



## *Development Assessment Commission*

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**Minutes of the 457th Meeting of the  
Development Assessment Commission  
held on Thursday 8 March 2012 commencing at 1.45 PM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

**PRESENT**

Presiding Member	Ted Byrt
Deputy Presiding Member	Betty Douflias
Members	Damien Brown Geoffrey Loveday Megan Leydon Carolyn Wigg John Dagas
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
A/Principal Planner for Item 11.1	Simon Neldner
DPLG Staff	Tom Victory (Agenda Items 4.1 & 11.1) Daniel Pluck (Agenda Item 9.1) Glenn Searle (Agenda Item 9.2) Simon Neldner (Agenda Item 9.3) Damian Dawson (Agenda Item 9.4) Joe Federico (Agenda Item 13.1) Karen Ferguson (Agenda Item 14.1)

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1. **APOLOGIES** – Mark Adcock advised of a conflict of interest for Item 11.1 and left the room during discussion and resolution of the item. Carolyn Wigg advised of a conflict of interest for Items 9.3 & 9.4 and left the room during discussion and resolution of the item.
2. **CONFIRMATION OF THE MINUTES** - Nil

3. **DEFERRED APPLICATIONS**

3.1. **Status of Deferred Applications** -Nil

4. **OUTSTANDING MATTERS**

4.1. **Robe District Council – CWMS Upgrade – Lot 101 in DP73542, Evans Cave Road, Robe – Infrastructure Zone – Robe District Council (822/0105/11)**

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the landscaping plan provided received from the Robe District Council via email dated 8 February 2012 is considered to adequately address the reserved matter #1 of Development Plan Consent No 822/0105/11 issued by the Commission on 19 January 2012.

5. **COURT MATTERS**

5.1. **Status of Court Matters** – South Coast Motor Cross Club

Simon Neldner (DPTI) provided an update on the status of the actions in the ERD Court following the conclusion of the recent appeal. A report seeking direction from the Commission will be brought to the next meeting for consideration.

6. **ENFORCEMENT MATTERS**

6.1. **Status of Enforcement Matters** - Nil

7. **PRESIDING MEMBER'S REPORT** - Nil

8. **DETERMINATION OF CATEGORY 2 HEARINGS** - Nil

9. **SCHEDULE 10 APPLICATIONS**

9.1 **Laurie Kalms – Construct alfresco dining area onto Hotel (retrospective) – Allotment 200 in DP 78211, Railway Tce South, Marree (CT 6020/557) – Country Township Zone – Out of Council (010/U019/11)**

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to Development Application No. 010/U019/11 by L Kalms to construct and alfresco dining area at lot 200 in DP 78211, subject to the following conditions:

**Planning Conditions:**

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 010/U019/11.

Approved Plans

2. That all exterior surfaces of the structure shall be painted a sandstone colour that blends with the heritage nature of the existing State Heritage listed Marree Hotel to the reasonable satisfaction of the Development Assessment Commission.

**Advisory Notes:**

- a) The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b) The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- c) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d) The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e) Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which this notice is received or such longer time as the Court may allow.
- f) 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 0300).

9.2 **Eric Armstrong – Shed (Store) – Lot 43 Porter Street, Cowirra – River Murray Zone & Shack Settlement Policy Area – Mid Murray Council (711/0396/11)**

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

Applicant(s)

- Eric Armstrong
- Bryan Hennig

The Commission discussed the application.

**RESOLVED**

- 1) DEFER to seek clarification on the date of lodgement and the operative date of the application.

9.3 **Pruszinski Architects (on behalf of Hines Property) - Demolition of existing buildings and structures and the construction of a seventeen (17) level hotel building with ground floor retail and associated facilities and site works - 122-130 Grenfell Street, Adelaide - Central Business Area Zone - Eastern & Western Core Policy Area 15 - Adelaide City Council (020/0043/11)**

Carolyn Wigg advised of a conflict of interest in this matter and left the room during discussion and resolution of the item.

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

Applicant(s)

- Paul Pruszinski
- David Girolamo
- James Hines
- Matt Gazzard
- Chris Vounassis
- James Levinson

Council

- Matthew Field
- Rebecca Rutschack

Representor(s)

- Michael Hutchison
- Ian Wilson
- Colin Moglia
- Carolyn Oades
- Bill Philippon

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to GRANT Development Plan Consent to Development Application 020/0043/11 (Council Reference: DA /0797/11) by Pruszinski Architects (on behalf of Hines Property) for the demolition of existing buildings and structures and the construction of a seventeen (17) level hotel building with ground floor retail tenancies and associated facilities, demolition of existing buildings and structures and associated site works at 122-130 Grenfell Street, Adelaide subject to the following conditions and advisory notes:

**Planning Conditions:**

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in Development Application No 020/0043/11 including:

**Plans by Pruszinski Architects**

Ground Floor - Drawing D-10502-02-02 Rev P4 dated 5.3.12  
Elevations Sheet 1 - Drawing D-10502-04-01 Rev P3 dated 5.3.12  
Elevations Sheet 2 - Drawing D-10502-04-02 Rev P2 dated 2.2.12  
Level 1 Floor Plan - Drawing D-10502-02-03 Rev P3 dated 5.3.12  
Level 2 Floor Plan - Drawing D-10502-02-04 Rev P3 dated 5.3.12  
Level 3 Floor Plan - Drawing D-10502-02-05 Rev P3 dated 5.3.12  
Typical Floor Plan (Levels 4,6,8,10,12) - Drawing D-10502-02-06 Rev P2 dated 2.2.12  
Typical Floor Plan (Levels 5,7,9,11) - Drawing D-10502-02-07 Rev P2 dated 2.2.12  
Typical Floor Plan (Levels 13,14,15,16) - Drawing D-10502-02-08 Rev P2 dated 2.2.12  
Sun Shadow Diagrams - Drawing D-10502-01-05 Rev P1 dated 22.9.11  
Materials Board - Drawing D-10502-11-01 Rev P1 dated 7.2.12  
Roof Plan - Drawing D-10502-02-09 Rev P2 dated 8.2.11\*  
\* *date incorrect shown on plans - should refer to 2012.*

**Reports**

Pedestrian Wind Environment Assessment - Windtech - dated 8 September 2011.  
Heritage Impact Statement - Bruce Harry & Associates - dated 16 September 2011.  
Sustainability Report - LUCID - dated 22 September 2011.

Architects Statement - Pruszinski Architects - dated 22 September 2011  
Acoustic Advice - Aurecon - Report 224924 Rev 0 dated 22 September 2011  
Transport Impact Assessment - GTA Consultants - Issue A dated 22 September 2011  
Reference JA10820.  
Environmental Site Assessment (Phase 1) Site History - 122 Grenfell Street,  
Adelaide - AEC Environmental dated March 2012 (Ref 5993).  
Hiace Commuter and Trailer Turning Path - GTA consultants

### **Correspondence**

Letter from Paul Pruszinski to DPTI dated 6 February 2012  
Letter to Hines Property PL from GTA Consultants dated 2 February 2012.  
Email from Paul Pruszinski to DPTI dated 6 March 2012

2. That no additional signs shall be displayed upon the subject land other than those identifying the parking areas. If any further signs are required, these shall be the subject of a separate application.
3. That external materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Development Assessment Commission.
4. That the applicant or the person having the benefit of this consent shall ensure that all storm water run off from the canopy is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the canopy storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Development Assessment Commission.
5. That mechanical plant or equipment, shall be designed, sited and visually and acoustically screened to minimise amenity and noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
  - a. 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
6. That the acoustic attenuation measures recommended in the report entitled 'Acoustic Advice - 122 Grenfell Street - Pruszinski Architects' prepared by Aurecon dated 22 September 2011 (Ref 224924), forming part of this consent shall be incorporated within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic features and measures shall be made operational prior to the occupation or use of the Development.
7. That a Construction Management Report that addresses demolition and construction methodology and footing construction shall be provided to the Development Assessment Commission prior to the commencement of any work on site.
8. That a Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards - including the EPA publication "Environmental Management of On-site Remediation" - to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- (a) air quality, including odour and dust
- (b) surface water including erosion and sediment control
- (c) soils, including fill importation, stockpile management and prevention of soil contamination
- (d) groundwater, including prevention of groundwater contamination
- (e) noise
- (f) occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: '*Site Contamination – what is site contamination?*': [www.epa.sa.gov.au/pdfs/guide\\_sc\\_what.pdf](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

A copy of the CEMP shall be provided to the Development Assessment Commission and the Adelaide City Council prior to the commencement of site works.

9. That a Traffic Management Plan (TMP) shall be prepared and implemented to ensure that access for delivery and service vehicles along Twin Street during construction work is maintained at all times to ensure that normal business operations are not interrupted. All construction equipment, building materials, site services and hoardings associated with the construction of the hotel must be located on the subject land (along the Twin Street frontage). The TMP must incorporate site protocols to manage the delivery of building materials, equipment and the parking of vehicles (by construction workers) associated with the development to ensure on-street spaces along Twin Street are available for local businesses. A copy of the TMP shall be provided to the Development Assessment Commission and the Adelaide City Council prior to the commencement of site works.
10. That lighting to the Grenfell Street and Twin Street canopy and Porte-Cochere (respectively) shall be designed and installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. A separate lighting system shall be designed and installed for the rear loading area and right of way (and must conform to the relevant AS/NZS 1158 and Public Lighting Code). Such lighting shall operate during the hours of darkness at all times.
11. That the connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Adelaide City Council.
12. That the finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Adelaide City Council.
13. That the proposed layout and vehicular entry points shall be designed and constructed to conform to the relevant Australian Standards (AS/NZ 2890.1: 2004).
14. That Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
15. That prior to the commencement of site works a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the

stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council and the Development Assessment Commission.

16. That no music speakers or other mechanical noise sources shall be located on the Level 1 balconies and that all operable glazing (including doors and windows) between the bar/dining areas and the balcony shall be fully closed during all music performances (pre-recorded or live) within the premises.
17. That the applicant shall undertake a Phase 2 Site Assessment of the subject land and – where identified by this assessment - undertake any remediation works. Prior to the operational use of the hotel, a definitive statement shall then be provided from a suitably qualified environmental auditor that the land is suitable for its intended use. A copy of this assessment report and definitive statement shall be provided to the Development Assessment Commission.
18. That a Waste Management Plan shall be developed and implemented that details the proposed waste management practices to be adopted for the use and operation of this development. The plan shall cover four phases of the development, namely:
  - resource recovery during demolition;
  - waste minimisation and resource recovery during construction; and
  - resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials.
  - access to the rear loading area (including the frequency and timing of collections to minimise the disruption to traffic along Twin Street)

A copy of this plan shall be provided to the Adelaide City Council and the Development Assessment Commission prior to the commencement of site works.

**Advisory Notes:**

- a) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- b) Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow.
- c) Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- d) 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.
- e) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- f) The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.

- g) You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- h) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- i) Development Approval will not be granted until Building Rules Consent has 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.
- j) The applicant must 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) It is recommended that as the applicant is undertaking work 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.
- l) That the proposal shall be undertaken in two stages, with the demolition of existing improvements, site works and remediation (if required) being Stage 1 and that the ground and above levels being Stage 2.
- m) That access to buildings and designated disabled car parking spaces shall be designed and provided in accordance with the relevant Australian Standards.
- n) Crane operations associated with construction may require a separate application. Further information can be obtained from Brett Eaton, Airside Safety manager on 8308 9245.
- o) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
  - Work in the Public Realm
  - Street Occupation
  - Hoarding
  - Site Amenities
  - Traffic Requirements
  - Servicing Site
  - Adjoining Buildings
  - Reinstatement of Infrastructure

A copy this plan must be provided to the Council and the Development Assessment Commission prior to demolition and/or construction works.

- p) An Encroachment Permit may be required for any 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 Council's Encroachment Policy.
  - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
  - Unauthorised encroachments will be required to be removed.

Please contact the Adelaide City Councils Approvals Section on 8203 7421 for further information.



- q) The applicant is advised that any changes to the proposal upon which the advice of the State Heritage Unit (DENR) was provided may give rise to heritage impacts requiring further consultation with the Department of Environment and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include an application to vary the planning consent or building rules documentation that differs from the planning documentation.
- r) The following requirements of the *Heritage Places Act 1993* should be noted:
- (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 SA Heritage Unit (DENR) on 8214 4960.

9.4 **Pruszinski Architects – Amendment to previously approved hotel – additional 6 building levels and minor internal alterations - 64 Currie Street, Adelaide - Central Business Area Zone, Eastern and Western Core PA 15 Adelaide City Council (020/0043/10/V1)**

Carolyn Wigg advised of a conflict of interest in this matter and left the room during discussion and resolution of the item.

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

Applicant(s)

- Paul Pruszinski
- Ben Hewitson
- Domenic Mattoli
- Arped Fekete
- David Bills

Council

- Rebecca Rutschack

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent for Development Application 020/0043/10/V1 by Pruszinski Architects to amend the previously approved hotel at 62-66 Currie Street, Adelaide, subject to the following Conditions:

**Planning Conditions:**

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans previously submitted in development application number 020/0043/10, except where superseded by the plans and documents provided in development application number 020/0043/10/V1, including the following plans, all prepared by Pruszinski Architects and dated 3/11/11:
  - Floor Plans number 10480-02-06 to 11

- Elevations – 10480-04-01 to 02
  - Streetscapes – 10480-01-05 to 07
2. Except where varied by this approval, all other conditions, approved plans and details relating to Development Application Number 020/0043/10 continue to apply to this amended application.

**Advisory Notes:**

- a) Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). If you require any additional information contact Brett Eaton, Airside Safety manager from Adelaide Airport on 8308 9245.
- b) Adelaide Airport Limited advises that restrictions may apply to lighting illumination. Any lighting proposed shall confirm to airport lighting restrictions and shall be shielded from aircraft light paths.
- c) A Building Site Management Plan is required by Adelaide City Council prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
- Work in the Public Realm
  - Street Occupation
  - Hoarding
  - Site Amenities
  - Traffic Requirements
  - Servicing Site
  - Adjoining Buildings
  - Reinstatement of Infrastructure
- d) The emission of noise from the premises is subject to control under the Environment Protection Act 1993 and Environment Protection Regulations 2009 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- e) The development must be substantially commenced within twelve (12) months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- f) You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- g) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- h) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

10. **SECTION 34 APPLICATIONS** - Nil.

11. **SECTION 35 APPLICATIONS**

**11.1 Brekedo Pty Ltd – Dwelling – Lot 12 in Community Plan 23887, Mount Barker Road, Aldgate – Public Purpose Zone – Adelaide Hills (473/0540/11)**

Mark Adcock advised of a conflict of interest in this matter and left the room during discussion and resolution of the item.

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

Applicant(s)

- Marcus Rolfe
- Richard Bray

Council

- Vanessa Nixon

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development IS NOT AT VARIANCE with the policies in the Development Plan.
- 2) RESOLVE TO CONCUR with the decision of the Adelaide Hills Council Development Assessment Panel to grant Development Plan Consent to the application by Brekedo Pty Ltd for a new dwelling.

**12. OTHER APPLICATIONS – Nil.**

**13. CROWN/INFRASTRUCTURE APPLICATIONS**

**13.1 Australian Transit Enterprises – Temporary Bus Depot, comprising hardstand, bus and staff parking, staff facility building, fencing and lighting – Lot 6, Weaver Road, Buchfelde – Recreation (Gawler Belt) Zone – Light Regional Council (313/V005/11)**

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

Applicant(s)

- David Bills
- Ben Sarre

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to recommend that the Minister for Urban Development and Planning APPROVE Development Application No. 313/V005/11 by Australian Transit Enterprises to undertake development comprising the establishment and operation of a temporary (3yr) bus depot comprising a large hardstand area, parking and storage of up to 16 buses, staff parking for up to 30 vehicles, a temporary transportable building consisting of office and staff facilities, a storm water collection system and pump, fencing and lighting, subject to the following conditions and advisory notes.

**Planning Conditions:**

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 313/V005/11.

Land Division Plan	D85616	26846_text_01_v03 Version _3	Sheet 1 of 3
Land Division Plan	D85616	26846_pland_1_V02 Version _3	Sheet 2 of 3
Land Division Plan	D85616	26846_pland_2_V02 Version _3	Sheet 3 of 3
Site Layout Plan		Job No 00207189	S13
Site Location Plan		Job No 00207189	S14
Floor Plan		Job No 00207189	S15

2. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land.

**3. That no sound shall be emitted from any device on the subject land so as to impair or impinge upon the enjoyment of residents or users of adjoining properties.**

4. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.

5. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

6. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

7. That no additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

8. That the waste control system shall be operated and maintained to the reasonable satisfaction of the Council.

9. That the property driveway and generous flaring, as well as modifications to the adjacent median opening, shall be designed and constructed to the satisfaction of the Department of Planning, Transport and Infrastructure (DPTI), with all costs (design, construction, project management, lighting, roadside drainage etc) being borne by the applicant. Prior to undertaking any further design, the applicant shall consult with DPTI's Senior Consultant – Traffic Engineering, Metropolitan region, Mr Ben Wright, telephone (08) 8226 8267.

10. That the applicant shall enter into a Developer Agreement with DPTI regarding the above works.

11. That the car parking shall be designed in accordance with Australian/New Zealand Standards AS/NZS 2890.1:2004 Parking facilities – Off-street parking for people with disabilities, and the facilities for commercial vehicles shall conform to the Australian Standards AS 2890.2-2002 Parking facilities – Off street commercial vehicle facilities.

12. That all stormwater run-off within the development site shall be collected, re-used where possible and discharged appropriately without jeopardising the integrity and safety of Weaver Road.
13. That the lighting shall be designed such that spill, reflection and glare do not cause a nuisance to adjacent property occupiers or cause distraction to drivers on adjacent roads.
14. That at the end of the approved temporary period the access shall be fenced off and the driveway crossover shall be removed to the satisfaction of DPTI.
15. That the temporary bus depot comprising hardstand, bus and staff parking, staff facility building, fencing and lighting shall be removed and the land returned to its original form within 3 months of the 31 December 2013 or approved temporary period.
16. No fuel storage or refuelling activities shall be undertaken on the site.

**Advisory Notes:**

- a) The bus depot site abuts a section of Weaver Road that was proclaimed a controlled-access road on 7 May 1992. Although there are no proclaimed or permitted means of access by which persons or vehicles may directly enter or leave the controlled-access road from/to the bus depot, the Department of Planning, Transport and Infrastructure (DPTI) will issue a permit for the proposed access point once it is constructed. The permit will expire on 31 December 2013 or at the end of the temporary period. The applicant is required to liaise with DPTI's Senior Consultant Road Corridor Management, Mr Trevor Lindsay, telephone (08) 8343 2306 on this matter.

**14. MAJOR DEVELOPMENTS**

**14.1 Major Developments update**

**RESOLVED** that the Report be received and noted and that a site inspection be carried out by the DAC.

**15. MATTERS DELEGATED BY THE GOVERNOR - Nil**

**16. COMMITTEES**

**16.1 Building Fire Safety - Nil.**

**16.2 Building Rules Assessment- Nil.**

**17. DELEGATIONS - Nil**

**18. DEVELOPMENT APPLICATION STATISTICS - Nil**

**19. PRINCIPAL PLANNER'S REPORT**

**19.1 Principal Planner's report**

**RESOLVED** that the Report be received and noted.

**20. ANY OTHER BUSINESS - Nil**

**21. NEXT MEETING - TIME/DATE**

Thursday, 22 March 2012

Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

**22. CONFIRMATION OF THE MINUTES**

The Presiding Member thanked all in attendance and closed the meeting at 4.40 PM

Confirmed                    /                    /2012

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Ted Byrt  
PRESIDING MEMBER