



Development Assessment Commission

**Minutes of the 458th Meeting of the
Development Assessment Commission
held on Thursday 22 March 2012 commencing at 1.20 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
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPLG Staff	Simon Neldner (Agenda Item 5.2 & 10.1) Daniel Pluck (Agenda Item 5.3) Nitsan Taylor (Agenda Item 9.1) Gabrielle McMahon (Agenda Item 9.2)

1. **APOLOGIES** – John Dagas.

3. **DEFERRED APPLICATIONS**

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

3.2 **Porter Street Cowirra**

Resolved that DA be brought back to DAC at the earliest time convenient.

4. **OUTSTANDING MATTERS**

4.1. **Status of Outstanding Matters** – Nil.

5. **COURT MATTERS**

5.1. **Status of Court Matters** – Nil.

5.2. **South Coast Motor Cross Club**

RESOLVED that the recommendation be adopted.

5.3. **Reffold v DAC – Refusal of application to extend operation of Development Authorisation**

RESOLVED that the Crown Solicitors Office be advised that in response to the Crown Solicitors letter of advice dated 20 March 2012, the position of DAC remains unchanged.

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 **Housing SA - Kimberley Street , Mansfield Park (040/1602/10)**

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

Applicant(s)

- Dino Bubric

Applicants

- Patrick Mitchell
- Dang Nong

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 the application by Housing SA for the construction of a two-storey residential flat building comprising seven (7) dwellings and associated car parking, site works and infrastructure at Kimberley Street, Mansfield Park, in Development Application No 040/1602/10 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 submitted in Development Application number 040/1602/10.

Plans prepared by Walter Brooke

Site Plan, Dwg: DA-01 Rev D, dated 16/03/12

Ground Floor Plan, Dwg: DA-02 Rev G, dated 16/03/12

Upper Floor Plan, Dwg: DA-03 Rev D, dated 22/11/10

Roof Plan, Dwg: DA-04 Rev C, dated 22/11/10

House Plans, Dwg: DA-05 Rev D, dated 22/11/10
Elevations, Dwg: DA-06 Rev C, dated 22/11/10
Colour Elevations, Dwg: DA-07 Rev C, dated 22/11/10
Section & Perspective, Dwg: DA-08 Rev B, dated 23/04/10

2. That all car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
3. That the landscaping shown on the plans forming part of the application shall be established prior to the occupation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of Council.
4. That the proposed floor level of the buildings or structures shall be constructed 200mm above the top of kerb, under the provision that back of crossover and verge area is maintained at a level of minimum 80mm above top of kerb to protect against street flows.
5. That all stormwater from buildings and paved areas shall be disposed of in a manner and with materials to the reasonable satisfaction of Council, prior to the occupation of the site.
6. That a detailed stormwater management and contour plan shall be submitted to Council's Technical Services Satisfaction prior to Full Development Approval being issued.
7. 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.

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).

- g. This application involves development located on the boundary or within close proximity to the boundary of the allotment. To ensure that the proposed development is constructed within the allotment and at the approved setback, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- h. The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
- i. The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's Technical Services Department, prior to any works being undertaken. Further information may be obtained from the Technical Services Department on telephone 8405 6600.
- j. The Environment Protection (Water Quality) Policy 2003 requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the "Stormwater Pollution Prevention – Code of Practice for the Building and Construction Industry (EPA, 1999). Specifically, the applicant must ensure:
 - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways. A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the Environment Protection (Water Quality) Policy 2003 and as such must be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone (08) 8204 2004.

9.2 **Futong Investment and Development Pty Ltd – 271-281 Gouger Street, Adelaide (020/0034/11)**

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

Applicant(s)

- Michael Loucas
- Chris Vounassis

Council

- Rebecca Rutshack

Representor(s)

- Dr Jane Lomax-Smith
- Doris Dong
- Andrew Phillips (for Adam and Lynn Plate)
- Simon Nolan
- Nicole Lemesurier
- Ting Lin
- Norman Sheu
- Doug Tapfield
- David Samardzic
- Ian Rice
- John McElhinney

The Commission discussed the application.

RESOLVED

- 1) To defer the application for further consideration of the matter at the next meeting.

10. SECTION 34 APPLICATIONS

10.1 Ekaton Corporation Pty Ltd (Commercial Retail Group) – Frewville Shopping Centre (180/0920/09)

Damien Brown advised of a conflict of interest for Item 10.1 and left the room during discussion and resolution of the item.

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

Applicant(s)

- Mr Nick Chapley, Applicant, Commercial Retail Group
- Kelly Ansell, Urban Planner, Aurecon
- Teo Verbi, Architect, Hardy Milazzo
- Robert Bremert, Traffic Planner, Aurecon
- David Reynolds, Stormwater & Structural, CPR
- Will Chapman, Services, Aecom
- Bruce Harry, Heritage Adviser, Bruce Harry & Associates

Representor

- Michael Cook

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. 180/0920/09 by Ekaton Corporation (Commercial Retail Group) for the staged demolition and redevelopment of the existing Frewville Shopping Centre – including the construction of an expanded mixed use retail development with associated carparking, landscaping, removal of significant trees and site / earthworks at the corner of Glen Osmond and Fullarton Roads, Glenside and Frewville subject to the following reserved matters, conditions and advisory notes:

Reserved Matters:

1. That pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval:
 - a. Details of how the heritage listed boundary wall will be protected during the demolition and construction phases of the project
 - b. The conservation and interpretation of the cultural significance of the heritage listed boundary wall. The location and means of interpretation (in close proximity to the remaining sections of southern boundary wall) shall be designed in consultation with the Department of Environment and Natural Resources or its Heritage Advisor.
 - c. Submission of an external materials and finishes sample board.
 - d. Details of secure bicycle storage and end of trip facilities for those employed in the development. Visitor parking locations must also be identified that are located in a visible, accessible and sheltered position near the main building entrances.
 - e. A detailed lighting plan associated with pedestrian/cycle routes, bicycle parking areas, outdoor parking areas, loading areas and publicly accessible spaces. This plan must be developed by a qualified consultant to help minimise sources of light overspill and disturbance and to ensure both coverage and illumination levels meet the relevant Australian Standard and Public Lighting Code.
 - f. Detailed landscaping plan for the public spaces -including the species of trees, shrubs and ground covers, type and colour of paved and hard surfaces, details of seating and shelters, and details of public art and sculptures (if applicable). Specific reference is made to the main plaza areas, pedestrian routes and northern mall (cafe / restaurant area) in how this shared use zone will be resolved.
 - g. Details of all air-conditioning or extraction plant or ducting (including systems for carparking areas) to be placed on the exterior of the building. All plans must be supported by elevational and location plans and assessed in accordance with EPA requirements (i.e. noise). If screening elements are required, final details on dimensions and materials must be provided.
 - h. Details of all infrastructure plant and facilities to minimise their visibility from public view. Where they are unavoidable in public spaces, design details are sought which demonstrates that the infrastructure plant and facilities (i.e. transformers, MFS services, utilities etc) are integrated into the public spaces and do not impede pedestrian movement.
 - i. Details of how the automated gate system to the main (eastern) loading area on Karrayerta Drive will operate to ensure that noise levels do not exceed EPA Guidelines as identified in the report entitled *Frewville Shopping Centre Development - Acoustic and External Lighting Assessment* - prepared by AECOM dated 13 February 2012 (Document No 60212286-A11EO1RP-2).
 - j. Provision of detailed elevations, paving treatments, landscaping arrangements and road plan for that section of Karrayerta Drive and Chessington Avenue from the southern heritage wall alignment to Main Avenue. The public realm and road reserve treatments will need to be resolved carefully and sensitively to ensure that interface impacts from the movement and unloading of vehicles is undertaken with a minimum of disturbance and loss of residential amenity, with the intention that all delivery and service vehicles be prevented from using the southern portion of Karrayerta Drive.

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 180/0920/09 including:

Plans by Aurecon / Hardy Milazzo

Demolition Plan - Drawing No SK43 dated 7 October 2011
Staging Plan - Drawing No SK49 dated 7 October 2011
Heritage Wall Plan - Drawing No SK47 dated 7 October 2011
Ground Floor Retail - - Drawing No SK38 dated 20 February 2012
2031 Ground Floor Plan - Retail - Drawing No SK51 dated 20 February 2012
Mezzanine Plan - Retail - Drawing No SK40 dated 7 October 2011
Roof Plan - Retail - Drawing No SK50 dated 7 October 2011
Undercroft Plan - Retail - Drawing SK39 dated 7 October 2011
Lower Basement - Retail - Drawing SK41 dated 7 October 2011
Sections - Drawing SK06 dated 7 October 2011
Northern Elevation - Drawing SK30 dated 7 October 2011
South Elevation - Drawing SK42 dated 7 October 2011
East Elevation - Drawing SK43 dated 7 October 2011
West Elevation - Drawing SK33 dated 7 October 2011
Access Concept Design - Fullarton Road 2016 - Drawing C-003 Rev G dated 8.3.12
Access Concept Design - Fullarton Road 2031 - Drawing C-004 Rev G dated 8.3.12
Planting Plan - Site Plan - Drawing L001 Rev 2 dated 7 October 2011
Planting Plan - Main Entrance - Drawing L002 Rev 2 dated 7 October 2011
Planting Plan - Undercroft Entry & Southern Carpark - Drawing L003 Rev 2 7 October 2011
Planting Plan - Southern Carpark - Drawing L004 Rev 2 dated 7 October 2011
Planting Plan - Glen Osmond Road frontage - Drawing L005 Rev 2 dated 7 October 2011
Planting Plan - South Eastern Carpark - Drawing L006 Rev 2 dated 7 October 2011
Planting Plan - Significant Trees - Drawing L007 Rev 2 dated 7 October 2011

Reports

- Frewville Mixed Use Retail Development Planning Statement prepared by Aurecon for the Commercial Retail Group dated 1 November 2011 Rev 1
- Frewville Shopping Centre Development - Acoustic and External Lighting Assessment - prepared by AECOM dated 13 February 2012 (Document No 60212286-A11EO1RP-2)
- Environmental Site History - Glenside Hospital Campus - Final Report for the Department of Health prepared by LBW Environment Pty Ltd dated 20 May 2008
- Frewville Shopping Centre - Sustainability Initiatives - prepared by AECOM dated 30 September 2011 (Document No G11101 rpt_Rev_0)
- Tree Report ATS2040-GlePre4Vsp prepared by Marcus Lodge of Arborman Tree Solutions dated October 2011
- Heritage Impact Statement - Glenside Precinct 4 Development prepared by Bruce Harry & Associates dated 14 October 2011
- Traffic Impact Assessment - Frewville Shopping Centre Redevelopment Report prepared by AURECON Ref 210313 dated 13 October 2011 Rev 2 (also includes all accompanying tables, plans and analyses contained in Appendix G of the Frewville Mixed Use Retail Development Planning Statement prepared by Aurecon for the Commercial Retail Group dated 1 November 2011 Rev 1)
- Glenside Development - Precinct 4 - Stormwater Management Plan and report prepared by Combe Pearson Reynolds dated 28 September 2011 (includes attachments)
- Frewville Shopping Centre - Site Services - prepared by AECOM Document No G11101 rpt dated 30 September 2011 (includes attachments)
- Glenside Campus, Adelaide: Trade Area & Competition Analysis prepared by Pitney Bowles dated October 2011
- Glenside Campus, Adelaide: Economic Impact Assessment prepared by Pitney Bowles dated October 2011

Correspondence

Letter from Aurecon to DAC dated 1 November 2011

Letter from Aurecon to DPTI dated 2 February 2012

Letter and further information from Aurecon to DPTI dated 24 February 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 all stormwater design and construction shall be in accordance with Australian Standards and Council's engineering requirements to ensure that stormwater does not affect adjoining properties or public roads.
4. That the proposed roadworks, as shown on amended plan (Project No 210313, Drawing No C-003 Rev G dated 8.3.12), shall be designed and constructed to the satisfaction of DPTI, with all costs (design, construction and project management) being borne by the applicant. The detailed design will need to meet all DPTI, Australian and Austroads design standards including appropriate lane widths and lengths, bicycle lane widths, road lighting and pedestrian actuated requirements to ensure road, cyclist and pedestrian safety are not compromised. Prior to undertaking any further design, the applicant shall consult with DPTI's Senior Consultant – Traffic Engineering, Metropolitan Region on telephone (08) 8226 8267.
5. That the applicant shall enter into a Developer Agreement with DPTI regarding the proposed roadworks as outlined by Condition 4.
6. That the connection between the south-eastern carpark on Glen Osmond Road and the main driveway shall be reduced to 4.0 metres in width and be designed and signed for "exit only" movements from this carpark to the main driveway.
7. That all car parking areas shall be designed in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004 Parking Facilities – Off-street car parking and AS/NZS 2890.6:2009 Parking facilities – Off-street parking for people with disabilities, and the facilities for commercial vehicles shall conform to the Australian Standard AS 2890.2–2002 Parking facilities – Off-street commercial vehicle facilities.
8. That all bicycle facilities shall comply with AS2890.3.1993 Bicycle Parking Facilities.
9. That any lighting shall be designed such that light spill, reflection and glare do not cause a nuisance to adjacent property occupiers or cause distraction to drivers on adjacent public roads.
10. That all hard building materials shall be secured and in such a manner so as to prevent any materials entering the stormwater system either by wind or water action during construction works.
11. That the main (eastern) loading dock and storage area accessible via Karrayerta Drive shall only be operated between the hours of 7am and 10pm. The operation of this facility shall not exceed the Environment Protection (Noise) Policy 2007 criterion of 51 Leq dB(A) when measured at the nearest residential receiver location between the hours of 7am and 10pm as outlined in the *Frewville Shopping Centre Development - Acoustic and External Lighting Assessment* - prepared by AECOM dated 13 February 2012 (Document No 60212286-A11EO1RP-2) on page 8.

12. That no hoardings, flags, flashing lights, bunting or other advertising devices shall be erected or displayed on the subject site at any time once the development is operational.
13. That provision shall be made for secure storage of shopping trolleys.
14. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land
15. That run-off from impervious ground surfaces shall be directed to a storm water treatment system capable of removing litter, sediment, grease, oil and other substances capable of contaminating water prior to discharge into the Council underground drainage system or diverted to the detention basin on the Glenside campus site.
16. That the acoustic attenuation measures recommended in the *Frewville Shopping Centre Development - Acoustic and External Lighting Assessment* - prepared by AECOM dated 13 February 2012 (Document No 60212286-A11EO1RP-2 Rev 2), forming part of this consent and shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic features and measures shall be operational prior to the occupation or use of the Development.
17. 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

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

18. 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.
19. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed in accordance with the approved lighting plan and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person within or beyond the site.
20. That the applicant shall submit to the Development Assessment Commission a definitive statement from a suitably qualified

environmental auditor advising that the land is suitable for its intended purpose prior to the operation of the development.

21. That demolition waste and excavated materials (including soil) shall be appropriately classified, managed and stored for on-site use or transported off-site for re-use and/or disposal in accordance with the Environment Protection Authority (EPA) Guideline: Waste derived fill protocol for the production and use of waste derived fill (April 2009).
22. That the Tree Protection Zone and maintenance (canopy and root management) requirements (as outlined in *Tree Report ATS2040-GlePre4Vsp prepared by Marcus Lodge of Arborman Tree Solutions dated October 2011*) for those significant and regulated trees to be retained (as identified by the applicant in the Aurecon Planting Plans - Drawing L001 Rev 2, Drawing L002 Rev 2, Drawing L003 Rev 2, Drawing L004 Rev 2 and Drawing L007 Rev 2 dated 7 October 2011) shall be fully implemented prior to the commencement of site works and maintained for the entirety of the construction period. Note: Reference should also be made to Advisory Note P.
23. That an arborist shall be present during excavation works affecting significant trees and regulated trees (to be retained on-site) to determine the extent of existing tree roots within proximity to construction activities / future building footprints and to monitor the likely impacts on tree stability and health to ensure any impacts are minimised.

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 access to buildings and designated disabled car parking spaces shall be designed and provided in accordance with the relevant Australian Standards.
- m) The Metropolitan Adelaide Road Widening Plan shows the following requirements:
 - A strip of land up to 2.13 metres in width from the Glen Osmond Road frontage of the subject site, with the exception of Lot 501 in DP 30972, for the possible future upgrading of Glen Osmond Road.
 - An additional strip of land up to 4.5 metres in width from the Glen Osmond Road and Fullarton Road frontages of the subject site, together with additional land at the Glen Osmond Road/Fullarton Road corner, for the possible future upgrading of the Glen Osmond Road/Fullarton Road intersection.

The consent of the Commissioner of Highways is therefore required under the Metropolitan Adelaide Road Widening Plan Act for all new building works located on or within 6.0 metres of the above requirements.

Further requirements have been identified for the potential future upgrading of the Glen Osmond Road/Fullarton Road intersection. Consent can be anticipated for the building works that are located clear of the requirements identified for the potential future upgrading of the Glen Osmond Road / Fullarton Road intersection but within the area requiring consent. A consent form should be completed by the applicant and returned to DPTI with a copy of the Decision Notification Form and three copies of the approved site plan.

- n) The median alterations that are constructed as a result of the proposed development will be reviewed by DPTI as part of any future upgrading of the Glen Osmond Road/Fullarton Road intersection. DPTI advise that the right turn in movement from Glen Osmond Road directly into the shopping centre may need to be closed and accommodated at the Main Avenue junction. In any event, should the right turn in movement from Glen Osmond Road and from Fullarton Road result in congestion and accidents on the arterial roads, DPTI reserve the right to prevent these movements in the interests of road safety and efficiency.
- o) 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.

- p) As significant / regulated trees are to be retained, 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 the new 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;
 - 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.

- q) The following requirements of the Heritage Places Act 1993 should be noted:
- if an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the SA Heritage Unit (DENR) on 8214 4960.

- r) 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.

11. **SECTION 35 APPLICATIONS** – Nil.

12. **OTHER APPLICATIONS** – Nil.

13. **CROWN/INFRASTRUCTURE APPLICATIONS**

13.1 **Report on Minister's Decisions** - Nil.

- 14. **MAJOR DEVELOPMENTS – Nil.**
- 15. **MATTERS DELEGATED BY THE GOVERNOR – Nil.**
- 16. **COMMITTEES**
 - 16.1 **Building Fire Safety – Nil.**
 - 16.2 **Building Rules Assessment– Nil.**
- 17. **DELEGATIONS**
 - 17.1 **Section 33 and Section 49 Decisions – Nil.**
 - 17.2. **Section 48 Major Development Decisions determined by the Presiding Member – Nil.**
- 18. **DEVELOPMENT APPLICATION STATISTICS – Nil.**
- 19. **PRINCIPAL PLANNER’S REPORT**
 - 19.1 **City of Adelaide Ministerial Development Plan Amendment**

RESOLVED that the verbal report given by Mark Adcock and Gabrielle McMahon be noted
- 20. **ANY OTHER BUSINESS - Nil**
- 21. **NEXT MEETING – TIME/DATE**

Thursday, 12 April 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 4.35 PM

Confirmed / /2012

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Ted Byrt
PRESIDING MEMBER