



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 15th Meeting of the State Commission Assessment Panel held on Thursday, 8 February 2018 commencing at 9.30 am 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

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|------------------|---|
| Presiding Member | Simone Fogarty |
| Members | Helen Dyer (Deputy Presiding Member) Sue Crafter Peter Dungey Dennis Mutton |
| Secretary | Alison Gill |
| DPTI Staff | Will Gormly (Agenda Item 2.1.1) Yasmine Alliu (Agenda Item 2.1.2) Simon Neldner (Agenda Item 2.1.2) Elysse Kuhar (Agenda Item 2.2.1) Ben Scholes (Agenda Item 2.2.2) Brett Miller (Agenda Item 2.2.1, 2.2.2) Dave Ansen (Agenda Item 2.2.1, 2.2.2) Cecilia Pascale (Agenda Item 2.2.1, 2.2.2) Wayne Hutchinson (Agenda Item 2.2.1, 2.2.2, 2.2.3) Rhiannon Hardy (Agenda Item 2.2.3) Lauren Talbot (Agenda Item 2.1.1, 2.1.2, 2.2.1, 2.2.2, 2.2.3) |

1.2. GUESTS

Tim Anderson, State Planning Commission Chair (Agenda Item 2.1.2, 2.2.2, 2.2.3)
Janet Finlay, State Planning Commission Member

1.3. APOLOGIES

Chris Branford
David O'Loughlin

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Nielsen Architects

DA 080/E017/17

198-200 Main Road, Blackwood

City of Mitcham

Proposal: Partial demolition of an existing building and modification of remaining building into two shop tenancies, construction of a supermarket together with associated advertising displays, at-grade and undercroft car parking and landscaping.

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

Consultants

- Rebecca Thomas, Ekistics (presented)
- Hannah Kennedy, Ekistics
- Nigel Uren, ALDI

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 Mitcham (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Nielsen Architects for Partial demolition of an existing building and modification of remaining building into two shop tenancies, construction of a supermarket together with associated advertising displays, at-grade and undercroft car parking and landscaping, at 198-200 Main Road, Blackwood, subject to the following reserved matters and conditions of consent.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 080/E017/17:

Plans by Nielsen Architects – Project No. 2090

| Title | Drawing No. | Rev. | Date |
|------------------------------|-------------|------|----------|
| Existing Site Plan | DA01 | C | 23/01/18 |
| Demolition Plan | DA01.2 | A | 17/11/17 |
| Development Site Plan | DA02.1 | C | 23/01/18 |
| Development Level 1 Plan | DA02.2 | C | 23/01/18 |
| Existing External Elevations | DA03.1 | | 31/03/17 |
| Proposed Elevations | DA03.2 | C | 23/01/18 |
| Sections | DA04 | C | 23/01/18 |
| Signage Plan | DA05.1 | C | 23/01/18 |
| Signage Details | DA05.2 | | 31/03/17 |
| Site Details | DA06.1 | | 31/03/17 |
| 3D Renders Sheet 1 | DA08.1 | A | 23/01/18 |
| 3D Renders Sheet 2 | DA08.2 | A | 23/01/18 |
| Proposed Roof Plan | DA09 | C | 23/01/18 |

| | | | |
|---|--------|---|----------|
| Proposed Shadow Diagram – Winter Solstice | DA10.1 | B | 23/01/18 |
| Proposed Shadow Diagram – Summer Solstice | DA10.2 | B | 23/01/18 |
| Existing Shadow Diagram – Winter Solstice | DA10.3 | B | 23/01/18 |
| Existing Shadow Diagram – Summer Solstice | DA10.4 | B | 23/01/18 |

Outerspace, Draft Landscape Plan, Dwg OS592_CP01A, dated 23/01/18.

Reports and Correspondence

- Ekistics, Planning Statement, dated 2 August 2017
 - Ekistics, Response to Representations, dated 12 December 2017
 - Sonus, Environmental Noise Assessment S4217.15C3, dated June 2017
 - Sonus, Response to Representations, dated 4 December 2017
 - GTA Consultants, Transport Impact Assessment, dated 13 July 2017
 - GTA Consultants, Response to Representations, dated 4 December 2017
 - Ekistics, Amended Plans and Additional Detail, dated 24 January 2018
 - Arborman Tree Solutions, Development Impact Report, dated 23 January 2018
 - ALDI Stores, Waste Management Overview, dated 22 January 2018
2. All acoustic treatment recommendations set out in the Sonus Environmental Noise Assessment (S4217.15C3 – dated June 2017 and S4217.15C4 – dated 4 December 2017) be constructed prior to the occupation and operation of the supermarket store – including but not limited to the barrier applied to the plant, undercroft soffit, loading bay area, and boundary fencing.
 3. Waste collection on the site shall only occur between the hours of:
 - 7:00am and 7:00pm on any Monday through Saturday
 - 9:00am and 7:00pm on any Sunday or public holiday.
 4. Deliveries on the site shall only occur between the hours of 7:00am and 10:00pm.
 5. The hours of operation for the supermarket and shops shall be in accordance with the *Shop Trading Hours Act 1977* and *Shop Trading Hours Regulations 2003*.
 6. Landscaping shown on the approved plans shall comprise a mixture of semi-mature trees and other plantings and be established prior to the operation of the development. Plantings shall be irrigated, maintained and nurtured at all times with any diseased or dying plants being replaced.
 7. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including 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.
 8. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 9. All external lighting on the site shall be designed and constructed to conform to Australian Standard AS4282-1997.
 10. 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.
 11. A final detailed Stormwater Management Plan shall be submitted, in consultation with the Mitcham Council to the satisfaction of the State Commission Assessment Panel. 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.

12. All vehicle car parks, driveways and 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) 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 State Commission Assessment Panel prior to the occupation or use of the development.
13. All bicycle parks shall be designed and constructed in accordance with Australian Standard AS2890.3-2015.

DPTI – SAFETY AND SERVICES DIVISION CONDITIONS

14. The access points to Main Road and Chapman Street shall be constructed in general accordance with GTA plan 16A1283200-AT01-01P1 (received 16/10/17).
15. A section of raised median shall be installed on Main Road in order to physically restrict right turn movements to/from the Main Road access point.
16. A flush median shall be installed within Chapman Street at the Main Road/Chapman Street intersection in order to delineate traffic movements to/from Main Road.
17. All road works required to maximise the safety of access to the development shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to DPTI's satisfaction prior to operation of the development. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. The applicant shall contact DPTI, Traffic Operations, Network Integrity Engineer Mrs Christina Canatselis on telephone (08) 8226 8262, mobile 0401 120 490 or via email christina.canatselis@sa.gov.au to obtain approval and discuss any technical issues regarding the required works.
18. The road and access upgrades shall be completed prior to operation of the development.
19. All service vehicles shall enter the site via the Chapman Street access only.
20. The largest vehicle permitted to access the western loading dock shall be restricted to a 14.0 metres semi-trailer. The largest vehicle permitted to access the eastern loading dock (adjacent the Main Road access) shall be limited to a 10.0 metres rigid truck.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

2.1.2 Meyer Group

DA 155/D080/17

Little Grenfell Street, Kent Town

City of Norwood, Payneham St Peters

Proposal: Land division – create 11 additional allotments (1 into 12).

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

Applicants

- James Levinson, Botten Levinson (presented)
- Matt King, URPS
- Paul Rawinski, Alexander Brown
- Ben Wilson, CIRQA

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 Norwood Payneham & St Peters (City) Development Plan.
3. To delegate to the Unit Manager - State Assessment, the power to grant Development Plan and Land Division Consent to Development Application 155/D080/17 by the Meyer Group for a land division creating 11 additional allotments (1 into 12) at Little Grenfell Street, Kent Town subject to the following conditions and land division requirements:

PLANNING CONDITIONS:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plan (Weber Frankiw and Associates Pty Ltd - Plan of Division CAD ref: 721202div) submitted in Development Application No 155/D080/17 and the following information:
 - Letter from Botten Levinson to DPTI dated 24 January 2018
 - Letter from Botten Levinson to Crown Solicitors Office dated 31 January 2018
 - Draft Memorandum of Encumbrance (prepared by Botten Levinson)
 - Email from URPS to DPTI dated 8 January 2018
 - Email from URPS to DPTI dated 9 January 2018
 - Letter from URPS to DPTI dated 8 January 2018
2. Prior to Section 51 clearance, an encumbrance that ensures the appropriate management and funding of communal areas for waste collection, visitor carparking and access arrangements shall be registered on proposed super lot 32 (to be created under DA 155/D080/17), and then transferred to each additional allotment approved herein, to the reasonable satisfaction of the State Commission Assessment Panel.

Land Division Requirements

3. 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 for Land Division Certificate purposes.

4. Payment of \$75,130 into the Planning and Development Fund (11 allotments @ \$6,830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 F1inders Street, Adelaide.
5. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0066449)
6. The alteration of internal drains shall be to the satisfaction of SA Water.
7. All internal water piping that crosses the allotment boundaries shall be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

ADVISORY NOTES:

- a. The development must be substantially commenced or application for certificate made within 12 months of the date of the operative authorisation, unless this period has been extended by the State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 12 months of the date of operative authorisation.
- c. The applicant is also advised that the final land division certificate must be obtained from the State Commission Assessment Panel to complete the development within 3 years of the date of the Notification unless this period is extended by the State Commission Assessment Panel.
- d. The applicant has 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 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).
- e. In relation to Condition 5, and subject to SA Water's new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to the development will be standard or non-standard fees.

2.2. NEW APPLICATIONS

2.2.1 Citify and BFC Pty Ltd C/- Future Urban Group

DA 050/M008/17

117 Prospect Road, Prospect

City of Prospect

Proposal: Construction of a multi-level, mixed use building comprising office, shop and residential apartments including car parking and landscaping.

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

Applicant

- Anthony Farina
- Gemma Broomfield, Architect (presented)

Consultants

- Fabian Barone, Planning Consultant (presented)

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Prospect (City) Development Plan.
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Citify and BFC Pty Ltd for a multi-level, mixed use building comprising office, shop and residential apartments including car parking and landscaping at 117 Prospect Road, Prospect subject to the following reserved matters and conditions of consent.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 050/M008/17.

Plans:

| Title | Plan number | Revision | Dated |
|-----------------------------------|---------------|----------|------------|
| Design Response | PD.007 | 2 | 14/10/2017 |
| Shadow Study | PD.008 | 2 | 14/10/2017 |
| Street Activation | PD.009 | 2 | 19/12/2017 |
| Existing Survey & Demolition Plan | PD.100 | 2 | 14/10/2017 |
| Basement Plan | PD.0101 | 2 | 14/10/2017 |
| Ground Floor Plan | PD.102 | 3 | 16/12/2017 |
| Level 2 Plan | PD.103 | 3 | 20/12/2017 |
| Level 3 Plan | PD.104 | 3 | 20/12/2017 |
| Level 4 Plan | PD.105 | 3 | 20/12/2017 |
| Level 5 Plan | PD.106 | 3 | 20/12/2017 |
| Roof Plan | PD.107 | 2 | 14/10/2017 |
| Typical Apt & Storage Calcs | PD.108 | 2 | 14/10/2017 |
| North & South Elevations | PD.201 | 3 | 20/12/2017 |
| East & West Elevations | PD.202 | 2 | 20/12/2017 |
| Section | PD.301 | 2 | 14/10/2017 |
| Section | PD.302 | 2 | 14/10/2017 |
| Landscaping Layout Plan | LS.066.17.001 | A | 18/10/2017 |
| L2 – Landscape Layout | LS.066.17.002 | A | 18/10/2017 |
| L5 - Landscape Layout | LS.066.17.003 | A | 18/10/2017 |
| Elevations and Materials Palette | LS.066.17.004 | A | 18/10/2017 |

2. Prior to Development Approval for superstructure works, the applicant shall submit a final material samples board in consultation with the Government Architect to the reasonable satisfaction of the SCAP.
3. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Prospect Council to the satisfaction of the SCAP. 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.

4. All vehicle car parks, driveways and 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) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked prior to the occupation or use of the development.
5. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including 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.
6. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
7. Prior to development approval being granted an amended landscaping plan shall be provided to demonstrate effective screening to the adjacent property and the viability of planting on the eastern boundary.
8. 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.
9. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
10. 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.
11. The Community Corporation shall ensure that the waste storage area is cleaned and maintained to the satisfaction of Council. General, recyclable and green organic wastes shall be co-mingled, with the Community Corporation maintaining responsibility for ensuring that bins are transported between the collection point and the storage area in a timely fashion to the satisfaction of Council.
12. All structures (including awnings, canopies, balconies etc) shall be located a minimum of 0.6m off the back of the Prospect Road kerb.
13. Loading and unloading of goods and/or refuse shall not be undertaken on Prospect Road.
14. All materials and finishes shall not be permitted to result in glare or other effects that will result in the discomfort or impairment of road users.
15. No stormwater from this development shall be permitted to discharge on-surface to the adjacent roads. In addition, any existing drainage of the roads is to be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.
16. The following glazing options, or similar designs with appropriate acoustic properties, shall be considered as acoustic design options for inclusion in the proposed development:
 - 8mm laminated glazing for the ground floor tenancies
 - 8mm laminated glazing / 10mm airgap / 6mm glazing for bedrooms facing Prospect Road

17. A screen of at least 1.8m height with acoustic integrity (a fence or wall consisting of no gaps) be constructed at the boundary between 117 Prospect Road and 2 Willcox Avenue to ensure that intermittent noise sources from car park operations do not acoustically impact the amenity at the nearest residential receiver.

TSSD Directed Conditions

18. All development (including landscaping) shall be kept clear of the 4.5m x 4.5m corner cut-out-area. This area shall be paved at footpath level to the satisfaction of Council.

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 SCAP.
- 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 SCAP.
- 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. 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 traversed 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.

All works on Council land shall be conducted to Council's specification, with all works to be bunted off safely and pedestrian safety to be maintained throughout the construction period. Plantings will also need to be undertaken in line with council specifications in terms of sight distance interference and safety to the community (thorns/poisonous plantings). Plans displaying all relevant details of the road/kerbing/footpath works shall be submitted to the Assets and Infrastructure Officer for approval prior to the commencement of any such works.

Road/kerbing/footpath works will need to be inspected by an Assets and Infrastructure Officer to determine they have met all relevant requirements. All work including line marking will be the responsibility of the applicant as will the reinstatement of any damaged infrastructure/services related to these works. All works will be carried out at the cost of the applicant.

- f. National Broadband Network (NBN): The National Broadband Network is being rolled out across the City of Prospect. It is recommended that you consider your future connection to the optical fibre network prior to commencing works. Please visit www.nbnco.com.au for further details on how to get connected.
- g. Further application pursuant to the Local Government Act shall be made prior to the Infrastructure Assets and Environment Department for the proposed crossover prior to construction activities occurring. The removal or relocation of street trees, and/or the temporary obstruction of the road or footpath, shall not be undertaken without the prior permission of Council.
- h. The Metropolitan Adelaide Road Widening Plan identifies a possible requirement for a 4.5 x 4.5 metres cut-off at the Prospect Road/Willcox Avenue corner of this site for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

It has been determined that the full possible requirement is required to be kept clear of all development. Uninterrupted level footpath must be installed to the satisfaction of Council.

As the development will encroach within the above consent area, the applicant should return the attached form to DPTI, along with three copies of the stamped plans, for consent purposes.

- i. This department's Integrated Transport and Land Use Plan identifies ProspectLINK (a tram line running from Grand Junction Road, along Prospect Road and O'Connell Street) as a medium to long term project. The exact timing of this project has yet to be determined and details of the road and tram track layout along Prospect Road will be subject to further investigation and consultation.
- j. The acoustic attenuation measures recommended to achieve compliance, including further assessment of the café and office uses, stated in the Acoustic Assessment prepared by Vipac (ref. 50B-17-02089-DRP-805004-1) dated 3 October 2017 shall be fully incorporated into the detail design of the development and corresponding building rules documentation.

2.2.2 **Zamia Properties Pty Ltd C/- Cedar Woods**

DA 180/E017/17

Mulberry Road, Glenside

City of Burnside

Proposal: Construction of two residential flat buildings accommodating 134 dwellings with integrated basement car parking and landscaping.

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

Applicants

- Mark Pivovarov, Cedar Woods
- Michael Harvey, Cedar Woods (presented)
- Greg Vincent, Masterplan (presented)
- Caillin Howard, Hames Sharley
- Yaara Plaves, Hames Sharley

Agencies

- Kirsteen Mackay, ODASA
- Belinda Chan, ODASA
- Michael Queale, DEWNR

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 Burnside Council Development Plan.
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Zamia Properties Pty Ltd C/- Cedar Woods for construction of two residential flat buildings accommodating 134 dwellings with integrated basement car parking and landscaping at Mulberry Road, Glenside

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 180/E017/17.

Architectural Plans by DKO/Hames Sharley

| Drawing Title | Drawing No. | Revision | Date |
|--------------------------------------|-------------|----------|------------|
| Concept and Materiality | DA101 | 0 | 27/09/2017 |
| Architectural Concepts | DA102 | 0 | 27/09/2017 |
| Locality Plan | DA103 | 0 | 27/09/2017 |
| Site Plan | DA104 | 0 | 27/09/2017 |
| Shadow Diagram | DA105 | 0 | 27/09/2017 |
| Building 2 Shadow Diagram | DA106 | 0 | 27/09/2017 |
| Parking Plan – Stage 1 | DA107 | 0 | 27/09/2017 |
| Open Space Plan | DA108 | 0 | 27/09/2017 |
| Pedestrian Movement Diagram | DA109 | 0 | 27/09/2017 |
| Vehicular Movement Plan | DA110 | 0 | 27/09/2017 |
| Vehicular Movement Plan – The Square | DA111 | 0 | 27/09/2017 |
| Pedestrian and Bicycle Movement Plan | DA112 | 0 | 27/09/2017 |
| Corridor Design – Ground Floor | DA113 | 0 | 27/09/2017 |
| Corridor Design – Typical Floors | DA114 | 0 | 27/09/2017 |
| Basement | DA200 | 1 | 24/10/2017 |
| Ground Floor | DA201 | 1 | 24/10/2017 |
| Level 01 | DA202 | 1 | 24/10/2017 |
| Level 02 | DA203 | 1 | 24/10/2017 |
| Level 03 | DA204 | 1 | 24/10/2017 |
| Level 04 | DA205 | 1 | 24/10/2017 |
| Level 05 | DA206 | 1 | 24/10/2017 |
| Roof Plan | DA207 | 1 | 24/10/2017 |
| Streetscapes | DA400 | 1 | 24/10/2017 |
| Building 01 – North Elevation | DA401 | 1 | 24/10/2017 |
| Building 01 – South Elevation | DA402 | 1 | 24/10/2017 |
| Building 01 – East Elevation | DA403 | 1 | 24/10/2017 |
| Building 01 – West Elevation | DA404 | 1 | 24/10/2017 |
| Building 02 – North Elevation | DA405 | 1 | 24/10/2017 |
| Building 02 – South Elevation | DA406 | 1 | 24/10/2017 |
| Building 02 – East Elevation | DA407 | 1 | 24/10/2017 |
| Building 02 – West Elevation | DA408 | 1 | 24/10/2017 |
| Site Section 01 | DA500 | 0 | 27/09/2017 |
| Site Section 02 | DA501 | 0 | 27/09/2017 |
| Building 01 – Section | DA502 | 0 | 27/09/2017 |
| Building 02 – Section | DA503 | 0 | 27/09/2017 |

Landscaping Plan by MDG Landscape Architects

| Drawing Title | Drawing No. | Revision | Date |
|---|-------------|----------|------------|
| Mulberry Road Entry & Apartment Buildings 1 & 2 Concept | 1546 | – | 24/11/2017 |

Vehicle Parking

2. All vehicle car parks, driveways and 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) 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 State Commission Assessment Panel prior to the occupation or use of the development.
3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

Acoustics

4. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
5. The acoustic attenuation measures recommended to achieve compliance as stated in the Acoustic Consultancy Proposal (Letter Reference A17729LT1B) dated 21 September 2017 by Deb James of Resonate Acoustics shall be fully incorporated into the detailed design of the development and corresponding building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Environment

6. 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.
7. All works to be undertaken in the vicinity of the regulated/significant trees located adjacent the subject land shall be undertaken in accordance with the recommendations related to Tree Protection Zones included in the Tree Impact Assessment by Project Green dated 19 September 2017.
8. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
9. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
10. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including 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. A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to commencement of site works.
11. 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.

State Heritage

12. Prior to Development Approval for superstructure works, the applicant shall submit final details confirming the proposed colour of façade render, façade tiles and roof tiles to Building 2 facing Mulberry Road to the reasonable satisfaction of the State Commission

Assessment Panel in consultation with the Department of Environment, Water and Natural Resources.

13. Prior to Development Approval for superstructure works, the applicant shall submit final details confirming the size, thickness and fixing system for sandstone cladding to the plinth for Buildings 1 and 2 to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Department of Environment, Water and Natural Resources.

External Materials

14. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Government Architect.
15. Prior to Development Approval for superstructure works, the applicant shall submit a final set of plans and elevations confirming the:
 - sunshade hoods proposed for Building 2 including indicative dimensions and material specification;
 - extent of landscaping in the raised planter bed at ground floor to the west of the basement car park; and
 - the extent and dimensions of the pergola suspended above the western portion of the ramp to the basement car park.

ADVISORY NOTES

- a. There should be no abstraction of site groundwater for any beneficial uses (including potable, recreational and irrigation uses) unless the groundwater has been tested and shown to be safe and suitable for the proposed uses. Reference should be made to SA Health Publications on guidance for using bore water.
- b. Following submission of the Site Contamination Audit Statement (EPA reference 61790) by Australian Environmental Auditors Pty Ltd dated 22 December 2017, the SA EPA will aim to complete an administrative review to ensure compliance with the relevant legislation and guidelines within 21 days of receipt. It is understood that the State Commission Assessment Panel, the applicant and the land owner can rely on this Site Contamination Audit Statement during this period.
- c. Any soil/fill imported to the site is to be classified as meeting the chemical and physical criteria for 'Waste Fill' as defined in the *Environment Protection Regulations 2009* in accordance with recommendations included in the Site Contamination Audit Statement (EPA reference 61790) undertaken by Australian Environmental Auditors Pty Ltd dated 22 December 2017.
- d. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- e. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- f. 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).

2.2.3 Woodforde JV Pty Ltd C/- Alexander Symonds Pty Ltd

DA 473/D049/15 V1

25 Glen Stuart Road, Lots 5031 & 5004 Norton Summit Road and Lot 619 Kintyre Road, Woodforde

Adelaide Hills Council

Proposal: Staged land division of 2 allotments into 288 allotments with associated roads, public reserves, infrastructure and site works; and the removal of 27 regulated trees (8 significant) - Variation to Stage 2 and 3C - Realignment of new road (Macintyre Brae), extension of new roads (Lewis Walk, Forsyth Close) and reserve, and amendment to allotment design including deletion of Lots 191-198, 313-336 (21 allotments), creation of Lots 801-816 (16 allotments) and creation of 'superlot' 817.

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

Applicants

- Patrick Stabile, Starfish Developments (presented)
- Damien Ellis, Intro Planning (presented)
- Paul Morris, GTA (presented)

Council

- Sam Clements, Adelaide Hills (presented)
- Jonathon Luke, Adelaide Hills

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer this item subject to the provision of:

- a. Preliminary civil designs that show the natural ground levels, existing road levels (Norton Summit Road), finished road levels, batters, and the gradient details of these batters. It should be demonstrated that reasonable and effective precautions have been taken against ground instability and that suitable landscaping can be accommodated.
- b. Detailed cross sections through MacIntyre Brae and Norton Summit Roads showing the information detailed in point (a) above, including the carriageway width, footpath and location of street trees
- c. Geotechnical Engineering report that assesses the soil type, the suitability of steep battered slope and confirms the earthworks undertaken for the construction of MacIntyre Brae will not result in stability issues on Norton Summit Road.
- d. In relation to MacIntyre Brae and Forsyth Close, demonstration of how these roads will accommodate public access to the reserve, and capacity to cater for Stage 3C development, including vehicle and emergency access.
- e. Identification of the primary access point of the development of allotment 817.

3. MAJOR DEVELOPMENTS

3.1. DEFERRED APPLICATIONS – Nil

3.2. NEW APPLICATIONS - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 22 February 2018 in Leigh Street, Adelaide SA 5000

6. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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

7. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 2.30pm.

Confirmed 08/02/2018

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

.....
Simone Fogarty
PRESIDING MEMBER