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**Minutes of the 1<sup>st</sup> Meeting of the  
State Commission Assessment Panel  
held on Thursday, 10 August 2017 commencing at 9.30AM  
28 Leigh Street, Adelaide**

**1. OPENING**

**1.1. PRESENT**

Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Nitsan Taylor (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1, 2.2.1) Daniel Pluck (Agenda Item 2.1.2) Simon Neldner (Agenda Item 2.1.2, 2.2.3) Ben Scholes (Agenda Item 2.2.2) Tom Victory (Agenda Item 2.2.2) John Straccia (Agenda Item 2.1.2) Nicholas Kretschmer (Agenda Item 2.1.2) Sarah Lowe

**1.2. APOLOGIES** Simone Fogarty, Presiding Member

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**2. SCAP APPLICATIONS**

**2.1. DEFERRED APPLICATIONS**

**2.1.1 Woodforde T&A Pty Ltd**

DA 473/E008/17

**25 Glen Stuart Road, Woodforde**

Adelaide Hills Council

Proposal: Construction of a 4 and 5 storey residential flat building comprising 46 dwellings and ground level/undercroft car parking, and associated visitor car parking, landscaping and site works.

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

**Applicants**

- Damien Ellis, Intro (presented)
- Paul Froggatt, GTA
- Damon Nagel, Starfish

**Council**

- Deryn Atkinson, Adelaide Hills

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 Hills Council Development Plan.
3. To grant Development Plan Consent to the proposal by Woodforde T & A Pty Ltd for construction of a 4 and 5 storey residential flat building comprising 46 dwellings and ground level/undercroft car parking, and associated visitor parking, landscaping and site works, at Part Lot 1002 in DP 115165 (Lot 157 in DA 473/D049/15), 25 Glen Stuart Road, Woodforde, 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 473/E008/17.

Enzo Caroscio Architecture – Job No. 16002

<b>Drawing Title</b>	<b>Drawing No.</b>	<b>Revision</b>	<b>Date</b>
Master Site Plan	A1.00[A5]	5	28/6/17
Master Plan – Stage 2 Building Heights	A1.01[A3]	3	11/5/17
Site Plan	A1.02[A5]	5	28/6/17
Site Analysis	A1.03[A3]	3	11/5/17
Site Proximity	A1.04[A3]	3	11/5/17
Lower Ground	A2.01[A6]	6	11/7/17
Ground Floor	A2.02[A5]	5	28/6/17
Level 1	A2.03[A5]	5	28/6/17
Level 2	A2.04[A6]	6	11/7/17
Level 3	A2.05[A6]	6	11/7/17
Level Roof	A2.06[A5]	5	28/6/17
West Elevation	A3.01[A6]	6	11/7/17
North Elevation	A3.02[A6]	6	11/7/17
East Elevation	A3.03[A6]	6	11/7/17
South Elevation	A3.04[A5]	5	28/6/17
Section A	A3.10[A5]	5	28/6/17
Section B	A3.11[A5]	5	28/6/17
Apartment Types	A4.01[A3]	3	11/5/17
Car Park Screen Detail	A5.01[A5]	5	28/6/17
Penthouse Screening Detail	A5.02[A6]	1	11/7/17
Precedents	A8.00[A3]	3	8/5/17
Materials & Finishes	A8.01[A3]	3	11/5/17
3D Views	A9.01[A6]	6	11/7/17
3D Views	A9.02[A6]	6	11/7/17

Lobby View	A9.03[A5]	5	28/5/17
Summer Solstice	A10.01[A3]	3	21/3/17
Winter Solstice	A10.02[A3]	3	21/3/17
Area Schedule	A10.10[A5]	5	28/6/17

Intro Design Pty Ltd

Planning Report dated February 2017  
 Response to RFI dated 28 March 2017  
 RFI response dated 24 May 2017  
 Response to Representations dated 29 May 2017  
 Response to Lot 157 Woodforde – DAC resolution 7/7/17 – email dated 17/7/17

GTA

Response to Representation – Car Parking Assessment, Ref No. S129410, dated 23/5/17  
 Response to Representation – Car Parking Assessment, Ref. No. S129410, dated 27/6/17  
 Response to DAC Comments (dated 7<sup>th</sup> July 2017), Ref. No. S129410, dated 14/7/17  
 Response to Council Comments (dated 2<sup>nd</sup> August 2017), Ref. No. S129410, dated 4 August 2017

Fyfe

Locality and Layout 1 Plan, Dwg. No. 20590-502-1-CV-SK204 Rev A, 12/7/17  
 Proposed Layout and Cross Section Parking Bay 1 and Lewis Walk, Dwg. No. 20590-502-1-CV-SK205 Rev A, 12/7/17

Adams Consulting Engineers

Lot 157 Drainage, Project No. 160419, Dwg No. SKC001 Rev 1, 17/3/17  
 Lot 157 Drainage, Project No. 160419, Dwg No. SKC002 Rev 1, 17/3/17

Tract

Landscape Plan – Lower Ground, Dwg No. 0314\_0655 D70-11 Rev 06, 28/6/17  
 Landscape Plan – Ground Floor, Dwg No. 0314\_0655 D70-12, Rev 06, 28/6/17

Alexander Symonds Surveying Consultants

Magill Training Centre Site, View-shed Survey Photo Report, Ref. A053514, Rev 0, 16/5/17

Arborman Tree Solutions

Preliminary Development Impact Advice, Ref No. ATS3902-Lot 157 Apartment Development, 28/11/16

Greencap

Soil Remediation & Validation Report – Stage 2 (Remainder), Ref No. J142966, May 2017

2. 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.
3. An automatic watering system shall be installed that provides sufficient water supply to ensure the on-going growth and survival of the landscape plantings established in accordance with the approved plans.
4. A final detailed Stormwater Management Plan shall be submitted, in consultation with the Adelaide Hills 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.

5. 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.
6. 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.
7. Prior to the commencement of construction, 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. Such a plan shall be submitted to Adelaide Hills Council.
8. An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the “Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government”) shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment.

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

#### **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 State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. 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 Panel.
- d. The shortfall of 15 carparking spaces as a result of this development plan consent is acknowledged and deemed to be catered for in the adjacent on street carparking as shown on the plans prepared by Fyfe Pty Ltd drawing number 20590-502-1-CV- SK12, 13, 14 and 15 revision B.
- 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).
- h. This application will result in an amendment to the land division, with this amendment to be formalised by a variation to the approved consent.
- i. The applicant is advised that the future detailed engineering design of Lewis Walk and the junction with Buchanan Drive should be undertaken in consultation with the Adelaide Hills Council. Note that Council has requested that the surface treatment of Lewis Walk adjacent the on-site visitor car parking area is different to the remainder of Lewis Walk and Buchanan Drive (e.g. a raised paved surface) to indicate that it is a low speed/shared space environment.
- j. 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.
- k. If regulated or significant trees are to be retained, the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments.

Requirements of the standard include:

- The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

#### 2.1.2 **De Young Jamestown Pty Ltd**

DA 110/L002/15

##### **Adelphi Terrace, Glenelg North**

City of Holdfast Bay

Proposa: Alterations and additions to the Buffalo Restaurant – comprising a new kiosk, alfresco bar and dining area, toilet facilities, outdoor dining timber deck, boat pontoon and gangway and associated landscaping and temporary construction fence.

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

Applicants

- Troy DeYoung
- Conrad Speight

## Council

- Dean Spasic, Holdfast Bay

## Consultants

- Stuart Patrick (presented)
- Angus Russell
- Patrick Graham (presented)
- Ben Green (presented)
- Tom Gregory

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 meets the key objectives of the Glenelg Foreshore and Patawalonga Zone.
3. To grant Development Plan Consent to the proposal by De Young Jamestown Pty Ltd for Proposed kiosk, alfresco bar and dining area, toilet facilities, outdoor dining timber deck, boat pontoon and gangway and associated landscaping and temporary construction fence at Adelphi Terrace, Glenelg North (being Allotment 1001, DP49600: Certificate of Title: Volume 5935 Folio 965; and part Piece 700, DP55022: Certificate of Title: Volume 6154 Folio 277) subject to the following reserved matters and conditions of consent.

## **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 110/L002/15:

### Stuart J. Patrick Plans

- Plan Set Reference - ADI/GLG/BUFFALO17 – Site Plans - Sheets 1 to 12 – July 2017

### Russell Consulting Engineers Plans

- Dwg No. 842-003 Revision P2 – Moat Infill Plan and Section – May 2017

### Outer Space Plans

- Location Plan – Dwg No. OS582\_CPO1B – Dated 24/07/2017
- Landscape Concept Master Plan – Dwg No. OS582\_CPO2A – Dated 24/07/2017
- Landscape Section A-A & Feature Plants – Dwg No. OS582\_CP03 – Dated 24/07/2017
- Design Perspective (1) – Dwg No. OS582\_CP04 – Dated 27/06/2017
- Design Perspective (2) – Dwg No. OS582\_CP05 – Dated 27/06/2017

### Other

- Marshal Day Acoustics – Buffalo Redevelopment Noise Assessment - Rp 001 R02 2016306AL - 14 October 2016

1. The pontoon and gangway be constructed and maintained in accordance with:
  - (a) Australian Standard AS 3962: Guidelines for Design of Marinas
  - (b) Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.
2. The acoustic measures recommended on pages 9 and 17 of the 'Marshal Day Acoustics – Buffalo Redevelopment Noise Assessment - Rp 001 R02 2016306AL - 14 October 2016' shall be incorporated into the Building Rules documentation and implemented, prior to commencement of operations of the respective components of the development.
3. That all vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be maintained in accordance with the relevant Australian Standards and to the reasonable satisfaction of the State Commission Assessment Panel.
4. Landscaping shown on landscaping 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.
5. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
6. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
7. Graffiti shall be removed within five (5) business days of the graffiti becoming known or visible with the timely removal of graffiti being the responsibility of the operators of the development.
8. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
9. That 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.

#### **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 State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. 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.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

## 2.2. NEW APPLICATIONS

### 2.2.1 Brown Falconer

DA 020/A033/16 V2

#### **11-27 Frome St and Lot 101 Synagogue Place, Adelaide**

Adelaide City Council

Proposal: Variation to DA 020/A033/16 for demolition of existing structures and construction of a multi-level mixed use development comprising retail and commercial uses, hotel, student accommodation, residential and serviced apartments, including car parking, landscaping and site works.

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

#### Applicants

- Mario Dreosti, Brown Falconer (presented)
- Barry Bradbrook, Brown Falconer
- Steve Kotzias, Kyren Group

#### Council

- Steve Mathewson, Adelaide City (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 Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Brown Falconer for variation to DA 020/A033/16 for demolition of existing structures and construction of a multi-level mixed use development comprising retail and commercial uses, hotel, student accommodation, residential and serviced apartments, including car parking, landscaping and site works at 11-27 Frome Street and Lot 101 Synagogue Place, Adelaide subject to the following reserved matter 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, prior to the granting of Development Approval of stage 2B for the following element of the development:
  - a. The final design and use of Tavistock Lane.



## PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in Development Application No 020/A033/16 V1.

### Plans:

Drawing Title	Drawing No.	Revision	Date
Site Plan	3002 DA02	E	7/07/17
Contextual Information	3002 DA03	A	31/03/17
Frome Street Schedule	3002 DA22	C	31/03/17
Frome Street – Ground and Site Plan	3002 DA23	F	7/07/17
Frome Street – Plans	3002 DA24	G	11/07/17
Frome Street – Plans	3002 DA25	G	7/07/17
Frome Street – Plans	3002 DA26	F	11/07/17
Frome Street – Plans	3002 DA27	E	7/07/17
Frome Street – Plans	3002 DA28	G	7/07/17
Frome Street – Plans	3002 DA29	D	31/03/17
Frome Street – Plans	3002 DA30	C	31/03/17
Frome Street – Plans	3002 DA31	C	31/03/17
Frome Street – Plans	3002 DA32	C	31/03/17
Frome Street – Plans	3002 DA33	C	31/03/17
Frome Street – Plans	3002 DA34	C	31/03/17
Frome Street – Plans	3002 DA35	C	31/03/17
Frome Street – Plans	3002 DA36	C	31/03/17
Frome Street – Plans	3002 DA36a	A	31/03/17
Frome Street – Plans	3002 DA37	C	31/03/17
Frome Street – Plans	3002 DA37a	A	31/03/17
Frome Street – Plans	3002 DA38	D	31/03/17
Frome Street – Plans	3002 DA38a	A	31/03/17
Frome Street – Site Elevations	3002 DA39	H	7/07/17
Frome Street – Elevations	3002 DA40	F	7/07/17
Frome Street – Elevations	3002 DA41	F	7/07/17
Frome Street – Elevations	3002 DA42	G	7/07/17
Frome Street – Section	3002 DA43	F	11/07/17
Frome Street – Section	3002 DA44	F	11/07/17
Frome Street – Sections	3002 DA45	E	11/07/17

### Materiality

2. Prior to final Development Approval being granted details of the finish to the aluminium fins to the lower podium shall be supplied to the satisfaction of the State Commission Assessment Panel.

### Access

3. 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 and Australian Standard 2890.6-2009 Parking facilities.

4. Waste collection vehicles shall not enter and exit the site between 7am and 10am nor between 4pm and 7pm Mondays to Fridays inclusive.
5. The on-site bicycle parking facilities shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
6. Appropriate wayfinding measures shall be included for the extended car parking facility to allow for safe movement through the car park given the inclusion of long blind aisles and private parking areas.

#### Landscaping

7. Prior to the commencement of sub-structure works for each building, a detailed landscaping plan and maintenance strategy shall be provided to the satisfaction of the State Commission Assessment Panel. This shall include a detailed species list appropriate to the site/location of the spaces and a maintenance plan for such landscaping for each building.

#### Wind Impacts

8. The applicant shall submit, for approval by the State Commission Assessment Panel a scaled wind tunnel study undertaken in the detail design stage for the Frome Street building to enhance predictions regarding wind impacts expected to result from and inform suitable wind mitigation measures to be incorporated within the construction of this building. This study and the report documenting its outcomes shall be submitted to the State Commission Assessment Panel prior to Building Rules Consent for superstructure. Should the recommendations of the study have potential to result in a need to vary the architectural expression of the Frome Street building as herein approved, or any other aspect of this building, a separate application proposing a variation to the Development Plan Consent to enable implementation of these recommendations shall be made.

#### Acoustics

9. Air conditioning or air extraction plant or ducting shall be suitably screened such that no 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.

#### Lighting

10. All external lighting on the site, including car parking areas and buildings, shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

#### Utilities and Services

11. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering standards to ensure that stormwater does not adversely affect any adjoining property or public road.
12. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, street lighting 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.

## Construction Environment Management

13. 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 “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; and
  - 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

14. Separate approval must be sought under the Regulations for any cranes required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Breaches of approval conditions are subject to significant penalties under sections 185 and 187 of the Act.

## **Planning Notes**

### General / Procedural

- a. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions as contained herein.
- b. 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 (08) 8204 0300).
- c. The development must be substantially commenced within three (3) years of the operative date of the Planning Consent unless this period has been extended by the State Commission Assessment Panel.
- d. 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 operative date of the Planning Consent, unless this period is extended by the Development Assessment.
- e. Any request for extension of time must be lodged with the Planning and Development Division, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

- f. The applicant is advised that the removal of any existing street trees will have an amenity tree valuation applied by Adelaide City Council. Consideration of replacement tree species shall be undertaken in consultation with Council. Any cost associated with removal and replacement of street trees shall be borne by the applicant.
- g. The herein approved development is to be undertaken in the following stages
- Stage 2A part 1 – Demolition
  - Stage 2A part 2 – Remedial works to existing car park
  - Stage 2A part 3 – Construction of transformer and associated building works, ie portion of ground floor footings/slab (substructure), walls to enclose transformer, all electrical work to enable connection of Synagogue Place building to power supply, portion of Level 1 slab over.
  - Stage 2B – Remainder of substructure
  - Stage 2C – Remainder of superstructure
- h. Portions of the proposed development are on or close to boundaries of the subject land. These boundaries should be clearly marked by a licensed surveyor prior to construction.
- i. Existing levels at the back of footpath are to be maintained on both Frome Street and Synagogue Place.
- j. Any modifications to existing kerbing and footpath are to be designed and constructed using ACC standards and agreed materials.
- k. Seepage water from the planted mesh wall in Tavistock Lane must be collected and either discharged to sewer or an irrigation water reuse system storage. This water must not be discharged to the building stormwater system.
- l. Splash water from the proposed swimming pool on level 10 must be collected and discharged to sewer.
- m. Seepage water from the proposed planter boxes on level 10, level 21 and rooftop must be collected and either discharged to sewer or an irrigation water reuse system storage. This water must not be discharged to building stormwater system.
- n. Water collected from existing and proposed basements including ground seepage water must be discharged to either sewer or a building water reuse system. This water should not be discharged to the building stormwater system.
- o. Council encourages the reuse of collected stormwater for toilet flushing and irrigation purposes.

#### State Heritage

- 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 (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.

- 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.

#### Environmental Duty

- a. 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.

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>

- b. 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.

#### 2.2.2 **Taplin Group C/-URPS**

DA 110/M010/16

#### **124-132 Jetty Road, Glenelg (Corner of Jetty Rd & Partridge St)**

City of Holdfast Bay

Proposal: Partial demolition and alterations to existing structures and construction of an 8-storey mixed use building comprising ground floor retail, retail and car parking above ground and residential apartments over levels 3-8.

Chris Branford declared an interest and left the meeting.

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

#### Applicants

- Matthew King, URPS (presented)
- Alex Brown, Alexander Brown Architects (presented)
- Phil Weaver, Phil Weaver & Associates (presented)
- Andrew Taplin, Taplin Group

#### Council

- Craig Watson, Holdfast Bay

#### Agency

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

The State Commission Assessment Panel discussed the application.

## RESOLVED

To defer the proposal by Taplin Group for construction of an 8-storey mixed use building comprising ground floor retail, above ground retail and car parking and residential apartments over levels 3-8, to enable further resolution of the following:

- Access arrangements along the right of way, including increased capacity to facilitate entry and egress movements to the first floor car park and service deliveries;
- Confirmation of adequacy of waste storage and management of waste collection;
- Refinement of the design of ground and first levels to reflect the quality of the upper levels, including but not limited to the ground floor configuration, the ability to access the back of house areas, the external appearances including materiality and relationship to the public realm and further consideration of the screening of the carparking levels in consideration of the evolving streetscape.
- Convenience of access to bicycle storage areas including consideration of alternative options;
- Greater activation and improved amenity and safety of pedestrian movements along the southern boundary, through greater openness and better line of sight along the pedestrian zone;
- Final location of transformer infrastructure and impact on design supported by confirmation from relevant service authorities; and
- Materials and finishes selections throughout to achieve the design intent and which are suitable for a corrosive coastal environment.

### 2.2.3 **Ikira Pty Ltd and Sihero Pty Ltd**

DA 422/E003/16

#### **Mackerode Station, Goyder (Barrier) Highway, Mount Bryan**

Regional Council of Goyder

Proposal: Expansion of an existing beef cattle feedlot. The expanded facility will have a development footprint of 24.8ha and seeks to establish: water supply, storage and reticulation system, fenced pens, new site entrance and internal access roads, controlled drainage areas, solid and liquid waste management (and utilisation areas). Temporary construction and erosion control measures, bulk earthworks, and native vegetation clearance will also be required during construction. The proposed capacity of the expanded feedlot will be 16,642 head of cattle-on-feed (from 6090).

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

#### Applicants

- Simon Rowe (presented)
- Rebecca Rowe
- Dr Ty Watson, AGT (presented)

#### Representors

- Tom Riggs (presented)
- Emily Riggs
- Bill Gebhardt (presented)
- James Clarke (presented)

#### Agency

- Sarah Kuchel, DEWNR (via phone)

The State Commission Assessment Panel discussed the application.

## RESOLVED

1. That the project is not considered to be seriously at variance with the Goyder Council Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally meets the key objectives and principles of development control of the Goyder Council Development Plan for the establishment of intensive animal keeping activities in the Primary Production Zone.
3. To grant Development Plan Consent to the proposal by Ilira Pty Ltd and Sihero Pty Ltd for the expansion of a beef cattle feedlot at Mackerode Station, Barrier Highway, Mount Bryan, subject to the following reserved matter and conditions of consent:

### Reserved Matter

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 State Commission Assessment Panel, prior to the granting of Development Approval:
  - a. Final details of the groundwater monitoring and reporting methodology to be adopted for the development to provide baseline and periodic data on water extraction volumes, flow rates, standing and ground water drawdown levels and pumping rates of those bores / wells that service feedlot operations. This methodology shall be developed in consultation with a DEWNR Hydrogeologist and water management consultant.
  - b. Final details of the additional wastewater lagoon storage (i.e. confirmation of whether Option 1 or 2 is to be adopted) to meet the estimated shortfall of 4.67ML to service the expanded feedlot development.

### 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. 422/E003/16:
  - Ostwald Bros – *Development Application – Beef cattle Feedlot Expansion – Princess Royal Station, Hills Road, Burra, SA* – Project No RU050500 dated 29 July 2016 (including Appendix A to D) and accompanying tables, figures and photographs.
  - Ostwald Bros – *DPTI Information Request – DA 422/E003/16 – Beef Cattle Feedlot Expansion – Princess Royal Station, Hills Road, Burra SA* – Project No RU050500 dated 31 March 2017 (including Appendix A) and accompanying tables, figures and photographs.
  - Australian Groundwater Technologies – *Water Supply Feedlot Development – Prepared for Princess Royal Station* – Report No 1638-17-PAF – dated 14 July 2017
  - Further information response to DPTI dated April 2017.
  - Email from Rebecca Rowe to DPTI dated 17 July 2017.
2. An Environmental Management Plan (EMP) shall be developed and implemented to provide an operational framework to ensure the potential for environmental impacts are clearly identified, and where necessary, mitigation strategies are adopted for both the construction and operational phases of the development.

The EMP must incorporate measures to address (but not be limited to) the following matters:

- a. sequencing of development (including construction timelines for works on site, as well as periods and hours of construction);
- b. occupational health and safety matters;
- c. site security, fencing and safety (including the management of public access and local traffic);
- d. traffic management for the duration of site works and construction;
- e. construction and works noise management to ensure compliance with the *Environment Protection (Noise) Policy 2007*;
- f. management of air quality (including odour and dust);
- g. soil erosion and sediment control (including rehabilitation and stabilisation of land as construction progresses);
- h. stormwater management, prior to implementation of a permanent solution;
- i. groundwater (including prevention of groundwater contamination);
- j. site contamination and remediation (where required);
- k. waste management for all waste streams and overall site clean-up;
- l. use and storage of chemicals, oil, construction-related hazardous substances and other materials that have the potential to contaminate the environment (including proposed emergency responses);
- m. bio-security and wash down procedures to minimise the transfer of pests and pathogens during the construction process;
- n. soils (including fill importation), stockpile management and prevention of soil contamination (such as from chemical use and storage, pest plants and pathogens);
- o. noxious weeds, pest plant and animal management;
- p. fire management;
- q. Aboriginal Heritage to ensure compliance with the *Aboriginal Heritage Act 1988*;
- r. sustainability initiatives (including power and water management); and
- s. animal husbandry and welfare;
- t. disposal of deceased animals;
- u. details of proposed methods for ongoing monitoring and reporting – including complaint management.

The EMP shall be prepared to the reasonable satisfaction of the State Commission Assessment Panel, with a copy of the endorsed plan to be provided prior to the commencement of construction.

3. Prior to the commencement of construction, a landscape revegetation and screening plan shall be provided to the reasonable satisfaction of the State Commission Assessment Panel (SCAP). Landscape buffers (to screen stock holdings areas, stabilise areas of exposed cut and fill, and mitigate dust impacts to neighbouring land) shall be established or existing buffers augmented utilising a suitable mix of local native plant species.
4. The development and the site shall be maintained in a serviceable condition and operated in an orderly and environmentally sound manner at all times.
5. Construction activities shall be limited to between 7am and 6pm Monday to Friday, and 7am and 5pm on Saturdays. There will be no construction on Sundays or public holidays.
6. A contingency plan shall be developed to manage the disposal of unexpected mortalities in accordance with relevant environmental and health standards.



7. All outdoor lighting shall be installed and operated in accordance with AS4282 (1997 – Control of the Obtrusive Effects of Outdoor Lighting).
8. The applicant shall ensure that any prescribed pest plants and other nuisance weeds are contained and controlled on the site of the feedlot so as to prevent translocation.
9. 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.
10. All bores / wells that service the beef cattle feedlot development shall be fitted with a water meter and logger to enable the recording of water level, flow rates, temperature and extracted water volumes. Water meters shall be installed and operated in accordance with the South Australian Licensed Water Use Meter Specification (DEWNR) dated July 2015.
11. The pumping rate for production well 6630-1026 shall not exceed 5 L/s, with annual extracted water volumes from this well not to exceed 152 ML for all purposes, with a lesser volume to be applied if existing wells – namely 6630-3420 [PN129293] and 6630-3421 [PN129800] - continue to be used to service the overall development (i.e. the maximum extracted water volume from all wells that service the feedlot development at its approved capacity must not exceed 152ML per annum).

EPA Conditions – Directed:

12. Prior to the commencement of operation, all feedlot pens must be constructed to a Class 1 standard described in Appendix 2 of the *Guidelines for the Establishment and Operation of Cattle Feedlots in South Australia* (2006).
13. Prior to the commencement of operation, all drains, solid waste storage and composting areas must be lined with a minimum thickness of 300mm of compacted clay or similar low permeability barrier which has a design permeability of no greater than  $1 \times 10^{-9}$  m/s.
14. Prior to the commencement of operation, all wastewater lagoons must be lined with a minimum thickness of 600mm of compacted clay or similar low permeability barrier which has a design permeability of no greater than  $1 \times 10^{-9}$  m/s.
15. Prior to the commencement of operation, all controlled drainage areas must be connected to the wastewater management system.
16. An "As-constructed Report" for the production pen floor, drains, solid wastes storage, composting area, sedimentation pond and storage lagoons must be provided to the satisfaction of the EPA to demonstrate compliance with the designed specifications prior to introducing any cattle into the proposed production pens

Commissioner of Highways Conditions:

17. Access to serve the development will be via the upgraded Goyder Highway / Hills Road junction. In addition to the upgrade works required under DA 422/0064/07, a Rural Basic Right-turn Treatment (BAR), consistent with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, any relevant Australian Standards and any DPTI requirements, shall be installed at the junction.

18. All costs associated with the design and construction of the road upgrades required to facilitate the development (including, but not limited to, project management and any necessary road drainage upgrades) shall be borne by the applicant. The applicant shall enter into a Developer Agreement with DPTI regarding these works and shall contact DPTI's Asset Enhancement Engineer on (08) 8104 5630 or via email.
19. The upgrades to the Goyder Highway / Hills Road junction shall be completed prior to operation of the first stage of the new development.

DEWNR - Natural Resource Management Board Conditions:

20. A Biosecurity Plan shall be prepared and implemented that sets out procedures and guidelines to minimise biosecurity risk, including wash-down procedures to remove any contaminated soil or weed material from vehicles and machinery before entering the property and ensuring only weed free soil is delivered to or removed from the site.
21. All scarring or physical disturbance of the land surface during any excavation work shall be restricted to that which is shown on the approved plan as required for construction and access purposes. All exposed faces and spoil on and around such scarred areas shall be covered with suitable ground cover so as to reduce the potential for soil erosion.
22. The proposed works and ongoing management of the site shall be undertaken in a manner that prevents silt, sediments, manures or other pollutants leaving the site, including but not limited to, the use of erosion and sediment control measures such as catch/diversion drains, filter fences, sediment fences, sediment traps and basins, re-vegetation and straw bale barriers.
23. A baseline monitoring report for all bores that service the beef cattle feedlot shall be provided to the Department of Environment, Water and Natural Resources prior to the commencement of operation of each stage of the expanded feedlot.
24. An annual report on groundwater use (volume), pump-out rates and standing water levels of all bores / wells utilised by the beef cattle feedlot shall be provided to the Department of Environment, Water and Natural Resources. This report shall adopt an approved methodology (Reserved Matter 1) with an annual anniversary date of 31 March (i.e. conclusion of each summer period), and provided to the Department not later than 1 May each year (or until the feedlot ceases operation).
25. All works or activities shall be undertaken in a manner that reduces the risk of any sediment, pollutants etc from entering a watercourse by implementing appropriate sediment control measures and by undertaking such works during the dryer months of the year
26. Effective measures must be implemented during the construction of the development and ongoing use of the land in accordance with this consent to:
  - Prevent soil, silt and / or sediment run off from the land to adjoining properties, roads and drains.
  - Prevent soil, silt and / or sediment run off from entering any nearby watercourses.
  - Control and suppress dust arising from the site during construction and whilst in operation as a feed lot, so as not to be a nuisance to

residents or occupiers on adjoining or nearby properties, and so as not to deposit dust in nearby watercourses and lands.

- Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.

**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 2 years of the final Development Approval issued by Council and substantially completed within 5 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 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.
- e. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements. In particular the applicant is advised that the EPA licence must be updated to refer to the approved number of cattle (or SCUs) and the allotment on which the wastewater storage lagoon and composting area are located.
- f. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- g. If the applicant / operator wishes to expand the existing lagoon instead of constructing the proposed new lagoon, the applicant should contact the planning authority to ensure the necessary approvals are obtained.
- h. 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>
- i. All contractors have a basic responsibility or duty of care to present the spread of Declared Weeds in line with the *Natural Resources Management Act 2004* and unwanted pests, such as insects and diseases.
- j. An Environmental Management Plan (EMP) should generally address:
  - Objectives for environmental management.
  - Qualitative risk assessment methodology.
  - Performance criteria to be met.

- Relevant legislative requirements and standards, codes and guidelines (especially those prepared by the EPA).
- Management actions, including responsibilities and timing.
- Monitoring regimes and corrective actions.
- Requirements for reporting and auditing.
- Incident and emergency response processes.

And be developed and operated under a quality assurance approach, such as through the ISO 9000 group of standards. In addition, ISO 14000 standards could be adopted for managing environmental responsibilities, including audits, communications, labelling, life cycle analysis and dealing with issues such as climate change.

- k. In relation to Condition 2, the Environmental Management Plan (EMP) should be prepared taking into consideration, and with explicit reference to, relevant environmental guidelines and policy documents, including, but not limited to:

- Guideline for Construction Environmental Management Plans (2016);
- the Environment Protection (Air Quality) Policy 2016;
- the Environment Protection (Noise) Policy 2007;
- the Environment Protection (Water Quality) Policy 2015;
- the Environment Protection (National Pollutant Inventory) Policy 2008;
- the Environment Protection (Waste to Resources) Policy 2010;
- the Standard for the Production and Use of Waste Derived Fill (if applicable) (2013);
- the Bunding and Spill Management Guidelines (2012);
- the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (1999);
- Handbooks for Pollution Avoidance;
- EPA / PIRSA- Guidelines for the Establishment and Operation of Cattle Feedlots in South Australia 2nd Edition February 2006.
- MLA - National Guidelines for Beef Cattle Feedlots in Australia – June 2012.
- MLA - National Beef Cattle Feedlot Environmental Code of Practice - June 2012;
- and any other legislative requirements, Guidelines and Australian Standards requiring compliance.

### 3. MAJOR DEVELOPMENTS

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. **ANY OTHER BUSINESS** - Nil

5. **NEXT MEETING – TIME/DATE**

5.1. Thursday, 24 August 2017 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 Deputy Presiding Member thanked all in attendance and closed the meeting at 3.58pm.

Confirmed                      10/08/2017

A handwritten signature in black ink that reads "Helen R. Dyer". The signature is written in a cursive style with a large initial 'H'.

.....  
Helen Dyer  
DEPUTY PRESIDING MEMBER