



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 17th Meeting of the State Commission Assessment Panel held on Thursday, 8 March 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 (Agenda Items 2.1.1, 2.2.2, 2.2.3, 2.2.4)
Secretary	Alison Gill
DPTI Staff	Rhiannon Hardy (Agenda Item 2.1.1) Darby Schultz (Agenda Item 2.1.1, 2.2.3) Karl Woehle (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1, 2.2.4) Lee Webb (Agenda Item 2.2.2, 2.2.3) Zoe Delmenico (Agenda Item 2.2.2) Wayne Hutchinson (Agenda Item 2.2.2, 2.2.3) Nitsan Taylor (Agenda Item 2.2.3) Mark Adcock (Agenda Item 2.2.3) Theresa Davies (Agenda Item 2.2.3)
1.2. APOLOGIES	David O'Loughlin (Agenda Item 2.2.1)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 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:

Applicant

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

Council

- Sam Clements, Adelaide Hills Council (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 satisfied that the proposal generally accords with the relevant provisions of the Adelaide Hills Council Development Plan.
3. To grant Development Plan Consent and Land Division Consent to the proposal by Woodforde JV Pty Ltd for a variation to Stage 2 and 3C of DA 473/D049/15 at 25 Glen Stuart Road, Lots 5031 & 5004 Norton Summit Road and Lot 619 Kintyre Road, Woodforde, 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 matters shall be reserved for further assessment to the satisfaction of the Team Leader – Development Assessment of the Department of Planning, Transport and Infrastructure, prior to the granting of Development Approval:
 - a) Prior to the commencement of construction of the MacIntyre Brae roadway, a detailed siteworks plan shall be provided which illustrates the area of the proposed realigned roadway (MacIntyre Brae) with details of natural ground levels, existing road levels (Norton Summit Road), proposed finished road levels, proposed retaining walls (including top and bottom of retaining wall heights), batters, the gradient details of these batters, and details of proposed landscape plantings between MacIntyre Brae and Norton Summit Road, including landscape plantings adjacent/in between proposed retaining walls.
 - b) The turning head at the northern end of Forsyth Close cul-de-sac shall be amended to comprise a “bulb” turning head in accordance with recognised engineering standards, with the 4 on-street visitor car parking spaces at the end of Forsyth Close retained and relocated accordingly, which may require an adjustment to the boundary of proposed allotment 817.

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 approved on 25 February 2016 and varied on 16 June 2016, 15 February 2017 and 24 March 2017, and associated conditions and notes, and as amended by the plans submitted in Development Application No 473/D049/15 V1:

Alexander Symonds

Plan of Division, Ref: A053514.0000, Dwg. No.: A053514PROP(Y), Revision: Y, dated 16.02.2018

Tree Survey, Dwg. No. A053514TREES Rev C, dated 27/1/2016

Intro

Planning Statement, Project No. 1433, dated October 2015

Response to Representations, dated 6 January 2016

Response to Council Conditions, dated 28 January 2016

Greenhill Engineers Pty Ltd

Stormwater Management Report, Project No. 13-908, Ref. No. 12238, Rev C, 19 October 2015

Response to EPA Information Request, Ref. No. 12997, dated 7 January 2016

Response to Campbelltown Council stormwater issues via email to Peter Wellington, Devine Communities, dated 12 February 2016

GTA Consultants

Woodforde – Hamilton Hill Parking Assessment, Ref. S129410, dated 5 February 2018

Transport Impact Assessment, Ref. 15A1049000, dated 20/10/15

Response to Representations, Ref. No. 15A1049000, dates 4 January 2016

Fyfe

Civil Works General Layout – Double side street parking, Drawing Nos. 20590-502-1-CV-SK12, 20590-502-1-CV-SK13, 20590-502-1-CV-SK14, 20590-502-1-CV-SK15, Rev. C, date 18.01.18

Civil Works - Roadworks Longitudinal Sections - Sheet 5 of 5, Drawing No. 20590-502-2-CV-256, Rev. F, date 16/02/2018

Civil Works – Control Lines Plan - Sheet 3 of 4, Drawing No. 20590-502-2-CV-206, Rev. E, date 09/02/2018

Civil Works – Earthworks & Sedimentation Control Plan, Sheets 3 & 4 of 4, Drawing Nos. 20590-502-2-CV-217 & 20590-502-2-CV-218 Rev. I, date 16/02/2018

Tract

Laneway Design Report – Woodford Residential Estate – Streetscapes and Verges – Stage 2, Ref. 0314-0655 R006_V2

Urban Design Place Report, Project 0314-0655-Magill Youth Training Facility – Woodforde, Doc. No. R002_Urban Design Place Report, Rev 04, 16 October 2015

Arborman Tree Solutions

Arbicultural Impact Assessment, Tree Report ATS3197-GleStuRdVsp, dated 11 August 2015

Preliminary Tree Assessment, Tree Report ATS3181- GleStuRdVsp, dated 27 July 2015

2. Prior to the commencement of construction of MacIntyre Brae roadway, a Geotechnical Engineering report shall be provided to the reasonable satisfaction of the State Commission Assessment Panel, in consultation with Council, that assesses the works surrounding MacIntyre Brae, including the soil type, suitability of battered slope, and confirms that the earthworks undertaken for the construction of MacIntyre Brae will not result in stability issues on Norton Summit Road.

Conditions of previous consent:

3. A detailed plan shall be provided, in consultation with Council, that shows offsite road/footpath/kerb infrastructure and treatments on Glen Stuart Road and Kintyre Road, to the reasonable satisfaction of the State Commission Assessment Panel.
4. The northern access road to Glen Stuart Road shall be designed to accommodate both left in / left out and right in / right out traffic movements.
5. The road design and construction shall comply as a minimum to the requirements prescribed in the relevant Australian Standard and Council's 'Engineering Guide Lines - Standard Residential Road Designs' excluding laneways which are 8m or smaller in width.
6. Detailed design of the roadway adjoining the public reserve areas shall include:
 - Visitor parking bay/s along the northern road of the Stage 3A reserve area.
 - Visitor parking bays adjacent the townhouse allotments that abut proposed reserve areas.
7. Detailed design shall connect the northern internal road in Stage 3A to the internal road in Stage 3B via an all-weather access track in order to provide emergency vehicle access between the stages.
8. Detailed design of the road layout shall demonstrate that swept paths are satisfactory to accommodate movement of garbage trucks without creating safety issues such as overhang of pedestrian footpaths.
9. A concept plan shall be provided for pedestrian paths for the whole development that demonstrates connectivity to existing assets along Kintyre Road and Glen Stuart Road, to the reasonable satisfaction of the State Commission Assessment Panel.
10. A final design plan of areas to be developed as open space shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to the commencement of site works for the relevant stage.
11. Street trees and associated street level landscaping shall be undertaken in accordance with the Urban Design Place Report by Tract dated 16 October 2015.
12. The detailed design of the stormwater management must:
 - a. meet the following quality targets:
 - suspended solids – 80% retention of the typical urban annual load with no treatment
 - total phosphorus – 60% retention of the typical urban annual load with no treatment
 - total nitrogen – 45% retention of the typical urban annual load with no treatment
 - b. ensure runoff is maintained in accordance with the requirements set out within the Stormwater Management Report
 - c. ensure groundwater resources are not impacted, and
 - d. mitigate flood risk.
13. All stormwater design and construction shall be in accordance with the relevant Australian Standard and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
14. Allotments that do not have access to discharge stormwater direct to the street-table through gravity, shall be provided with relevant easements for the placement of stormwater

infrastructure to enable discharge to the street table or underground pipe network under gravity.

15. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared prior to construction and implemented in accordance with the Stormwater Pollution Prevention: Code of Practice for the Building and Construction Industry http://www.epa.sa.gov.au/files/47790_bccop1.pdf to the reasonable satisfaction of the Adelaide Hills Council to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site.
16. Prior to the commencement of construction, a Construction Environment Management Plan (CEMP) must be prepared and submitted to the reasonable satisfaction of the Adelaide Hills Council. The CEMP must address the mitigation or minimisation of impacts (especially noise and dust) during the construction phase and must be implemented during site works.

LAND DIVISION REQUIREMENTS

17. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. SA Water 90148/15.
18. The augmentation requirements of the SA Water Corporation shall be met.
19. The necessary easements shall be granted to the SA Water Corporation free of charge.
20. A final plan per development stage 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 State Commission Assessment Panel for Land Division Certificate purposes.
21. The applicant/developer shall submit to the State Commission Assessment Panel an Interim Audit Advice (prepared by an EPA-accredited site contamination auditor) for each stage of the plan of division prior to Section 51 clearance being issued for each applicable stage.
22. A hard copy and electronic copy of the final design plans (formatted to Auto CAD-DWG/DXF files) shall be provided to Adelaide Hills Council prior to construction commencing.

COUNCIL'S TECHNICAL REQUIREMENTS

VESTING OF RESERVES

23. The applicant/developer shall enter into a deed of agreement with Council regarding works to be undertaken to the proposed 5.451ha reserve area shown on the plan of division, which outlines all proposed works, upgrades, cost responsibilities and timing of works. Other associated matters including tenure of the site during such works, insurance, public liability and other relevant matters should also be addressed through this agreement (or additional agreements as the case may be).

ROADS

24. Roads, water tables and kerbing shall be constructed in accordance with Regulations 51 through to 55 of the Development Regulations 1993 and the Real Property (Land Division) Regulations 1995.
25. Proposed driveway crossovers along Glen Stuart Road should be paired and configured to maximise the availability of on-street parking.
26. 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. Access to driveways shall not be restricted in the event that vehicles are parked on-street immediately adjacent proposed driveway crossovers.

27. Car parking to minor collector and local streets must comply with AS 2890.5 Parking Facilities.
28. All line-marking should be designed and constructed in accordance with the relevant Australian Standards and the DPTI Pavement Marking Manual 2015.
29. Road pavements should be designed with a 30 year design life. Pavement designs should be in accordance with Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide.
30. All roads to be constructed with the Department for Planning Transport and Infrastructure (DPTI) approved quarry or recycled pavement material specification. Recycled grade material is only for use in sub-base pavement layers, and quarry grade for use in base-course layers.
31. All roads are required to be surfaced with asphalt to a minimum thickness of 30mm. All parking bays to be surfaced with a minimum of 30mm of asphalt.
32. Roads shall be primed or primer sealed prior to application of asphalt.
33. Prior to practical completion, a copy of compaction test results in accordance with AS 1289 – Methods of testing soils for engineering purposes, shall 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

One test per layer of each material every 30 metres of trenching. One test is required per trench to each service trench to each property.

34. Prior to each pavement layer being constructed, survey level checks of the subgrade and base course are required at 20m intervals to confirm the accuracy of site levels and should be submitted to Councils Engineering Department for review.
35. Prior to placement of any road pavement material all public utility service excavations under the road pavement are to be completed. Public service trenches are to be backfilled and compacted in accordance with AS 1289 – Methods of testing soils for engineering purposes.

STORMWATER DRAINAGE

36. Engineering Construction Specifications for all civil works shall be submitted by the Engineer and approved by Council prior to Engineering Approval being granted.
37. 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.

LANDSCAPING AND VERGE AREAS

38. Street tree plantings are to comply with Council's approved planting schedule to the reasonable satisfaction of Council.
39. Public open space areas designated as Reserves shall be vested to 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 for approval and to include; areas of drainage, paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and any other infrastructure.

40. A plan should be submitted to Councils Technical Services Department which indicates the proposed locations of street signage prior to engineering approval being granted.
41. Street name signs should be provided in accordance with Council's Street Signage Strategy.
42. Naming of roads should be in accordance with Council's Policy for Street Naming.
43. Practical completion inspections for landscaping and open space to be undertaken by Council or its representative.
44. Common Service Trenches (CST) to be compacted to 90% MMDD (modified compaction).
45. Road reserve treatments regarding street tree locations, common service pit lids locations, bollard locations and street light locations should be approved by Council's Engineering Department.
46. 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.

GENERAL REQUIREMENTS

47. Prior to construction commencing, Engineering Approval must be obtained from the Council. Sufficient documentation is required for assessment which may include:
 - Staging plan
 - General construction plan
 - Geometric road setout plan
 - Geometric drainage setout plan
 - Final surface contours plan
 - Cut and fill plan
 - Pavement treatment plan
 - Intersection design contour plan
 - Traffic control plan (linemarking and signage)
 - On-street parking and driveway crossover plan
 - Waste management (garbage collection) plan
 - Soil erosion and drainage management plan (SEDMP)
 - Landscaping plans
 - Road longitudinal sections
 - Road cross sections
 - Drainage longitudinal sections
 - Drainage cross sections
 - Construction details
 - Construction specifications
 - Stormwater calculations
 - Pavement calculations
 - Traffic impact statements
 - Any other relevant plans, reports or calculations
48. Any modification to existing Service Authorities infrastructure as a result of this development will be at the Developer's cost.
49. 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. Where multiple contractors are involved,

separate practical-completion certificates shall be provided which outline the included scope of works relevant to each certificate.

50. 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.
51. The final plan shall show easements for Council stormwater and SA Water Sewer along the back of blocks where such blocks are below the level of the road frontage.
52. Pedestrian paths shall be constructed along Glen Stuart Road and Kintyre Road for the extent of the subject land, to the reasonable satisfaction of Council prior to Section 51 clearance.
53. The applicant shall provide a dilapidation (infrastructure assessment report) report on the condition of existing infrastructure affected by the Development, prior to commencement of civil works.
54. All lighting of streets, public spaces and open spaces shall be in accordance with relevant AS/NZ standards – Lighting for roads and Public spaces. Poles and fittings to be designed/installed as per relevant power authority and all the fittings to be approved by the power authority.
55. Council is required to inspect the construction works at key hold points and the applicant shall provide an “Inspection Test Plans” (ITP) prior to commencement of any work. Hold points are to be signed off by Council before proceeding to next level of the construction works.
56. The Applicant shall provide Council with “As Constructed” diagrams for all new installed council infrastructure in hard copy and electronic formatted to Auto CAD-DWG/DXF files.
57. The Applicant shall provide Council with quality control reports relating to installed council infrastructure (eg compaction test results) prior to practical completion and where practicable prior to the relevant ‘Hold Point’ being reached.

ADVISORY NOTES

PROCEDURAL

- a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 473/D049/15, DA 473/D049/15 R1, DA 473/D049/15 R2 and DA 473/D049/15 R3) remain valid.
- b. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel.
- c. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- d. 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 State Commission Assessment Panel.
- e. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- f. 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.

- g. 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).

LAND DIVISION

- h. The applicant/developer is advised to undertake detailed site investigations to identify existing underground services or any other assets/structures which belong to other authorities. Necessary easements and rights of way shall be provided to avoid future conflicts of ownership and operations of those assets.
- i. The applicant/developer is advised that any future dwelling located within 500 metres of the High Bushfire Risk Area must comply with relevant Building Code requirements (the Bushfire Attack Level (BAL) low bushfire attack construction standards and Ministers Specification SA 78 regarding water tanks).

EPA

- j. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable 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.
- k. The EPA recommends that bio retention systems are designed having regard to the Cooperative Research Centre for Water Sensitive Cities Adoption Guidelines for Stormwater Biofiltration Systems (2015)

http://watersensitivecities.org.au/wp-content/uploads/2015/10/Adoption_Guidelines_for_Stormwater_Biofiltration_Systems_web.pdf

- l. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

2.2. NEW APPLICATIONS

2.2.1 Adelaide Development Company C/- Ekistics

DA 020/A075/17

73-85 Pirie Street, Adelaide

Adelaide City Council

Proposal: Demolition of existing building structures and construction of a 21 storey building comprising of commercial/retail tenancies, ancillary car parking, landscaping and associated building works.

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

Applicants

- Rebecca Thomas, ekistics (presented)

Consultants

- Lael Mayer
- Tom Simpson
- Alex Hall (presented)
- Waleed Moughraby
- Melissa Mellen

Agency

- Peter Wells, DEWNR
- Kirsteen Mackay, ODASA
- Ellen Liebelt, 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 Adelaide City Development Plan.
3. To grant Development Plan Consent to the proposal by Adelaide Development Company for DA 020/A075/17 at 73-85 Pirie Street, Adelaide subject to the following 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/A075/17.

Plans by Wood Bagot

Sheet Title	Project Number	Drawing No.	Revision	Date
Demolition Plan	140332	SK 1001	A	03/11/17
Site Plan	140332	SK 1002	A	03/11/17
Ground Floor Plan	140332	SK 2200	A	03/11/17
Level 01 Floor Plan	140332	SK 2201	A	03/11/17
Level 2 Floor Plan	140332	SK 2202	A	03/11/17
Level 3 Floor Plan	140332	SK 2203	A	03/11/17
Level 4 -11 Typical Floor Plan	140332	SK 2204	A	03/11/17
Level 12 Floor Plan	140332	SK 2212	A	03/11/17
Level 13 Floor Plan	140332	SK 2213	A	03/11/17
Level 14 – 20 Floor Plan	140332	SK 2214	A	03/11/17
Roof Level Plan	140332	SK 2221	A	03/11/17
Building Elevations - North	140332	SK 3200	A	03/11/17
Building Elevations - East	140332	SK 3201	A	03/11/17
Building Elevations - South	140332	SK 3202	A	03/11/17
Building Elevations – West	140332	SK 3203	A	03/11/17
Building Section – North/South	140332	SK 3300	A	03/11/17
Building Section – East / West	140332	SK 3301	A	03/11/17
CU 01 Facade	140332	SK 5200	A	03/11/17

Reports / Correspondence

- Planning Report by Ekistics, dated November 2017
- Landscape Concept Plan by ASPECT Studios, dated November 2017
- Energy Efficiency Façade Statement by Bestec, dated 6 November 2017
- Pedestrian Level Wind Assessment by GWTS, dated 11 November 2017
- Heritage Impact Statement by Dash Architects, dated 17 November 2017
- Traffic and Parking Report by MFY, dated 15 November 2017
- Energy Efficiency Statement by Bestec, dated 7 November 2017
- Waste Management Plan by Rawtec, dated 15 November 2017
- Stormwater Management Report by Wallbridge Gilbert Aztec, dated 16 November 2017
- Additional Traffic comments by MFY, dated 15 February 2017

2. Prior to Development Approval for the superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes including a physical materials sample board, to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Government Architect.
3. The applicant shall submit, final signage design details including dimensions and specified graphics including colours to the reasonable satisfaction of the State Commission Assessment Panel.
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 to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
5. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015 and shall be located to ensure ease of access to users.
6. The development shall comply with noise level criteria specified in Environment Protection (Noise) Policy 2007 (under the Environment Protection Act). This includes noise from roof-level plant and equipment relative to adjacent properties, which will also comply with PDC 93 of the Adelaide (City) Development Plan. Sound attenuation devices and visual screening shall be implemented as necessary to comply with these requirements.
7. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997). The lighting shall be designed and operated with CPTED practices in mind in order to maximise pedestrian amenity and safety 24 hours, 7 days a week.
8. Prior to Development Approval for superstructure works the applicant shall submit, to the reasonable satisfaction of the State Commission Assessment Panel, final design details of the proposed pedestrian environment in Freemasons Lane documenting means of maintaining safe pedestrian movements through configuration of wayfinding signage, pavement treatment (eg tactile indicators) and street furniture
9. 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.
10. A Construction Environment Management Plan (CEMP) shall be prepared to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department of Environment, Water and Natural Resources) prior to Development Approval being granted 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 “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) Proposal for the ongoing monitoring of the condition of the heritage place during relevant stages of the works;
 - b) Proposal for protective measures against consequential damage to the heritage place; and
 - c) Procedures to be followed if any structural distress or damage is identified in the heritage fabric
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 Conditions

12. A dilapidation survey recording the condition of the State Heritage Place 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.
13. During ground works, short term vibration levels at the heritage-listed structure shall be monitored, and shall not exceed the velocity limits for structural vibration in building established for Group 3 structures in the German Standard Din 4150 part 3.

ADVISORY NOTES

- a. The development has been proposed in stages including:
 - demolition
 - sub-structure
 - super-structure
- 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 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. The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) which is in protected airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and will be forwarded to the Department of Infrastructure and Regional Development for their approval. If the development is approved by the Department of Infrastructure and Regional Development any associated lighting would also need to conform to the airport lighting restrictions and shielded from aircraft flight paths.
- f. Crane operations associated with construction, if approved, shall be the subject to a separate application to the Department of Infrastructure and Regional Development.

State Heritage Notes

- a. 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
 - (1) an application to vary the planning consent, or
 - (2) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- b. 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.

- c. 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.
- d. 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.

2.2.2 **Max Pritchard Gunner Architects (for Goelia Pty Ltd)**

DA 520/L005/17

5828 North Coast Road, Middle River – Kangaroo Island

Kangaroo Island Council

Proposal: Tourist Accommodation development comprising a Luxury Retreat and 4 Cottages.

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

Applicants

- Max Pritchard, Max Pritchard Gunner Architects (presented)
- George Manos (presented)

Representor

- Greg Vincent, Masterplan – on behalf of Peter MacGill (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 satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Kangaroo Island Council Development Plan.
3. To grant Development Plan Consent to the proposal by Max Pritchard Gunner Architects for a Tourist Accommodation development (comprising a Luxury Retreat) at 5828 North Coast Road, Middle River – Kangaroo Island (Allotment 848 - CT 5796/630), subject to the following reserved matter and conditions of consent.

RESERVED MATTER:

Pursuant to Section 33(3) of the *Development Act 1993*, the following matter should be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel (SCAP) prior to the granting of Development Approval:

- Detailed plans, specifications and documentation associated with the provision of access to the development site during construction and operation, including:
 - a) The location of the access road (including turn-around areas for emergency vehicles).
 - b) Provision of all-weather access suitable for emergency vehicles.
 - c) The type of construction materials to be used (especially to blend with the landscape).
 - d) Any cut and fill required.
 - e) Stormwater management.
 - f) Vegetation clearance.
 - g) Vegetated screening.

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 520/L005/17.

Plans and Elevations:

- Plan Titled 'Location Plan 1:10000 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-02), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Site Plan 1:500 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-03), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Floor Plan 1:200 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-04), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'West Elevation / East Elevation 1:200 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-05), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'North Elevation / South Elevation 1:200 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-06), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Section AA / Section BB / Section CC 1:200 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-07), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Section DD / Section EE 1:200 – Proposed Tourist Accommodation for Geolia Ltd - Middle River, Kangaroo Island', dated May 2017 (582-S-07), prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Wastewater Disposal Plan', dated 4/3/16, prepared by Ron Selth & Associates Pty Ltd.

Reports / Correspondence:

- Development Application and accompanying documentation, dated 15/5/17, prepared by Max Pritchard Gunner Architects (including letter titled 'Development Application – Proposed Tourist Accommodation - Middle River, Kangaroo Island', dated 12 May 2017, from Botten Levinson Lawyers and report titled 'Assessment for On-Site Domestic Wastewater Management', dated 18/4/16, prepared by prepared by Ron Selth & Associates Pty Ltd).
2. A Construction Management Plan shall be submitted to the reasonable satisfaction of the SCAP, prior to the construction of the development. The Plan shall detail the construction methodology and measures to mitigate construction impacts on the environment and the community. The Plan shall also include a 'Soil Erosion and Drainage Management Plan (SEDMP)', prepared in accordance with the EPA 'Stormwater Pollution Prevention Code of Practice for the Building and Construction industry (1999)'.
3. Construction shall be undertaken in accordance with the approved Construction Management Plan.
 4. A detailed Landscaping and Revegetation Plan shall be submitted to the reasonable satisfaction of the SCAP, prior to the construction of the development. The Plan shall include the extent of plantings and revegetation of the land to screen/soften the visual appearance, particularly to the south-west of the building for a minimum of 40 metres from the building perimeter, and the access track to the balance of the facility. The plan shall also address landscaping in the context of disposal of treated wastewater (i.e. through irrigation) and to increase the coverage of native vegetation and habitat.

The Plan shall comply with the Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (amended October 2012) [The Code] as published under Regulation 106 of the *Development Regulations 2008*, which mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property. A vegetation management zone (VMZ) shall be established and maintained within 20 metres (external to the dwelling) as follows:

- a) Additional trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
- b) Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
- c) No understorey vegetation shall be established within 1m external to the dwelling. Understorey is defined as plants and bushes up to 2m in height.
- d) Grasses within the zone shall be reduced to a maximum height of 10cm during the fire danger season.
- e) The VMZ shall be maintained to prevent the accumulation of dead vegetation during the fire danger season.

The Plan shall be prepared in consultation with Natural Resources Kangaroo Island and the Country Fire Service.

5. Landscaping 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.
6. A Bushfire Survival Plan (BSP) for the operation of the development shall be submitted to the reasonable satisfaction of the SCAP, prior to operation of the facility. The Plan shall be designed specifically for the purpose of any guests that may be in residence during a bushfire event (especially during the Fire Danger Season) and shall:
 - a) Give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event and when to take such protective actions.
 - b) Address the possibility that the owners may not be present at the time of the bushfire event.
 - c) Address the possibility that 'last minute' evacuation may not be a safe option.
 - d) Not expect guests to be involved in fire-fighting operations.

The Plan shall be prepared in accordance with the Country Fire Service '*Prepare, Act, Survive*' document and in consultation with the Country Fire Service.

7. All visitors and staff shall be made aware of the Bushfire Survival Plan.
8. A detailed Management Plan for the operation of this part of the tourism facility shall be submitted to the reasonable satisfaction of the SCAP, prior to operation of this part of the tourism facility.

The Plan shall incorporate, but not be limited to:

- a) Measures to control visitor access to ensure safety and protect the coastal environment.
- b) Formalised access paths for pedestrians.
- c) Information be provided to all visitors to the subject land regarding important flora and fauna, such as the Glossy Black-Cockatoo and Hooded Plover, including how impacts on them can be minimised.
- d) Pest animal and weed control management regime.

The Plan shall be prepared in consultation with the Coast Protection Board and Natural Resources Kangaroo Island.

9. That all stormwater management design and construction measures shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not result in adverse erosion or impacts upon the land.
10. That all exposed cut and fill shall be rounded off to follow and blend with the natural contours of the land, covered with approximately 100mm of top soil immediately after excavation and seeded with ground covers and screened with trees and shrubs to avoid erosion and visual concerns within 6 (six) months of the site being excavated.

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. The applicant is advised the final design of the development will need to comply with the Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (amended October 2012) [The Code] as published under Regulation 106 of the *Development Regulations 2008*.
- e. 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.
- f. The emission of noise from the premises is subject to control under the *Environment Protection Act 1993* and Regulations, and the applicant (or person with the benefit of this consent) should comply with those requirements
- g. Your attention is drawn to the provisions of the *Native Vegetation Act 1991* in respect to approvals required for the clearance of native vegetation.

2.2.3 Kangaroo Island Council

DA 520/L002/16

Lot 4 Hog Bay Road, Baudin Beach – Kangaroo Island

Kangaroo Island Council

Proposal: Construction of a tourist accommodation building, freestanding carport and associated landscaping and siteworks.

Chris Branford declared a conflict of interest and left the meeting.

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

Applicants

- Andrew Boardman, Kangaroo Island Council (arrived at 12.31pm)
- Aaron Wilksch, Kangaroo Island Council
- David Altmann, Planning Consultant (presented)

Representors

- Paul Goldwater (presented)
- Lyn Hill (presented)

Agency

- Peter Farmer, Native Vegetation Council, DEWNR
- Tony Huppatz, Coast Protection Board, DEWNR

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer to seek further advice on the definition and categorisation of the proposal.

2.2.4 **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

- Damien Ellis, Intro (presented)
- Anthony Gatti, Intro
- Jon Whittle, GSA

Consultant

- Jonathen Cowle, Rothe Lowman (presented)

Agency

- Kirsteen Mackay, ODASA
- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA
- Peter Wells, DEWNR

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer consideration of the development to allow the applicant to explore in more detail the following issues:

- In association with the Associate Government Architect and the State Heritage Branch, consider the introduction of pedestrian protection at ground level on both street facades.

- Demonstrate that external materials and finishes will deliver the stated architectural design integrity.
- The provision of more realistic streetscape imagery from Frome Street and North Terrace that includes existing and approved developments.
- Provision of lift access to the basement.

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 March 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 4.37pm.

Confirmed 08/03/2018



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Simone Fogarty
PRESIDING MEMBER