



Development Assessment Commission

**Minutes of the 498th Meeting of the
Development Assessment Commission
held on Thursday, 10 April 2014 commencing at 1.00PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1. PRESENT

Presiding Member	Ted Byrt
Members	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Lee Webb (Agenda Item 3.1 & 6.2) Jeremy Wood (Agenda Item 3.2) Anita Allen (Agenda Item 6.1) Simon Neldner (Agenda Item 6.1) Alex MacKenzie (Agenda Item 6.2)

1.2. APOLOGIES – Megan Leydon (Deputy Presiding Member)

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1. Green Triangle Recyclers and Ian Weber DA 781/0017/13 & 781/D001/13 **Haslam – a small coastal settlement located between Ceduna and Streaky Bay, Eyre Peninsula.**

The Commission discussed the application.

RESOLVED

RESOLVE in relation to DA 781/0017/13 for an Oyster Processing Facility and DA 781/D001/13 to DEFER further consideration.

3.2. **Northgate Joint Venture**

DA 040/D276/13

**Lot 1903 in DP 92264 East Parkway, Northgate
Site comprises cleared farmland on the outskirts of town.**

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

Applicant(s)

- Michael Osborn
- Melissa Mellen
- Peter Gatscos

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 and Land Division Consent for Development Application 040/D276/13 by Northgate Joint Venture for division of land (1 into 371) for residential purposes including creation of road and reserve allotments (Lightsvue Stages 16 & 17), 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 040/D276/13.
2. That the detailed design of the stormwater management system must achieve the following performance objectives:
 - a. Run-off rates that would not exceed the rate of discharge from the site that existed in pre-development levels.
 - b. Meet the following water quality targets:
 - i. Suspended Solids – 80% retention of the typical urban annual load with no treatment.
 - ii. Total phosphorus – 45% retention of the typical urban annual load with no treatment.
 - iii. Total nitrogen – 45% retention of the typical annual load with no treatment.
 - c. Retention of litter greater than 50 millimetres for flows up to 3 month ARI peak flow.
 - d. No visible oils for flows up to the 3 month ARI.

3. That all run-off and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the storm water system, to the reasonable satisfaction of the Development Assessment Commission.
4. That dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, shall be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site, to the reasonable satisfaction of the Development Assessment Commission.
5. That prior to construction commencing, a Construction Management Plan must be prepared and implemented that demonstrates compliance with section 23(1) of the *Environment Protection (Noise) Policy 2007* including any noise mitigation measures to be undertaken, and identifies air quality protection measures to be employed prior to the commencement of site works. A copy of the plan shall be submitted to the Development Assessment Commission and the City of Port Adelaide Enfield.
6. That prior to construction commencing, a final Soil Erosion and Drainage Management Plan must be prepared and implemented in accordance with the EPA Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site. A copy of the plan shall be submitted to the Development Assessment Commission and the City of Port Adelaide Enfield.

Land Division Requirements:

7. The financial (and augmentation) requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water / 90124/13)
8. The necessary easements shall be granted to the SA Water Corporation free of cost.
9. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
10. A 'Reserve' strip of 100mm depth is required along the southern boundary of all residential allotments that directly abut Redward Avenue, thereby preventing direct vehicular access with Redward Avenue.

ROADS

14.70m Road Reserve

Road verge width	3.75m
Carriageway	7.2m
Road verge width	3.75m
Overall Width	14.7m

13.2m Road Reserve

Road verge width	4.5m
Carriageway	7.2m
Road verge width	1.5m (Reserve side)
Overall Width	13.2m

12.0m Road Reserve

Road verge width	2.5m
Carriageway	7.2m
Road verge width	2.3m
Overall Width	12.0m

11.2m Road Reserve

Road verge width	3.0m
Carriageway	7.2m
Road verge width	1.0m (Reserve side)

8.0m Laneway

Overall Width	8.0m (6m carriageway)
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Section 51 Clearance will not be issued until detailed design of road reserve configurations are submitted to the satisfaction of Council. Note: An amended Plan of Division *will be required* for any alterations to the road reserve area.

11. Roads, water tables and kerbing to be constructed in accordance with *Regulations 51 and 53 of the Development Regulations 1993* and the *Real Property (Land Division) Regulations 1995*.
12. Road reserve treatment regarding street tree locations, common service pit lids locations, bollard locations and street light locations to be approved to the satisfaction of Council.
13. The road verge for new roads is to be graded up at 2% from the top of kerb to the boundary. All road verges of new roads are to be finished with a minimum of 50mm of topsoil and with a raked finish and with no material greater than 10mm diameter.
14. All junctions created shall be designed using the Aust roads large single unit vehicle (12.5 m radius), all turning movements to be contained within the road carriageway. Proposed overhang of vehicles must not conflict with any street furniture or proposed street trees.
15. Provide a pavement bar layout and associated line marking at 90 degree bends in accordance with *AS 1742.2 - Manual of uniform traffic devices - general requirements*.
16. All line-marking to be provided in accordance with the relevant Australian Standards and the DTEI Pavement Marking Manual 2007.
17. Section 51 clearance will not be issued until detailed design of traffic control devices is submitted to the satisfaction of Council.
18. Design details of rear loaded laneways to be provided prior to Section 51 clearance. This design should incorporate street tree planting within the laneways. Such plantings are to be semi mature at the time of planting and include clean stem, high canopy species to the satisfaction of Council and shall be planted at approximately 25-40 metre intervals. Some laneways that marginally meet Australian Design Standards may need to function as one-way lanes for traffic purposes.
19. Swept paths are required to be provided to demonstrate that Council's Acco-F series garbage truck can gain access along the laneways. Swept paths are also required which demonstrate that Austroads Design Large Single Unit Vehicle (12.5 m radius) can gain access along the laneways.

20. Access to driveways shall be determined using the Australian Standard AS 2890.1- *Parking Facilities*, B85 Template Swept Path with 0.3m minimum clearances each side.
21. The car parking to minor collector and local streets must comply with AS 2890 *Parking Facilities*. A driveway and parking plan indicating on street parking at a ratio of at least one on-street car park per two allotments is to be provided. Where Lot frontages are between 7m and 12m driveways should be paired to maximise the availability of on-street parking.
22. Road pavements to be designed to a 30 year design life. Where traffic volumes are appropriate, design to the *Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide*.
23. Design must consider the *Department for Transport, Energy and Infrastructure (DTEI) – The Supplement to Austroads Guide to the Structural Design of Road Pavements*.
24. All roads to be constructed with Department of Planning, Transport and Infrastructure approved quarry or recycled pavement material specification.
25. All roads are required to be surfaced with asphalt to a minimum thickness of 30mm. Roads to be primed or primer sealed prior to application of asphalt. All parking bays to be surfaced with a minimum of 30mm of asphalt.
26. Cross falls on Roads should be typically 3% otherwise approved by Technical Services. The minimum longitudinal grade on roads shall be 0.5% and the maximum longitudinal grade to be no greater than 12%.
27. Council to be notified by the Superintendent of the following stages of road construction:
 - Sub grade - inspection of proof roll prior to application of sub base
 - Base course - inspection prior to sealing
 - Drainage – prior to backfilling trenches
28. A copy of compaction test results in accordance with AS 1289 – *Methods of testing soils for engineering purposes*, to be provided to Council by the Superintendent of the following:
 - Roads
 - Four tests per thousand square metres of each layer are required. Council may request specific location of tests to be undertaken.
 - Trenches in Roads
 - One test per each layer of each material every 30 metres of trenching. One test is required per trench to each service trench to each property.
29. Survey level check of the road base is required at 30m intervals to check the level of the crown before the next layer can be constructed.
30. Common Service Trenches (CST) to be compacted to 90% modified compaction. Results of compaction test in accordance with AS 1289 – *Methods of testing soils for engineering purposes*, to be provided to Council by the Superintendent.
31. All Civil Engineering Construction detailed drawings to comply with *Document SK1071 (Standard Civil Engineering Construction Drawings)*.

32. All public utility service excavations under the road pavement are to be completed at the time of road construction, prior to placement of any (road) pavement material. Public service trenches are to be backfilled and compacted in accordance with AS 1289 – Methods of testing soils for engineering purposes.

FOOTPATHS

33. Footpaths at a minimum width of 1.5m are required to be provided on both sides of all streets. Pedestrian access in accordance with the DDA requirements and *AS 1428.1 – Design for access and mobility*, to be provided from footpaths within the development to the reserve area. Shared Use paths shall be a minimum of 2.5m wide.
34. Pedestrian ramps are to be provided at every road crossing where footpaths are to be provided and are to align with existing footpaths in accordance with the Disability Discrimination Act (DDA) requirements and *AS 1428.1 – Design for access and mobility*.

STORMWATER DRAINAGE

35. The Developer is required to apply for Engineering Approval based on detailed designs and calculations of the Stormwater Management in accordance with the Northgate *Stage 3: Precinct 1 Strategy and Precinct 2 Strategy* that was submitted as part of the Land Division Application. The detail must include the wetlands and all detention basins, bio-filtration areas and drainage network.
36. The stormwater system must be designed to the following requirements.
- 20% blockage factor of pits for roads on grade and 50% blockage where there are allotments on the low side of a cul-de-sac.
 - Where there are changes in direction of Overland Flow Paths, the capacity of the flow paths must allow for full energy conversion.
 - Inlet capacities to be sufficient for designed flows, with deflectors installed where gutter grades exceed 2.0%.
 - Gutter flow widths are not to exceed 2.5 metres for the 5 year ARI storm event.
37. Flood paths via the road network and reserves shall be provided to cater for stormwater between the 1 in 5 year ARI event and the 1 in 100 year ARI event. There shall be no inundation of any property for the 1 in 100 year ARI event.
38. The pipe work is to be designed to Australian Rainfall and Runoff 1987 and ARRB Special Report No.34 standards to cater for a five year (minimum) ARI storm event, with a minimum size of 375mm diameter reinforced concrete or similar approved by Council with rubber ring joints.
39. All stormwater pits and associated works to be in accordance with Council's specification. All stormwater pipes to be constructed of steel reinforced concrete and are to have rubber ring joints conforming to *AS 4058- Precast Concrete Pipes*.
40. Pipe class design is to include consideration of construction loads on pipelines in accordance with manufacturers' specifications with a minimum size of 375mm diameter reinforced concrete or similar approved by Council.

41. All box culvert structures to have a concrete characteristic strength of 50 MPa and contain 30% fly ash (by weight). The minimum cover to the steel reinforcement is to be 40mm. Specification detail of this are to be provided in the engineering drawings that are to be provided to Council for Engineering Approval.
42. All stormwater sumps and associated works to be in accordance with Council's specification. All stormwater pipes to be constructed of reinforced concrete and are to have rubber ringed joints conforming to *AS 4058 Precast Concrete Pipes*.
43. Rear of allotment drainage to be minimised. Where required, rear of allotment drains are required to be 225 mm minimum diameter UPVC pipe, with minimum 3.0m wide easement to be provided for rear of allotment stormwater drains, and 4.0m if sewer is also incorporated.
44. Where rear allotment drainage is to be provided, an amended Plan of Division which shows rear allotment easements must be submitted to the Development Assessment Commission.
45. Provide one 110mm UPVC sleeve per allotment on the side of the driveway in the kerbing for stormwater connections, unless detailed or directed otherwise. Sleeves shall be located a minimum of 500mm from the edge of the driveway crossover layback.
46. Testing of trench bedding and backfill material compaction to be at the rate of one test per layer at approximately 30 lineal metre intervals.
47. An as-constructed survey shall be provided of all invert levels and pipe sizes before Practical Completion. Practical Completion will not be accepted until an as-constructed survey has been received and approved by Council and the design drawings updated accordingly.
48. A Camera Inspection (CCTV) Video and report is required to be submitted to Council by the Superintendent, to allow for a proper assessment of the condition of stormwater pipes after construction of the final pavement, immediately prior to bitumen seal. The CCTV is required to be in CD-Rom or DVD format. Practical Completion will not be accepted until the CCTV has been received to Council's satisfaction.

GENERAL REQUIREMENTS

49. Section 51 clearance will not be issued until all the conditions of the Land Division Approval have been satisfied. To allow for Section 51 clearance prior to the completion of public infrastructure the Developer may enter into a bond agreement with Council for the full cost of the infrastructure works.

Another bond is required to cover the 12 month defects liability period (Generally 10% of the Practical Completion Bond but may be more as required by Council).

50. An easement shall be provided and shown within an amended plan of division for any services that have been included within the reserve.
51. Allotment filling soil to have engineering properties to the natural surface, finished site levels to be to Council's satisfaction.
52. The names of roads are to be in accordance with Council's Policy for Street Naming.

53. Street signs are to be installed on a post at locations approved by Council. A plan is to be provided to Council which shows proposed locations of street signage.
54. Any modification to existing Service Authorities infrastructure as a result of this development will be at the developer's cost.
55. All Public Utility Service pits are required to be located outside of the footpath within the road verge area.
56. All Public Utility Service lids are to conform to design levels specified by the Developer, a cross fall of 2% from the top of kerb to the property boundary. ANY variance with levels between the footpath and pit lids is at the Developer's cost. A survey of the finished level of public utility service lids must be submitted to Council at time of Practical Completion. Practical Completion will not be accepted until a survey has been provided to the satisfaction of Council.
57. Prior to construction of works, Engineering Approval by Council is required. Construction drawings are to include; hydraulic and hydrological calculations with longitudinal drainage sections, detailed design of civil structures, the road layout and geometry (including traffic management measures), road pavement calculations, parking and driveway plan (including the location and width of splays in relation to driveway openings at the boundary of each allotment) and specifications. Designs of traffic management devices shall be submitted to Council for approval in principle prior to construction drawings. Council approval of these items is required prior to the issue of Engineering Approval.
58. Provide Council with a hard copy and an electronic copy of the final design plans formatted to Auto CAD DWG/DXF or Micro station DGN. The electronic design plans should be date protected and referenced to the hard copy of the plans. The datum and coordinate system is to be GDA94, MGA. In the case where original survey coordinates have been truncated reference to the original coordinate system must be provided.
59. All lighting of streetscapes, public spaces and open space should be in accordance with *AS/NZ 1158. 3 - Lighting for Roads and Public Spaces*. Street lighting is required to be installed in accordance with ETSA P4 category requirements. Poles and fittings to be standard ETSA items or an ETSA approved fitting subject to the applicant providing to Council's satisfaction a written confirmation from ETSA that they will accept all ongoing maintenance costs. Lamps are required to be 42W compact fluoro for 16.2m road reserves and 8.0m laneways. Street lighting is to be kept 5m clear of street trees. Practical Completion will not be accepted until a copy of the Practical Completion Certificate that all electrical works have been constructed, energised and certified by ETSA, has been received by Council from the Superintendent.
60. Once the works have reached Practical Completion, the Superintendent is to notify Council and a practical completion inspection is to be undertaken by the Contractor, the Superintendent and a Council Representative. A Practical Completion Certificate which states that all the works have been completed in accordance with the approved plans and specification along with a defects list which has been prepared by the Superintendent must be submitted to Council and accepted by Council.
61. The Developer is required to maintain the road, drainage and reserve infrastructure works for a 12 month defect liability period from the date of Practical Completion or the date of rectification if the defect item is considered major by Council.

62. The applicants' street tree plantings are to comply with Council's approved planting schedule.
63. Public open space areas designated as Reserves shall be vested in Council pursuant to Section 50 of the Development Act. Reserve areas are required to be developed in accordance with Council's Open Space Plan (based on the approved concept plans including details of any permanent water bodies and proposed detention/retention basins) and the Urban Landscape Guidelines. A scaled contoured plan is required to be submitted to Council by the Developer to include; areas of drainage, paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and any other infrastructure to be assessed by the Open Space Group for approval.

Advisory Notes

- a. SA Water advises that a sewerage pumping station will be required on Lot 3002 Hampstead Rd with a dedicated site, vehicular site access and pumping main.
- b. Easements will only be granted on reserves where they are shown on the plan of division and agreed to by Council prior to development approval being granted, easement terms and conditions must be contained in "long form" documentation to Council's satisfaction.
- c. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d. The applicant is also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Commission.
- e. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- g. 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.
- h. 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).

4. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS – Nil.

6. ANY OTHER BUSINESS

6.1. Briefing: Cape St Albans, Kangaroo Island Tourist Proposal

RESOLVED that the verbal report be received and noted.

6.2. Briefing: Kangaroo Island Golf Course

RESOLVED that the verbal report be received and noted.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 8 May 2014 in Conference Room 6.2, Level 6, 136 North Terrace, Adelaide SA

8. CONFIRMATION OF THE MINUTES OF THE MEETING

8.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

9. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 2.40 PM

Confirmed / /2014

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Ted Byrt
PRESIDING MEMBER