



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 19th Meeting of the State Commission Assessment Panel held on Thursday, 12 April 2018 commencing at 9.30 am 50 Flinders Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Yasmine Alliu (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.1.1, 2.2.1) Darby Schultz (Agenda Item 2.2.2) Lauren Talbot (Agenda Item 2.2.2, 2.2.3, 2.2.4) Matthew Fielke (Agenda Item 2.2.3) Troy Fountain (Agenda Item 2.2.3) Malcolm Govett (Agenda Item 2.2.4) Simon Neldner (Agenda Item 2.2.4)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **GSA Australia Pty Ltd C/- Intro Design Pty Ltd**
DA 020/A074/17
266-269 North Terrace, Adelaide
City of Adelaide

Proposal: Demolition of all existing structures and the construction of a 34 storey mixed-use building comprising student accommodation, associated student services/amenity spaces and ground floor commercial land uses.

Dennis Mutton declared a conflict of interest and left the meeting.

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

Applicants

- Anthony Gatti, Intro
- Damien Ellis, Intro - presented
- Jonathen Cowle, Rothe Lowman - presented
- James Hilditch, Hilditch Lawyers
- Stuart Henry

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA
- Belinda Chan, ODASA
- Peter Wells, 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 Adelaide (City) Council Development Plan.
3. To grant Development Plan Consent to the proposal by GSA Australian Pty Ltd for demolition of all existing structures and the construction of a 34 storey mixed-use building comprising student accommodation, associated student services/amenity spaces and ground floor commercial land uses at 266-269 North Terrace, Adelaide 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 020/A074/17.

Plans by Rothe Lowman

Sheet title	Drawing Number	Revision	Date
Site Plan Proposed	TP00.02	A	03.04.18
Basement	TP01.00	C	03.04.18
Ground Floor	TP01.01	D	03.04.18
Level 1	TP01.02	D	03.04.18
Levels 2-5 'Co-Living- & DDA	TP01.03	A	13.02.18
Levels 6-11 'Co-Living'	TP01.07	A	13.02.18
Level 12 Communal	TP01.13	A	03.04.18
Level 13 Communal	TP01.14	A	03.04.18
Levels 14-23 'Multi-Bed' & Duplex	TP01.15	-	08.11.17
Level 24 'Multi-Bed'	TP01.25	-	08.11.17
Level 25 'Studio', DDA & Communal	TP01.26	-	08.11.17

Levels 26-29 'Studio' & DDA	TP01.27	-	08.11.17
Levels 30-33 'Studio'	TP01.31	-	08.11.17
Roof	TP01.35	A	03.04.18
Elevations – North & East	TP02.01	E	03.04.18
Elevations – South & West	TP02.02	E	03.04.18
North & West Elevations (at Lower Levels)	TP02.11	D	03.04.18
Section	TP03.01	B	03.04.18
3D Façade Section	TP03.02	-	08.11.17
Material Palette	TP05.01	B	03.04.18
Façade at North Terrace & Frome St Boundaries	SK10.21	-	13.02.18

Environment

2. 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.
3. The acoustic attenuation measures recommended in the Traffic and Tram Noise Assessment Report dated February 2018 by Sonus, shall be fully incorporated into the 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.
4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
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. A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to commencement of site works.
6. 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.
7. Waste collection vehicles shall not access the site after 10:00pm on any day, before 7:00am Monday to Saturday or before 9:00am on Sundays.

Site Contamination

8. A statement by a suitably qualified environmental engineer that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Commission Assessment Panel prior to Development Approval being granted for substructure works.

State Heritage Branch Conditions

9. A dilapidation survey recording the condition of the State heritage place at 263-264 North Terrace shall be prepared prior to the commencement of work on site, to the satisfaction of the relevant authority. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed demolition, excavation and construction works.

10. A Construction Management Plan outlining measures to minimise ground vibrations in the proximity of the heritage building is to be prepared to the satisfaction of the relevant authority in consultation with Heritage South Australia (Department of Environment, Water and Natural Resources) prior to final Development Approval being granted. The Management Plan shall include:
 - a. proposals for the ongoing monitoring of the condition of the heritage place during the works;
 - b. proposals for protective measures against accidental damage to the heritage place; and
 - c. procedures to be taken if any structural distress or accidental damage is identified in the heritage fabric.
11. During ground works, the short term vibration levels at the heritage-listed structure shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3.

ADVISORY NOTES

- a. The development has been proposed in the following stages:
 - a. Stage 1: Demolition
 - b. Stage 2: Substructure
 - c. Stage 3 Superstructure
 - d. Stage 4: Architectural Façade
- b. 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.
- c. 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.
- d. 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).
- e. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- f. The applicant is to note the following requirements of the Heritage Places Act 1993:
 - a. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - b. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

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

2.2. NEW APPLICATIONS

2.2.1 Calidore Pty Ltd

DA 155/M008/17

232-238 The Parade, Norwood

City of Norwood Payneham St Peters

Proposal: Construction of a ground floor lobby, Level 2 car park and 5 levels of residential apartments as part of the Bath Hotel site redevelopment.

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

Applicants

- Chris Vounasis, Future Urban - presented
- George Stubbs - presented

Representors

- Lindsay Cope - presented
- Cheryl Cope - presented

Agency

- 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 Norwood Payneham St Peters Development Plan.
3. To grant Development Plan Consent to the proposal by Calidore Pty Ltd for the construction of a ground floor lobby, level 2 car park and 5 levels of residential apartments on the site of the Bath Hotel at 232-238 The Parade, Norwood subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matter shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, prior to the granting of Development Approval:
 - 1.1 Demonstrate that the materials and finishes for Tower 2 will achieve a high level of durability in consultation with the Government Architect and to the satisfaction of the State Commission Assessment Panel.

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 following plans submitted in Development Application No 155/M008/17.

Drawings by Studio Nine Architects:

Title	Reference	Print Date	Revision
Context	0901-234-DA01	26-10-2017	-
Future Development	0901-234-DA02	26-10-2017	-
Site Demo Plan	0901-234-DA03	21-02-2018	A
Ground Plan - Nth	0901-234-DA04	27-10-2017	-
Ground Plan - Sth	0901-234-DA05	03-04-2018	C
First Floor Plan	0901-234-DA06	03-04-2018	C
Second Floor Plan	0901-234-DA07	03-04-2018	C
Third Fourth Plan	0901-234-DA08	21-03-2018	B
Fifth Floor Plan	0901-234-DA09	21-02-2018	A
Roof Plan Section	0901-234-DA10	21-03-2018	B
North Elevation	0901-234-DA11	27-03-2018	B
West Elevation	0901-234-DA12	03-04-2018	C
South Elevation	0901-234-DA13	27-03-2018	B
East Elevation	0901-234-DA14	27-03-2018	B
View South East	0901-234-DA15	03-04-2018	C
View South West	0901-234-DA16	21-02-2018	A
View North East	0901-234-DA17	03-04-2018	C
View North West	0901-234-DA18	27-03-2018	B
Boundary Section	0901-234-DA19	03-04-2018	C
Shadow Diagrams 01	0901-234-DA20	03-04-2018	C
Shadow Diagrams 02	0901-234-DA21	03-04-2018	C
Oxygen South Balcony Planter Screen Details	18-010	16 February 2018	
Levels 3 & 4 Landscape Plan	2		
Level 5 Landscape Plan	3		
Balcony Planters	4		

Reports / Correspondence:

- Environmental Noise Assessment Report prepared by Sonus dated July 2015 S4455C2 except where superseded by letter from Jason Turner dated 2 November 2015
 - Updated Traffic Report prepared by Phil Weaver dated 3 April 2018
 - Heritage Report prepared by Stevens Architects Pty Ltd dated 8 July 2015
2. The balustrades for the southern balconies shall be translucent or similar glass to improve the privacy and overlooking amenity in relation to the zone interface.
 3. The finished floor level of the ground floor of the development herein approved, shall be the same as the level of the adjacent footpath to enable all access points to match the existing footpath level.
 4. The proposed car parking layout and ramps shall be designed and constructed to conform to the Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities.
 5. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.

6. The recommendations of the Environmental Noise Assessment Report prepared by Sonus dated July 2015 S4455C2 shall be fully carried out and, where applicable, incorporated into the building rules documentation. Such acoustic measures shall be made operational prior to the occupation or use of the development.
7. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
8. All landscaping shall be established and maintained and nurtured at all times with any diseased or dying plants being replaced.
9. All external lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform to Australian Standards.
10. A Waste Management Plan shall be prepared and submitted to the satisfaction of the State Commission Assessment Panel prior to the occupation of the site which identifies, but not limited to, how waste would be stored, transported and disposed of so as to minimise the potential for environmental harm.
11. Prior to Development Approval being granted a stormwater management plan, prepared in consultation with Council, shall be submitted to the satisfaction of the State Commission Assessment Panel. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
12. 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 State Commission Assessment Panel prior to the commencement of site works.

ADVISORY NOTES

General / Procedural

- a) The development will be constructed in the following stages:
 - Stage 1 – the car park
 - Stage 2 – the balance of the development

- b) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions and/or reserved matters as contained herein.
- c) 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 (Ph: 8204 0300).
- d) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period 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 completed within five (5) years of the date of the Notification unless this period is extended by the State Commission Assessment Panel.
- f) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- g) No additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

Environmental Duty

- h) 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.
- i) 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>
- j) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.

Construction

- k) 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.
- l) As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

City of Norwood Payneham and St Peters

- m) Prior to construction of the car park canopy, an Application for Authorisation pursuant to Section 221 of the Local Government Act, will need to be lodged and approved by the Council for any encroachments.

2.2.2 **Whiting Road Pty Ltd**

DA 100/C219/17

1 Greenfield Road, Seaview Downs

City of Marion

Proposal: Combined land use and land division application – One allotment into three allotments (Community Title) to be developed with 14 group dwellings and two commercial (office) tenancies and gym, including demolition of all existing structures.

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

Applicants

- John Hunt
- John Stimson, Stimson Consulting - presented

Representors

- Dennis Johnson (representing Paul Heidenreich and Fiona Barden) - presented
- Fay Johnson
- Joan Davies - presented
- Brian Pridham - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

Whilst there were a number of elements of this application that the State Commission Assessment Panel considered to be favourable, there were a number of important matters requiring further design improvements, and therefore the State Commission Assessment Panel resolved to defer the application in order for the applicant to address the following:

- Improved access/egress arrangement including improvements to internal vehicle manoeuvrability and improved pedestrian connectivity
- Consider adaptability of design for commercial tenancies for multiple uses
- Reconsider the sense of address for the rear northern townhouses
- Review dwelling density in order to achieve improved design outcomes

2.2.3 **Kerin Bay Pty Ltd**

DA 415/E014/16

2-6 Bridge Street, Murray Bridge

Rural City of Murray Bridge

Proposal: Demolition of existing local heritage place (Bridgeport Hotel) and construction of a six (6) storey hotel building including under-croft car parking, outdoor dining, pool, restaurant, gaming area, gym and drive-through liquor shop.

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

Applicants

- Jamie Botten, Botten Levinson - presented
- Ian Tregoning - presented
- Marcus Rolfe - presented
- Graham Hobbs
- Michael Lunniss
- Craig Eyles

Consultants

- Melissa Mellen, MFY Pty Ltd - presented
- David Holland, Dash Architects - presented

Council

- Glenn Searle, Murray Bridge – arrived at 2.20pm

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA
- Matthew Henderson, DPTI

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 Murray Bridge (RC) Development Plan.
3. To grant Development Plan Consent to the proposal by Kerin Bay Pty Ltd for the demolition of an existing local heritage place and construction of a new hotel building and standalone drive through liquor store at 2-6 Bridge Street Murray Bridge subject to the following reserved matters and conditions of consent.

RESERVED MATTER

1. Pursuant to Section 33(3) of the Development Act 1993, the following matter shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel staff in consultation with ODASA, prior to the granting of Development Plan Consent:
 - 1.1 A revised design of the exterior of the ground floor and podium including materiality and colours.

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 following details and plans submitted in Development Application No 415/E014/17.

Architectural Plans (CED Building Design)

- Existing Site Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.01/DA1.
- Basement Plan Rev DA3 – 18 Dec 2017 – C1201 Sheet 1.03/DA3.
- Site Plan Rev DA3 – 18 Dec 2017 – C1201 Sheet 1.04/DA3.
- Ground Floor Plan Rev DA3 – 18 Dec 2017 – C1201 Sheet 1.05/DA3.
- First Floor Plan Rev DA3 – 5 Sep 2017 – C1201 Sheet 1.06/DA3.
- Second Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.07/DA1.
- Third Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.08/DA1.
- Fourth Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.09/DA1.
- Fifth Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.10/DA1.
- Part Roof Drainage Plan Rev DA2 – 10 Aug 2017 – C1201 Sheet 1.11/DA2.
- Apartment Types Rev DA2 – 10 Aug 2017 – C1201 Sheet 1.12/DA2.
- Proposed Elevations Rev DA2 – 18 Dec 2017 – C1201 Sheet 2.01/DA2.
- Proposed Elevations Rev DA2 – 18 Dec 2017 – C1201 Sheet 2.02/DA2.
- Bottleshop Proposed Elevations & Cross Section Rev DA2 – 18 Dec 2017 – C1201 Sheet 2.03/DA2.
- Streetscape Elevations Rev DA2 – 18 Dec 2017 – C1201 Sheet 2.04/DA2.
- Bin Store Plan Rev DA1 – 4 Apr 2018 – C1201 Sheet 2.06/DA1.

Reports & Supporting Documentation

- Letter from Botten Levinson – dated 13 Feb 2018.
- Letter from Botten Levinson – dated 07 Feb 2018.
- Letter from Eureka Hotel Group – dated 07 Dec 2017.
- Letter from Botten Levinson – dated 22 Sep 2017.
- Email from Botten Levinson – dated 5 April 2018
- External Colour and Finishing Schedule prepared by CED Building Design – dated 14 Aug 2017.
- Schedule of Plan Amendments prepared by CED Building Design – dated 22 Sep 2017.
- Changes made to Bridgeport Hotel – Observations of CED Building Design – dated 6 Mar 2017.
- Landscaping Plan Report prepared by Oxigen Pty Ltd – dated 29 Jun 2017.
- Landscape Planting Plan – Drawing 17.027.101 Rev A – dated 02 Jun 2017.
- Landscape Planting Plan (detail) – Drawing 17.027.103 Rev A – dated 02 Jun 2017.
- Landscape Planting Plan (upper level terrace) – Drawing 17.027.104 Rev A – dated 02 Jun 2017.
- Landscape Species & Screen – Drawing 17.027.105 Rev A – dated 02 Jun 2017.
- Review of Proposed Demolition of Local Heritage Place (report) prepared by Dash Architects – Issue B – dated 15 Aug 2017.
- Contextual Analysis (report) prepared by Dash Architects – Issue B – dated 28 Aug 2017.
- Traffic and Car Parking Access Review prepared by MFY Traffic Engineering Consultants – dated 15 February 2017.
- Traffic and Car Parking Assessment prepared by MFY Traffic Engineering Consultants – dated 15 Aug 2017.
- Revised planning report prepared by URPS – dated 15 Sep 2017.
- Assessment of Impact of Proposed Development on Existing Railway Tunnel prepared by TMK Consulting Engineers – dated 22 Aug 2017.
- Waste Management Plan prepared by Veolia Environmental Services – dated February 2018.
- Proposed Perforated Screen Images prepared by CED Building Design – dated 17 Jul 2017.
- Exterior Lighting Modelling Report prepared by TMK Consulting Engineers – dated 21 Jun 2017.
- Stormwater Management Report prepared by TMK Consulting Engineers – dated 17 Jul 2017.
- Wind Loading Report prepared by TMK Consulting Engineers – dated 14 Sep 2017.
- Email from Benoit Hopkins (Engineer – TMK Consulting Engineers) – response to Council’s stormwater concerns – dated 22 Jan 2018.
- Environmental Noise Assessment prepared by Sonus Pty Ltd – dated September 2017.

STORMWATER

2. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining arterial road. Any alterations to road drainage infrastructure required to accommodate the development shall be at the expense of the applicant.
3. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road. Final details of the stormwater design, including onsite retention and reuse, shall be provided to the satisfaction of the State Commission Assessment Panel prior to the approval of any building works on site.

TRAFFIC AND CAR PARKING

4. The removal of the existing line marked bays and the provision of new line marked bays on South Terrace shall be undertaken at the applicant’s expense.

5. Waste disposal vehicles and general delivery vehicles shall only service the development between the hours of 7:00am and 7:00pm Monday to Saturday (inclusive), and shall only load or unload within the confines of the subject land.

ENVIRONMENT

6. 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.
7. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties.
8. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including 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.

A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to the commencement of site works for both the hotel and car park.

9. Exhaust from the kitchen must be dispersed in accordance with Australian Standards AS/NZS 1668.1 and AS 1688.2.
10. Operating hours shall remain consistent with the current Hotel Licence 50108345 following completion of the development.

INFRASTRUCTURE

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.

COMMISSIONER OF HIGHWAYS CONDITIONS

12. The site shall be accessed via a single access point to/from Bridge Street, with the balance of access being via South Terrace. The Bridge Street access shall provide left-in, left-out and right-in movements only.
13. The Bridge Street access shall be provided with a channelised right turn treatment that is designed and constructed to DPTI and Council satisfaction. All costs (including design, construction, project management and any changes to road drainage, lighting etc. required) shall be borne by the applicant. Prior to undertaking detailed design, the applicant shall contact Mr Justin Henderson, Asset Enhancement Engineer, Road and marine Assets on telephone (08) 7223 6029 or via email Justin.Henderson@sa.gov.au to progress this.
14. The applicant shall enter into a Developer Agreement with DPTI to undertake and complete the required road works.

15. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
16. Signage and line marking shall be utilised to reinforce the desired flow of traffic to, from and through the site.
17. The largest vehicle permitted on the site shall be an 11 metre long rigid truck. This vehicle shall enter the site via the Bridge Street access and exit the site via the South Terrace access point.
18. All car parking and internal manoeuvring areas shall be in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.
19. All commercial vehicle facilities shall be designed in accordance with AS 2890.2-2002.
20. All redundant crossovers to/from the site shall be reinstated to Council standard kerb and gutter at the applicant's expense prior to the operation of the development.
21. 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.
22. Signage on this site that is viewable from the adjacent or nearby roads shall not utilise any element of LED/LCD display (the use of LED lighting for the internal illumination of a sign box is permissible).
23. Signage on this site shall not contain any element that flashes, scrolls, moves or changes.
24. Illuminated signage on this site shall be limited to a low level of illumination (<200 cd/m²) so as to minimise distraction and discomfort to motorists.
25. Non-illuminated signage on this site shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp glare that may dazzle or distract motorists.

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).
- d. An application for alterations will need to be made and approved by the Liquor and Gambling Commissioner prior to the commencement of any building works at the premises.
- e. An Encroachment Permit will be separately issued by Council for the proposed encroachments into the public realm once Development Approval is granted. In particular, your attention is drawn to the following:
 - i) An annual fee may be charged in line with the Encroachment Policy

- ii) Permit renewals are issued on an annual basis for those encroachments that attract a fee.
- iii) Unauthorised encroachments will be required to be removed.

DEWNR – HERITAGE SA ADVISORY NOTES

- f. The applicant is reminded of the following requirements of the *Heritage Places Act 1993*:
- i) 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.
 - ii) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

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

2.2.4 J F R Pinyon & K L Ruffle

DA 711/R003/18

221A Dabinett Road, Cowirra

Mid Murray Council

Proposal: Construction of a single storey dwelling and associated manager's residence.

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

Council

- Daniel Christian, Mid Murray - presented

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 not satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the Mid Murray Council Development Plan.
3. To NOT CONCUR to the decision by the Mid Murray Council to grant Development Plan Consent to Development Application 711/R003/18 by J F R Pinyon and K L Ruffle for the construction of a dwelling and a caretaker/manager residence on Allotment comprising Pieces 6 and 7 DP94637, 221A Dabinett Road, Cowirra for the following reasons,

Reasons for not concurring:

- The proposal would not enhance the existing primary production base within the River Murray Zone and the Primary Production Policy Area (River Murray Zone: Objective 1).

- The proposal would not be consistent with the desired character and acceptable form of development for the Primary Production Policy Area (Primary Production Policy Area: Principle of Development Control 1).
- The proposal would not provide for sustainable rural production and primary industry (Primary Production Policy Area: Objective 1).
- The proposal over the longer term would prejudice the maintenance and enhancement of the landscape character (Primary Production Policy Area: Objective 5).

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, 26 April 2018 at 50 Flinders 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 5.10pm.

Confirmed 12/04/2018



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Simone Fogarty
PRESIDING MEMBER