the alignment and width of the footpath, and at least 2.5% minimum and a maximum of 8% with appropriate transitions where required, beyond the footpath alignment, constructed to the appropriate Australian Standard. Inverts and crossovers are to be completed to council's reasonable satisfaction prior to practical completion of civil works.
18. The street tree location plan shall ensure that the plantings do not conflict with underground infrastructure and street lighting, and should generally be in accordance with the "Services in Streets" PUACC (Public Utility Advisory Committee) guidelines issued September 1997.
19. A survey plan illustrating road level details and supportive cross sections showing how the connection is to be made with the eastern property shall be provided to the council's reasonable satisfaction.
20. Council has declared the area an underground mains power supply area and all the requirements of SA Power Networks for any easements and the installation of underground mains shall be met.

21. Prior to the construction works commencement, the applicant shall gain Council's engineering endorsement of the final detailed design of the infrastructure in road reserves applicable to the development, in accordance with council's service levels and standards.
22. All engineering design and construction shall be generally in accordance with Australian Standards, Councils standards, guidelines and requirements:
 - industry recognised Codes of Practice
 - industry recognised Guidelines, and
 - recognised engineering standardsall to the reasonable satisfaction of council.
23. Prior to the grant of a certificate under Section 51 of the Act, the applicant must either complete the works and improvements referred to hereunder generally in accordance with the relevant plans and documents submitted to the council and forming part of the application or, alternatively, provide the council with a legally binding commitment and security for their completion to the council's reasonable satisfaction:
 - the final detailed design of the infrastructure in road reserves applicable to the development, in accordance with council's service levels and standards, and to the reasonable satisfaction of and approved by council;
 - LED lighting provided within the development in accordance with the final approved plan;
 - development of the road reserves and reserves in accordance with approved landscape and planting plans to the reasonable satisfaction of council;
 - all roads, paving, kerbing, cross-over pads, footpaths and fencing as per final approved plans; and
 - Installation of the stormwater infrastructure as per the final approved plans.
24. Water meters shall be provided at a location approved by council, for the irrigation of reserves and traffic islands. Water meters shall remain the property of the applicant for billing and maintenance purposes until the land is vested to Council at final completion of the landscape component. Only then shall the name be transferred to council at the applicants cost.
25. Upon practical completion of the works, the applicant shall engage suitably qualified Consulting Engineer to provide Council with a full set of "As Constructed" documentation consisting of a set of the electronic drawings (in PDF and in AutoCAD® .DWG) and final DRAINS and MUSIC models. "As Constructed" electronic drawings shall be based on "As constructed" survey of completed works.

The electronic copy of the drawings in AutoCAD® .DWG format shall include any external references (Xrefs) or attachments. The electronic copy of the drawings in PDF shall be combined into a set.

Where External References (Xrefs) are used by a Consultant, the drawings shall be issued to Council using the AutoCAD® 'eTransmit' command or have the externally referenced drawings bound to the drawing.
26. Rear of allotment underground drainage is required where driveways, paved areas and houses will not drain to the street. Rear of allotment drainage is to accommodate a 100 year average recurrence interval (ARI) storm from the potential impervious areas of the allotment unless there is an overland flow path provided. Minimum pipe size for rear of allotment drainage shall be 150mm diameter sewer heavy class or Fibre Reinforced Concrete (FRC) pipe. Where required by council, rear of allotment underground drains shall be incorporated in easements. Where more than one allotment is served by the rear of allotment drain segment, the easement shall be in favour of council. Where only one allotment is serviced, the easement shall be between landholders.

27. At practical and final completion the contractor shall remove all accumulated sediment and litter material from the permanent drainage infrastructure. At final completion the contractor shall provide adequate testing results to demonstrate that filter media in any biofiltration systems is fit for purpose and complies with the approved specification. At practical completion the contractor shall arrange for a video survey of all stormwater pipes and make a copy of the video plus associated written report available to council. A further video survey shall be undertaken by the contractor if considered reasonably necessary by council to demonstrate that identified defects in the pipe system have been satisfactorily repaired or where siltation may have occurred as result of applicant failing to maintain required SEDMP measures. The videos and accompanying reports shall be provided in a format to be approved by council.
28. All underground drainage in land not owned by council is required in easements. Where the drain services one allotment only the easement is to be in the name of the allotment it services. In other cases the easements shall be in the name of the council and shall be a minimum of 3 metres wide with a minimum of 1.0 metre clearance from the edge of the pipe to the easement boundary, and at no cost to the council and shall connect to public land. Depth of pipes in easements is to be limited to 1.5m, unless exceptional circumstances require otherwise. Where depth exceeds 1.5m the easement width shall be increased proportionately on a 1:2 (depth to easement width basis).
29. Open drains, modified watercourses and detention basins shall be designed and constructed to the reasonable satisfaction of council so as to best prevent bed erosion and scour. They shall have a maximum longitudinal grade of 0.5 percent and be topsoiled and grassed and vegetated with species of local provenance and maintained by the applicant for a period of twelve (12) months. Erosion management shall be integrated into the design to cover both the permanent and establishment period. Gradients perpendicular to the flow alignment should have a maximum gradient of 20% where banks are to be grassed.
30. Public lighting within the proposed division shall comply with current AS1158, and shall use SA Power Networks (SAPN LED) approved poles and fittings. Light pole locations are not to interfere with existing and/or proposed infrastructure and are to comply with SAPN requirements. The lighting design shall incorporate the review and possible upgrading of existing lighting at new junctions with existing roads.
31. All required kerb ramps shall be shown on the engineering plans and approved by council prior to Section 51 clearance. The ramps shall be constructed to council specifications.
32. Concrete expose aggregate footpaths having a width of 1.2 metres for local roads, 1.5m for collector and 1.8m for distributor and secondary arterial roads shall be provided. Local roads shall have a footpath on at least one side located directly on the back of kerb.

Collector, distributor and secondary arterial roads shall have footpaths located on both sides of the road offset from the back of kerb to a location acceptable by council.

Where footpaths are located on one side of the road, the side and location will be to the satisfaction of council who will consider the future footpath network layout, likely pedestrian usage, common service trench location and street light location.
33. All areas of open space and road reserve that will eventually become council's responsibility at final completion shall be evenly graded and seeded with a dryland grass mix, as a minimum requirement. The applicants are required to provide full design plans and maintenance details to council.
34. Maintenance periods for the applicant of any reserve or street trees and road verge treatments after practical completion of such works will be twelve (12) months.

35. All road pavements shall be designed and constructed for the ultimate development capability of the land in the vicinity of the development. Design traffic shall allow for a 20 year design life including normal predicted road traffic, future road construction/house construction traffic, and future potential bus routes. Pavement design for local roads shall be based on current edition of Austroads "Guide to Pavement Technology Part 2: Pavement Structural Design".
36. All roads shall be designed and constructed in a manner, which allows safe and convenient property access via individual driveways considering horizontal and vertical sight distance and grade. Batter grades to allotments shall not be steeper than 2.5% unless approved otherwise. Where batter grades and allotment grades are approved steeper than 1 in 5 or where sight distance is not adequate, a driveway design shall be provided demonstrating that safe and convenient property access can be provided. This shall comply with relevant council and Australian standards.
37. 150mm barrier kerb in accordance with AS 2876-2000 is to be used for all kerbing work within the development unless otherwise agreed by council.
38. Drainage calculations and design shall ensure:
 - a) The design provides for fully developed upstream catchment. The peak flow rate leaving the development should not exceed the pre development flow rates for minor (1 in 5 year ARI) and major (1 in 100 year ARI) storm events. In this case, detention volume shall be calculated for the gap flow between pre and post development peak flows. Detention basin shall be designed so that peak flow from the proposed development up to 1 in 100 year ARI does not exceed the existing peak flow from the site. Peak flows (pre and post development) are to be calculated using same methodology.
 - b) All properties are protected from a 1 in 100-year average recurrence interval storm. Secondary protection (major flow) drainage flow path is to be provided along public land (ie roadway or drainage reserve) allowing a surcharge due to 50% blockage of the sag pits and 20% blockage on the grade pits. Major flow is not to exceed the top of any kerb parallel to the direction of flow. Where one way cross fall is provided, flows must be modelled on this basis. Drainage calculations and modelling method shall be agreed to and approved by council's Stormwater Engineer prior to engineering approval.
 - c) Drainage calculations and modelling method should consider the ultimate, (maximum density) development case. Hydrological and hydraulic calculations are to be undertaken using DRAINS and stormwater quality modelling is to be undertaken using MUSIC. The minimum impervious area of 75% and pervious area of 25% for each allotment unless it is demonstrated. All parameters for DRAINS and MUSIC models shall comply with Council's Stormwater Management Design Guide.
 - d) Watercourses, open drains and flow path are to be aligned such that they are free flowing and free of obstructions, and located on public road, open space, drainage reserve or easements. Where an overland flow is proposed along an easement, a Land Management Agreement shall be put in place to prevent the use of the land for any other purpose and to prevent obstruction of the flow path by fencing and retaining works.
 - e) Local underground drainage systems have the capacity to convey peak flow rates resulting from a minor storm event with the hydraulic grade line being no closer than 150 mm from the water table level.
 - f) Local underground drainage for local roads on all residential area roads accommodates a minimum of the flows resulting in 1 in 5 year ARI storm with the hydraulic grade line being no closer than 150mm from pit openings. Underground drainage on all collector or distributor roads shall accommodate a minimum of the flows resulting in a 1 in 10 year ARI storm with the hydraulic grade line being no closer than 150mm from pit openings.

g) At a sag point the underground drainage accommodates a minimum of the flows resulting from a minor recurrence interval storm (ARI) with 50% blockage provided there is a defined overland path for the gap flow to flows from a 100-year ARI storm. If there is not defined overland flow path then the underground drainage accommodates the flows resulting from a 100-year ARI storm.

h) Rear of allotment underground drainage is required where driveways, paved areas and houses will not drain to the street. Rear of allotment drainage is to accommodate a 100 year average recurrence interval (ARI) storm from the potential impervious areas of the allotment unless there is an overland flow path provided. Minimum pipe size for rear of allotment drainage shall be 150mm diameter sewer heavy class or Fibre Reinforced Concrete (FRC) pipe. Where required by council, rear of allotment underground drains shall be incorporated in easements. Where more than one allotment is served by the rear of allotment drain segment, the easement shall be in favour of council. Where only one allotment is serviced, the easement shall be between landholders.

i) A minimum pipe size of 375mm Reinforced Concrete Pipe (RCP) is to be adopted for all road drainage. The minimum pipe grade is 0.5% unless otherwise approved. Pipes used in network and trunk drainage shall be reinforced Concrete Pipe (RCP) with rubber ring joints and a minimum strength class 2, appropriate for the conditions. The pipes and their installation shall comply with the requirements of current Council Standard details and with the Council's Approval Conditions.

j) Stormwater pipe installation shall comply with the requirement of current Australian Standard AS/NZS 3725.

k) Front of allotment drainage is provided along all one-way cross-fall roads and flush kerb roadways.

l) Design calculations shall include:

- a. A plot of the peak hydraulic grade line for the minor storm event.
- b. A check of flow widths and flows across junctions as stipulated in Council's Stormwater Management Design Guide.
- c. A check of road flow capacity and overland flow path capacity (if any) based on full road cross section to confirm 1 in 100 year ARI flows are contained within the road reserve.

m) Junction boxes shall be provided:

- a. On all drainage lines at all changes in alignment and grade.
- b. At a maximum spacing of 80 m for up to diameter 450 mm pipe.
- c. At a maximum spacing of 100 m for diameter 525 mm or more.

n) Detention systems shall have a minimum orifice opening of 150 mm (at the outlet or within the basin) in diameter, where an orifice plate is provided:

- The structure should be secured to prevent illegal access.
- The plate shall be fixed so that it can be removed.
- Clear, safe, all weather access for emergency and routine clearing must be provided.
- A debris protection screen in front of the outlet is required.
- A gross pollutant trap is required upstream of the orifice plate, to remove gross pollutants and reduce the risk of blockage, if the orifice diameter is less than 375 mm.

39. The following shall be achieved with the design of the detention basin:

(i) In the detention basin, a galvanised steel mesh frame angled over the depth of the headwall apron is to be provided on all outlet structures to reduce the risk of blockage and people being trapped against the headwall during high flow events. Minimum basin slope from inlet to outlet and across the basin shall be 1%. The risk of sediment accumulation is to be considered in the design of the basin.

(ii) Where orifice controlled systems are provided, a safety overflow path must be provided, and the orifice must be able to be accessed and released during high flows to allow clearance of blockage.

(iii) Maximum water depth for a detention basin shall be 1.2 m in the 100 year ARI storm event. An additional minimum freeboard of 300mm is required from the maximum water level in the basin. Minimum basin slope shall be 1% towards the outlet.

(iv) The minimum clear width around the top of all banks and walls on a detention basin is 3m. A width of 3m is required where access is not available across open space or direct from a public road. If landscaping is to be provided, the minimum width is to be provided clear of any landscaping elements.

40. In accordance with Council's Development Plan, land area proposed to serve a stormwater management purpose, in excess of 20% of the required open space area, will not be included within the applicants 12.5% allocation of land for public open space. The only exception to this will be if it can be demonstrated to the satisfaction of Council that the area affected by the proposal satisfies the guiding principles for passive, active or recreational open space as described in Framework for the Integration of Flood and Stormwater Management into Open Space Version 1.1, August 2011, published by Healthy Waterways Limited.

41. Unless otherwise approved by Council, all Side Entry Pits shall be double chamber units compliant with current Council standard details SD-206 and 207. Side Entry Pits shall be set in a concrete lintel frame having Terra Firma Lids with 2 x Bianco Class B lock down covers. The colour of the lid should be approved by Council.

42. Unless otherwise approved, a system to improve stormwater quality using an appropriate water quality improvement treatment train in accordance with the principles in "Water Sensitive Design Technical Manual for the Greater Adelaide region", shall be provided and constructed in a location and of a design to the reasonable satisfaction of council to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse. The parameters shall comply with Council's Stormwater Management Design Guide.

43. Water quality in outflows from new development shall have load reduction (when compared to untreated Stormwater outflows) improvement equivalent to:

- 80% reduction in total suspended solids (TSS)
- 60% reduction in total phosphorous (TP)
- 45% reduction in total nitrogen (TN)
- 90% reduction in Gross Pollutant (Gross Pollutant)

44. Water quality modelling is required to be undertaken based on the works proposed. A MUSIC model is required for the proposed water quality treatment train in order to achieve the Council water quality target requirements. The water quality improvement performance must be demonstrated using MUSIC version 6 or the latest (for each stage, if a staged division). Water quality calculations are to be carried out by a qualified engineer as per the guidelines given in Australian Water Quality and Runoff.

45. The rainfall and evaporation data recommended for MUSIC modelling within the City of Onkaparinga is the Noarlunga Weather Station, station number 023885. Council requires all stormwater quality modelling to use the Noarlunga Weather Station 6-minute rainfall data. A modelling period of 01/01/2005 to 01/10/2009 is available from Council. You are required to contact Council to obtain the MUSIC model meteorological template file (.mlb extension).

46. At practical and final completion the contractor shall remove all accumulated sediment and litter material from the permanent drainage infrastructure. At final completion the contractor shall provide adequate testing results to demonstrate that filter media in any biofiltration systems is fit for purpose and complies with the approved specification. In relation to biofiltration systems, temporary protective layers must be installed and left in place throughout the allotment building phase to ensure sediment laden waters do not clog the filtration media and building traffic does not enter the biofiltration system.
47. At practical completion the contractor shall arrange for a video survey of all stormwater pipes and make a copy of the video plus associated written report available to Council. A further video survey shall be undertaken by the contractor if considered reasonably necessary by council to demonstrate that identified defects in the pipe system have been satisfactorily repaired or where siltation may have occurred as result of applicant failing to maintain required SEDMP measures. The videos and accompanying reports shall be provided in a format to be approved by Council.
48. All underground drainage in land not owned by council is required in easements. Where the drain services one allotment only the easement is to be in the name of the allotment it services. In other cases the easements shall be in the name of the council and shall be a minimum of 3 metres wide with a minimum of 1.0 metre clearance from the edge of the pipe to the easement boundary, and at no cost to the council and shall connect to public land. Depth of pipes in easements is to be limited to 1.5m, unless exceptional circumstances require otherwise. Where depth exceeds 1.5m the easement width shall be increased proportionately on a 1:2 (depth to easement width basis).
49. Open drains, modified watercourses, detention basins and retention basins shall be designed and constructed to the reasonable satisfaction of council so as to best prevent bed erosion and scour. They shall have a maximum longitudinal grade of 0.5 percent and be top soiled and grassed and vegetated with species of local provenance and maintained by the applicant for a period of twelve (12) months. Erosion management shall be integrated into the design to cover both the permanent and establishment period. Gradients perpendicular to the flow alignment should have a maximum gradient of 20% where banks are to be grassed.
50. The stormwater quality contribution shall be determined, based on the level of stormwater quality improvement achieved, compared to the required stormwater improvements as indicated in (t), and using a weighted average as given in Council's Stormwater Management Design Guide. Currently the contribution is \$17,931/ha total area (as current for 2017/18 financial year).
51. Groundwater must not be abstracted for use without appropriate assessment by an experienced and qualified environmental auditor.
52. If observations are made during earthworks which are in addition or different to those reported in the Environmental Soil Assessment undertaken by AM Environmental Consulting (dated 1 June 2018), these items should be considered further by an experienced and qualified environmental auditor.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.

- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- d. In accordance with NVC's Risk Assessment process, clearance undertaken under Pathway 1: Self Assessment requires a payment of \$500 into the Native Vegetation Fund. This requirement has been included as a condition of approval.
- e. Prior to construction commencing, a Construction Environment Management Plan (CEMP) must be prepared and submitted to the reasonable satisfaction of the Council. The CEMP must address the mitigation of noise and air quality impacts during the construction phase and be implemented during construction.
- f. A final Soil Erosion and Drainage Management Plan (SEDMP) should be prepared and implemented in accordance with the Stormwater Pollution Prevention: Code of Practice for the Building and Construction Industry to prevent soil and pollutants leaving the site or entering watercourses during development of the site and construction of dwellings. This SEDMP should include elements such as:
 - i. The installation of a shaker pad at the entrance/exit to the development site
 - ii. Avoiding unnecessary cut and fill and unnecessary clearing of vegetation, and
 - iii. Protecting exposed soil through temporary vegetation or jute matting, hay bales or silt fences, and fencing and containing of stockpiles.

Council Advisory Notes

- g. You are advised that following compliance with council's conditions, the SCAP will be notified that the council has no objection to the issue of the Certificate of Approval.
- h. Any site works commenced prior to the formal approval of all engineering details by council shall be at the applicant's own risk. Council must be notified 24 hours prior to the commencement of each stage of construction.
- i. Any landscaping carried out in an open space or road reserve should be in accordance with the following guidelines:

City of Onkaparinga Guidelines

- Road Verge Landscaping Guidelines
- Landscape Framework
- Urban Design Guidelines
- Council's Maintenance Classifications

Other Guidelines

- All bicycle related facilities (shared paths, signage, bike parking etc) to be designed in accordance with AUSROAD 14.
 - All landscape designs should follow the principles of Crime Prevention through Environmental Design (CPTED).
- j. If the applicant intends to undertake landscaping of the development (or part of) to a higher standard than dryland grass they shall provide plans to council for approval. Landscape standards will be provided by council. Details to be submitted shall include the following.

Landscape design plans, including:

 - planting and construction details
 - schedule of proposed species including installed sizes.

Landscape specifications including:

- specifications for street furniture, lighting, paving, playgrounds and other structures
 - maintenance program for landscaping works
 - proposed schedule of inspections/hold points for planting set-out, irrigation, paving and street furniture set-out during construction
 - schedule of inspections during maintenance period (minimum 4)
 - irrigation plans and specification shall be provided for approval.
- k. The applicant is reminded of Clause 23 under Part 6 of the Environment Protection (Noise) Policy 2007. The clause states that construction activity must not occur on a Sunday or other public holiday; and on any other day except between 7am and 7pm. Exceptions to this requirement are prescribed in Clause 23(1) b of the Environment Protection (Noise) Policy 2007.
- l. The applicant is to contact council's Property Transaction team to arrange for a permit prior to commencing any construction activities on council land.
- m. 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 whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- n. Any information sheets, guideline 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. Construction activities must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (Noise) Policy 2007 at all times. Further information can be found at: http://www.epa.sa.gov.au/environmental_info/noise

EPA Advisory Notes

- p. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- q. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

State Heritage Unit Advisory Note

- r. 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.
- s. Please be advised that the following requirements of the Heritage Places Act 1993 apply:
- (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.
 - (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.

For further information, contact the Department for Environment and Water.

- t. Please be advised that the following requirements of the Aboriginal Heritage Act 1988 apply:
- (a) 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, 13 September 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 5.47pm.

Confirmed 23/08/2018



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Simone Fogarty
PRESIDING MEMBER