



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 124th Meeting of the
State Commission Assessment Panel
held on Wednesday 27th October 2021 commencing at 9.30am
Ground Floor, 50 Flinders Street Adelaide / Microsoft Teams video
conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember David Altmann
Secretary	Jaclyn Symons, Governance Officer
AGD Staff	Jason Cattonar (2.2.1) Jason Bailey (2.2.2) Charlie Dubois (2.2.1) Nick Giannakodakis (2.2.2) Brett Miller (2.2.3, 2.2.4) Peter Douglass (2.2.3) Gabrielle McMahon (2.2.4)

1.2. APOLOGIES Nil

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Future Urban

21021928

69-71 Melbourne Street, North Adelaide

Variation to DA 020/A097/18 – create an additional floor comprised of 6 dwellings, increase height from 7 storeys to 8 storeys, changes to windows, increase in garage door width, changes to street canopy and brick balustrade on northern elevation.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Fabian Barone (Future Urban)
- Ellen Bird (Botten & Bowser Pty Ltd)
- Gemma Broomfield (Botten & Bowser Pty Ltd)

Representors

- Robert Warner
- Julie Holledge
- Cindy Chang
- Johnathon Schubert

Agency

- Jodi Davy (SA Housing Authority)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 21021928, by Future Urban is granted Planning Consent subject to the following reasons/conditions:

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent / Development Approval shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Conditions imposed by Minister responsible for the administration of the South Australian Housing Trust Act 1995 under Section 122 of the Act

Condition 2

A minimum of 15% of all dwellings must be developed as 'affordable housing' in line with the executed Affordable Housing Land Management Agreement AG 1313296 dated 28 November 2019.

ADVISORY NOTES

General Notes

1. All previous plans, documentation, technical reports, conditions and advisory notes previously granted Development Plan consent for Development Application numbers 020/A097/18 are still applicable except where varied by this Development Application and the conditions and advisory notes that are appended to this decision.
2. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
3. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Planning Consent

Advisory Note 1

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 2

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 3

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. 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 ERD Court if wishing to appeal. The ERC Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

2.2.2 Millon Wines C/- C & GF Pty Ltd

960/E034/21

48 George Street, Williamstown

The demolition of two (2) existing sheds and the construction of five (5) Tourist Accommodation Pods, a small-scale restaurant, small scale winery and cellar door sales outlet (inside the existing dwelling) and the capping and relocation of an existing bore with associated fencing, car parking and landscaping (non-complying).

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Amanda Price-McGregor (Green Light Planning)
- Bernadette Rigby (Bell Architecture)
- Thomas Wilson (CIRQA)
- Nick Henrys (Resonate)
- Tom Game (Botten Levinson)
- Peter Goss (Archer Environmental Services Pty Ltd)
- Angas Wadlaw (Millon Wines)
- John Holmes (Meinhardt Australia Pty Ltd)
- Matt Bell (Bell Architecture)

Representations

- Graham Cannon
- Leanne Buckley
- Jamin Simmons
- Sam Cowley

Council

- Richard Cocker (The Barossa Council)

The State Commission Assessment Panel discussed the application.

RESOLVED

That the application be REFUSED for the following reason:

Attempts to mitigate the cumulative built form, intensity, environmental, character and amenity impacts anticipated to result from the proposal within a sensitive watershed environment have not been adequately addressed resulting in misalignment with the following key outcomes of the Watershed Protection (Mount Lofty Ranges) Zone:

- Objective 5 – A zone primarily for farming activities on large land holdings that do not pollute water resources.
- Desired Character Statement –
 - Development located within the zone will be predominantly that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities.
 - Limited opportunities will exist for small scale winery development and small scale, low impact agricultural and home based industries, based on rural, arts, crafts, tourist, cultural or heritage activities, where they expand the economic base of the Mount Lofty Ranges Region.
 - (Development) of a scale that complements the rural landscape setting, has no environmental impact, and appropriate to the existing infrastructure and services available.
 - Development will maintain the open rural character derived from open or wooded pasture land, stands of native vegetation, commercial forests and reservoirs.
- PDC 22 – ‘Wineries should... process primary produce that is grown located within the Mount Lofty Ranges Region and sell goods manufactured and produced by the industry’.
- PDC 23 – ‘Wineries should not... generate significant additional traffic noise or other nuisance which would detract from resident’s or other land holder’s enjoyment of the locality’.

2.2.3 Housing Choices SA Pty Ltd C/- Master Plan

020/A200/21

12-20 Shannon Place, Adelaide

Demolition of existing buildings, construction of an eight (8) storey residential flat building comprising 56 residential apartments, ancillary ground floor communal tenancy and associated car parking.

John Eckert declared a conflict of interest due to his past directorship with TECTVS and left the meeting for this agenda item.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Ruth Carpenter (Housing Choices South Australia)
- Julie Duncan (Housing Choices South Australia)
- Francesco Bonato (Tectvs)

- James Cummings (Masterplan)
- Nicole Wilksch (Tectvs)

Agencies

- Aya Shirai-Doull (ODASA)
- Jodi Davy (SA Housing Authority)

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) Council Development Plan.
- 3) To grant Development Plan Consent to the proposal by Housing Choices South Australia for the construction of an 8-storey residential flat building comprising 56 residential apartments, ancillary communal tenancy and associated car parking at 12-20 Shannon Place, Adelaide subject to the following conditions of consent.

PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Reason for condition: to ensure the development is constructed in accordance with endorsed plans and application details.

2. Prior to the issue of Development Approval, final design details of the SAPN transformer shall be provided to the satisfaction of the State Planning Commission in consultation with the City of Adelaide. The design details shall minimise the encroachment over the public realm along the Shannon Place frontage.

Reason for condition: to minimise encroachment over the public realm.

3. Prior to Development Approval for substructure works, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the State Planning Commission.

Reason for condition: to confirm the visual quality of the specified external materials and finishes and ensure they are consistent with the endorsed architectural drawings.

4. Prior to Development Approval for substructure works, the applicant shall submit a revised rooftop floor plan and associated building elevations incorporating acoustic and amenity screening to roof-level plant and air-conditioning units in consultation with the Government Architect and to the reasonable satisfaction of the State Planning Commission.

Reason for condition: to ensure mechanical equipment associated with the development does not detrimentally impact on amenity or cause unreasonable nuisance in the locality.

5. The acoustic attenuation measures recommended in the Acoustic Services Concept Design Report by BESTEC dated 1 March 2021 shall be fully incorporated into the building rules documentation to the satisfaction of the State Planning Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Reason for condition: to ensure preliminary recommendations for acoustic attenuation treatments are appropriately implemented following detailed design.

6. Prior to Development Approval for substructure works, the applicant shall submit a revised first floor plan and southern building elevation incorporating a permeable barrier to the southern podium wall openings to ensure no human access is permissible to the roof area of the property to the south to the reasonable satisfaction of the State Planning Commission.

Reason for condition: to ensure the development does not create opportunities for rooftop access between adjoining properties.

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

Reason for condition: to ensure stormwater infrastructure is designed and constructed in accordance with the technical requirements of the City of Adelaide.

8. The recommendations detailed in the Waste Management Plan dated 2 March 2021 by CIRQA, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Planning Commission. Such measures shall be made operational prior to the occupation or use of the development.

Reason for condition: to ensure waste management is undertaken in such a way so as to minimise potential for adverse impacts.

9. 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.

Reason for condition: to ensure landscaping is maintained.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 24 months from the date of this Notification, unless final Building Rules Consent from Council has been received within that period or this Consent has been extended by the State Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 2 years 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. 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.
- 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. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, in regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Adelaide on (08) 8203 7203 or email customer@cityofadelaide.com.au

- g. 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:
- a) timing, staging and methodology of the construction process and working hours;
 - b) traffic management strategies;
 - c) control and management of construction noise, vibration, dust and mud;
 - d) management of infrastructure services during construction and reestablishment of local amenity and landscaping;
 - e) stormwater and groundwater management during construction;
 - f) site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
 - g) disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste; and
 - h) protection and cleaning of roads and pathways; and overall site clean-up.
- h. 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.
- i. Alignment levels for the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary.
- j. Prior to the occupation of the building, the applicant shall ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies or booster/transformer doors approved by Council.
- k. 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. Email: cityworks@adelaidecitycouncil.com
- l. The applicant, or any person with the benefit of this consent, must ensure that any consent/permit from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development including (but not limited to) permits issued under Section 221 of the Local Government Act 1999 and payment of any associated fee/s.
- m. 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.
- n. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.
- o. The applicant is advised of the following requirements of the *Heritage Places Act 1993*:
- If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the Heritage Places Act 1993 is required prior to commencing excavation works.
 - For further information contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.

- p. The applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*:
- If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

2.2.4 Department of Premier and Cabinet (DPC) on behalf of the Department for Infrastructure and Transport (DIT) C/- Ekistics

21021737

Lot 14 North Terrace, Adelaide

Construction of the Aboriginal Art and Cultures Centre comprising a community facility in the form of a gallery, events and function space, ancillary café and retail and associated landscaping and public realm works.

The Presiding Member, Rebecca Thomas, declared a conflict of interest due to her employer's involvement as planning advisor and left the meeting for this agenda item.

The Deputy Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Robert Lustrì (Department of Premier and Cabinet)
- Waleed Moughraby (Woods Bagot)
- Colleen McDonnell (Renewal SA)
- Richard Dwyer (Ekistics)
- Layton Waters (Department for Infrastructure and Transport)
- Gordana Ticak (Woods Bagot)
- Rosina Di Maria (Woods Bagot)
- Jeremy Carter (Mott McDonald)
- Sunny Cheung (Mott McDonald)
- Timothy Muhlebach (Oculus)
- Heath Blacker (Wallbridge Gilbert Aztec)

Agencies

- Michael Queale (Heritage SA)
- Kirsteen Mackay (ODASA)
- Ellen Liebelt (ODASA)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning & Design Code, the application is NOT seriously at variance with the provisions of the Planning & Design Code; and
- 2) Development Application Number 21021737 by the Department of Premier and Cabinet (DPC) on behalf of the Department for Infrastructure and Transport (DIT), C/- Renewal SA and Ekistics is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

Prior to Development Approval for Stage 3 works (structure works), the final facade design including all material selections and prototype/s of the metal tile/s – this includes physical samples of the range of metal tile finishes, timber soffit and glazing, shall be resolved in consultation with the Government Architect and submitted to the satisfaction of the State Planning Commission.

Condition 3

Prior to Development Approval for Stage 3 works (structure works), the final design and materiality of the cooling towers to demonstrate their effective integration into the AACC landscape shall be resolved in consultation with the Government Architect and submitted to the satisfaction of the State Planning Commission.

Condition 4

Prior to Development Approval for Stage 2 works (substructure works), the final design of the basement ramp western wall (feature precast concrete) interfacing with Bice Road including the integration of services shall be resolved, in consultation with the Government Architect and submitted to the satisfaction of the State Planning Commission.

Condition 5

Prior to Development Approval for Stage 3 works (structure works) the final design of the AACC western interface/public realm to demonstrate effective integration with the Bice Road shared path to provide a high quality arrival experience for special guests/staff in consultation with the Government Architect and submitted to the satisfaction of the State Planning Commission.

Condition 6

Prior to the Stage 6 works (services) commencing, the final design of the water features, lighting, street furniture, wayfinding signage and cultural interpretation signage (including integration of signage with the broader Lot Fourteen wayfinding strategy and City of Adelaide signage) shall be resolved in consultation with the Government Architect and submitted to the satisfaction of the State Planning Commission.

Condition 7

Prior to the Stage 6 works (services) commencing, the final landscaping plan shall be resolved in consultation with the Government Architect and submitted to the satisfaction of the State Planning Commission.

Condition 8

The finished floor levels for the site along the North Terrace frontage are to match the existing back of footpath levels at the boundary.

Condition 9

All stormwater design and construction shall be in accordance with Australian Standard AS/NZS3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road and shall incorporate on site stormwater detention and/or on site retention/ re-use facilities (OSD/OSR) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Professional Engineer that the design of the site drainage system complies with Australian Standards.

Condition 10

All vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) prior to the occupation or use of the development.

Condition 11

Waste management shall be undertaken in accordance with the waste management plan submitted with the application.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 1

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 2

The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 3

Please note 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.
- (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.

Advisory Note 4

Please note the following requirements of the *Aboriginal Heritage Act 1988*.

- (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*.

Advisory Note 5

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:

- a) timing, staging and methodology of the construction process and working hours;
- b) traffic management strategies;
- c) control and management of construction noise, vibration, dust and mud;
- d) management of infrastructure services during construction and re-establishment of local amenity and landscaping;
- e) stormwater and groundwater management during construction;

- f) site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
- g) disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
- h) protection and cleaning of roads and pathways; and o overall site clean-up

Advisory Note 6

The City of Adelaide has identified the following specific requirements which are recommended to be considered / included in the Stormwater Drainage System.

- a) Stormwater runoff from all surface areas to be collected in a system of gutters, pits and pipelines, swales etc. and be discharged together overflow pipelines from any rainwater tank(s) by gravity to directly to Council's piped drainage system.
- b) Comply with Council's City Works Guidelines, Australian Rainfall and Runoff (A.R.R.) and Australian Standard AS3500.3-2021 'Stormwater Drainage'.
- c) The Drainage Plan to detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.
- d) Discharge to the Council controlled storm water system is to be limited to predevelopment conditions. Where necessary an on-site detention (OSD) system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event.
- e) Provision of an appropriate overland flow path through the site. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system is to be provided demonstrating no impact to downhill lands or properties and suitable protection to the building and basement from flooding and overland flows.
- f) A pump-out system for subsurface inflows and any drainage of surface flows from the basement ramp is permitted for the basement area and for the Amphitheatre Area only and is to be designed to comply with all relevant Australian Standards and include allowance for subsurface flows.
- g) The basement drainage system is to be designed to prevent and/or capture all pollutants from vehicles or other sources prior to discharge from the site by installing grease and hydrocarbon treatment device(s).
- h) No nuisance or concentration of flows to other properties.
- i) The stormwater system should not be influenced by backwater effects or hydraulically controlled by the receiving system.
- j) Plans should specify that any components of the existing system to be retained and be certified during construction and to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.
- k) An inspection opening or stormwater pit should be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- l) Water quality filtration basket(s) with screening bag or similar primary treatment device(s) should be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s).
- m) Stormwater quality improvement devices should be installed such that stormwater flows leaving the site meet the following environmental targets:

Pollutant	Retention Criteria
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	80% reduction of average annual load
Total Phosphorous	60% reduction of average annual load
Total Nitrogen	45% reduction of average annual load
Hydrocarbons (Oil and Grease)	90% reduction of average annual load – no visible discharge
Toxicants	100% containment of toxicants

- n) A detailed Operation and Management Plan outlining how all elements of the stormwater system including water quality treatment facility should be maintained and to record annual inspections/maintenance works to be undertaken.

Advisory Note 7

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 Note 8

The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, in regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction site, please contact the City of Adelaide.

Advisory Note 9

Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths transverse by vehicles using the site are to be maintained in a reasonable condition for the duration of the works and are to be reinstated to the satisfaction of Council on completion of the works.

Advisory Note 10

Section 229 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

Advisory Note 11

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

Advisory Note 12

For any regulated or amenity trees to be retained on or adjacent to the development site, the applicant is advised to consult *Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites* to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments. Requirements of this standard include:

- The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;

- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site to prevent unauthorised entry and compaction of soils over critical root zones;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the Tree Protection Zone.

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

A project arborist should be appointed to oversee the implementation of tree protection measures and undertake periodic monitoring during the construction period.

Advisory Note 13

The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Advisory Note 14

Staging for the works are identified as:

1. Early Works – including site preparation, retention walls and bulk excavation.
2. Substructure – including building foundations, lower ground floor and ground floor.
3. Structure – structural system to the Ground Floor and Level 1 and Roof.
4. Façade – all façade and roofing items.
5. Architectural, services and external works – including building interiors and fit out.
6. Services – including all building services.
7. External works – including all external landscaping public realm.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 3 November 2021 in Mount Gambier / Via Microsoft Teams video conferencing.

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. CONFIRMATION OF THE MINUTES OF THE MEETING

13. MEETING CLOSE

- 13.1. The Presiding Member thanked all in attendance and closed the meeting at 4.15pm.



.....
Rebecca Thomas
PRESIDING MEMBER



.....
Rebecca Rutschack
DEPUTY PRESIDING MEMBER (for item 3.2.1)