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**Minutes of the 3<sup>rd</sup> Meeting of the  
State Commission Assessment Panel  
held on Thursday, 7 September 2017 commencing at 9.30AM  
28 Leigh Street, Adelaide**

**1. OPENING**

**1.1. PRESENT**

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Dennis Mutton David O'Loughlin (Agenda Items 2.2.1, 2.2.2, 2.2.3)
Secretary	Alison Gill
DPTI Staff	Malcolm Govett (Agenda Item 2.2.1) Ben Scholes (Agenda Item 2.2.2) Brett Miller (Agenda Items 2.2.2, 2.2.3, 2.2.4) Peter Douglass (Agenda Item 2.2.3) Simon Neldner (Agenda Item 2.2.3) Yasmine Alliu (Agenda Item 2.2.4)

**1.2. APOLOGIES** Peter Dungey

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**2. SCAP APPLICATIONS**

**2.1. DEFERRED APPLICATIONS**

**NEW APPLICATIONS**

**2.2.1 Peregrine Corporation**

DA 850/E001/17

**Playford Avenue, Whyalla**

City of Whyalla

Proposal: Construction of a new integrated service station complex with car parking and advertising signs.

The Presiding Member, Simone Fogarty, declared an interest and left the meeting.

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

**Applicants**

- Damian Dawson, Peregrine - presented
- Jason Turner, Sonus - presented

**Representors**

- Rebecca Farrell (via phone call) - presented
- Richard Farrell (via phone call) - 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 City of Whyalla Development Plan.
3. To grant Development Plan Consent to the proposal by Peregrine Corporation for the construction of a new integrated service station complex with car parking and advertising signs at Playford Avenue, Whyalla 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 850/E001/17.

Prepared by ADS Architects:

- Proposed Development Site and Floor Plan, Reference Number 16/JN1286/sk01g, Dated 25 August 2017;
- North & South Elevations, Reference Number 16/JN1286/sk02a, Dated 30 September 2016;
- East & West Elevations, Reference Number 16/JN1286/sk03a, Dated 30 September 2016.

Prepared by Oxigen:

- Landscape Plan, Reference Number 15.047.014, Draft B, Dated 29 August 2017.

Reports and Correspondence:

- Planning Report prepared by Peregrine Corporation, dated 7 February 2017;
- Traffic Compliance Statement prepared by GHD, Project File 33-18137-18, Dated December 2016;
- Environmental Noise Assessment prepared by Sonus, Project Number S5070.4C1, Dated December 2016.

2. 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.
3. Prior to the commencement of the service station operations, the obsolete access point on Playford Avenue shall be closed and reinstated to Council standard kerb and gutter at the applicant's expense.
4. The pylon sign adjacent to the southern side of the Playford Avenue access shall be located consistent with Figure 3.3 in AS/NZS 2890.1:2004.
5. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards 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.
6. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Commission Assessment Panel.
7. A 2.1 metre high solid barrier shall be constructed along the property boundary of the site from the beginning of the drive through food facility to the southern corner of the subject land as shown in Appendix A: Extent of Acoustic Treatment contained in the Environmental Noise Assessment report (S5070.4C1) prepared by Sonus and dated December 2016. The solid barrier shall be constructed of Colorbond sheet metal and be sealed airtight at all junctions including with the ground.
8. A 1.8 metre high barrier shall be constructed along the property boundary of the site from the southern corner of the subject land to the end of the pick-up order facility for the extent shown in Appendix B: Extent of Acoustic Treatment contained in the Environmental Noise Assessment report (S5070.4C1) prepared by Sonus and dated December 2016. The solid barrier shall be constructed of Colorbond sheet metal and be sealed airtight at all junctions including with the ground.
9. The underside of the order station and collection bay roof structures shall fitted with 50mm thick acoustic insulation (having a minimum density of 32 kg/cubic metre).
10. The mechanical plant screen shall be constructed to a height of at least 500mm greater than the tallest piece of equipment it surrounds. The screen shall be sealed airtight along all vertical joins and constructed from sheet metal or a material with an equivalent or greater surface density. The bottom of the screen shall continue as close as practicable to the roof deck below.
11. The collection of rubbish from the site by the rubbish truck shall occur only between the hours of 9.00am to 7.00pm on a Sunday or public holiday and between 7.00am to 7.00pm on any other day.
12. The delivery of fuel products to the site by the 19 metre long fuel trucks shall occur only between the hours of 7.00am to 10.00pm on any day.

13. The largest vehicle permitted to access the development shall be a 19.0 metres semi-trailer.
14. Landscaping shown on the plans forming part of the application 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.
15. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
16. All waste and rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
17. All external lighting of the site, including car parking areas, advertising signs, the drive through facility, 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.
18. 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.
19. Prior to the commencement of the service station operations, all fuel storage tanks (apart from diesel) shall be fitted with a Stage 1 vapour recovery system (which includes underground storage tank vent pipes being fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling.
20. Prior to the commencement of the service station operations, all fuel dispensers (apart from diesel) shall be fitted with a Stage 2 vapour recovery system that directs vapours back into the tank during vehicle refuelling.
21. All underground fuel storage tanks shall be double-skinned fibreglass and fitted with an automatic tank gauging (ATG) system to monitor tank levels and detect leaks.
22. Prior to the commencement of the service station operations, all fuel lines between the underground storage tanks and fuel dispensers shall be fitted with a pressure leak detection system.
23. Any sludge or oily residue collected within the SPEL Class 1 Full Retention Purceptor (or equivalent) shall be removed only by an Environment Protection Authority licensed waste transporter to a licensed waste depot authorised to receive such waste.

#### **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 that a Council works permit is required to be obtained from the Whyalla Council prior to all works required to be carried out on Council land, including the road reserve and all of the costs associated with the works shall be met by the applicant.
- 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. Environment Protection Authority information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>
- f. The applicant is reminded 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 **Primefield Properties Pty Ltd C/- Loucas Zahos**

DA 020/A052/17

**23-29 Market St, Adelaide**

City of Adelaide

Proposal: Demolition of existing buildings and construction of a mixed use building comprising tourist accommodation, residential apartments, rooftop garden and bar, café and ancillary car parking.

The Presiding Member, Simone Fogarty, declared an interest and left the meeting.

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

##### Applicants

- Michael Loucas, Loucas Zahos - presented
- Louis Petridis, Loucas Zahos - presented

##### Agency

- Nick Tridente, ODASA
- Belinda Chan, ODASA

##### Consultant

- Mark Separovic, GHD Woodhead

The State Commission Assessment Panel discussed the application.

## RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide City Council Development Plan.
3. To grant Development Plan Consent for the demolition of existing buildings and construction of a mixed use building comprising tourist accommodation, residential apartments, rooftop garden and bar, café and ancillary car parking by Primefield Properties Pty Ltd at 23-29 Market 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 following details and plans submitted in Development Application 020/A052/17.

Architectural Plans by Loucas Zahos

Drawing Number	Drawing Name	Issue	Plot Date
DA01	Title Sheet & Development Summary	P5	28/06/17
DA02	Location, Site Plan & Perspective Views	P5	28/06/17
DA03	Ground, Mezzanine & Levels 1, 2 & 3 + Views	P6	01/08/17
DA04	Levels 4, 5 to 11 + Views	P6	01/08/17
DA05	Level 12, 13 to 15, Rood & Perspective View	P6	01/08/17
DA06	Streetscape Elevation & Perspective Views	P5	28/06/17
DA07	South & West Elevation	P5	28/06/17
DA08	North Elevation & Section	P5	28/06/17
DA09	Inspirational Images + Existing & Future Massing	P5	28/06/17
DA10	Contextual Drawings	P5	28/06/17
DA11	Building Sectioned Plan + Perspective View Finishes	P5	28/06/17
-	Market Street Development	-	-
DA13	Sun Diagrams & Height Analysis	P5	28/06/17
-	Rooftop Garden Level P1	-	-
-	Market Hotel (material sample board)	-	-

## Reports

- Traffic and Parking Assessment (reference 200-16) dated 30 June 2017 by Phil Weaver & Associates
  - Acoustic Services Preliminary Report dated June 2017 by BESTEC
  - Desktop Pedestrian Level Wind Report (reference GWTS-DKPR-10130-2017-0) dated 29 June 2017 by Global Wind Technology Services
  - Submission for Waste Collection Services dated June 2017 by Veolia Environmental Services
2. Prior to development approval being granted a plan shall be supplied to, and approved by, the State Commission Assessment Panel that shows the below ground overrun pits of the lifts and car stacker system.

### **External Materials**

3. Prior to Development Approval being issued for superstructure works, a final detailed schedule of materials shall be submitted in consultation with the Associate Government Architect to the satisfaction of the State Commission Assessment Panel.

### **Vehicle Parking**

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 parking spaces shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

### **Site Access**

6. An appropriate mirror shall be installed within the south east corner of the private road adjacent the subject land in order to identify the presence of an oncoming vehicle.
7. Appropriate signage shall be displayed in clear view adjacent the entry to the private road to indicate right of way is to be provided to east-bound vehicles.

### **Acoustics**

8. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.

### **Lighting**

9. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
10. Lighting integrated within the proposed canopies shall be installed in accordance with the City of Adelaide's under verandah lighting requirements.
11. A lighting calculation grid detailing property boundary lines shall be prepared and provided to the City of Adelaide prior to occupation of the development.

### **Construction Management**

12. 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:

- 1) Air quality, including odour and dust;
- 2) Surface water including erosion and sediment control;
- 3) Soils, including fill importation, stockpile management and prevention of soil contamination;
- 4) Groundwater, including prevention of groundwater contamination;
- 5) Noise;
- 6) Construction traffic; and
- 7) Occupational health and safety.

A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to the commencement of site works. For 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)

### **Infrastructure**

13. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, public lighting, street furniture, underground ducting 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.

### **Soil Contamination**

14. A soil management plan shall be prepared by an appropriately qualified environmental engineer to assist with the demolition and soil removal process to provide assurance/s that any residual soil contamination issues will be appropriately addressed to the reasonable satisfaction of the State Commission Assessment Panel. A copy of the management plan shall be provided to the State Commission Assessment Panel prior to the commencement of demolition works.

### **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. No additional advertising signage shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

- e. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- f. As work is being undertaken on or near the subject land boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- g. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, planting of street trees, roadway modifications or changes to temporary parking controls shall be undertaken in consultation with the City of Adelaide. Improvements to the adjacent public realm areas outside of the identified subject land are not part of this planning consent.
- h. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993* to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- i. You are advised of the following requirements of the *Heritage Places Act 1993*.
  - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified; and
  - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
- j. 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*.

### 2.2.3 **Steven and Vivienne Goss C/- Outhred English and Associates**

DA 544/R008/17

#### **Allotment 19 Pebble Beach Rd, Port Victoria**

Yorke Peninsula Council

Proposal: Construction of a single storey detached dwelling, with associated garage under main roof on a rural allotment.

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

Council

- David Hutchison, Access Planning (on behalf of Yorke Peninsula Council) - presented

The State Commission Assessment Panel discussed the application.

#### **RESOLVED**

1. That the State Commission Assessment Panel is not satisfied that the proposal generally accords with the related Objectives and Principles of Development Control for the establishment of a new dwelling within the Primary Production Zone of the Yorke Peninsula Council Development Plan.

2. That the State Commission Assessment Panel not concur to the decision of the Yorke Peninsula Council to grant Development Plan consent to the construction of a single-storey detached dwelling at Allotment 19 Pebble Beach Road, Port Victoria (DA 544/R008/17).

#### 2.2.4 Precision Group C/- Masterplan

DA 040/W018/17

##### **200 Commercial Road, Port Adelaide**

City of Port Adelaide Enfield

Proposal: The Redevelopment of the existing Port Canal Shopping Centre – partial demolition of the shopping centre and ancillary structures, construction of retail and commercial tenancies, food court, mall entrances, canopies, service lanes, loading docks, and associated car parking.

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

#### Applicants

- Greg Vincent, MasterPlan – presented
- Michael Gillett, Precision Group
- Geoffrey Hodge, Hardy Milazzo
- Graham Hardy, Hardy Milazzo
- David Kwong, GTA Consultants

#### Council

- Bill Zhang, City of Port Adelaide Enfield

#### Agency

- Nick Tridante, 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. To grant Development Plan Consent to the proposal by Precision Group for the Redevelopment of an existing Port Canal Shopping Centre at 200 Commercial Road, Port 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 040/W018/17.

Hardy Milazzo Architects – Job No – 6800-1	DWG NOs	DATE
Cover Sheet	SK01	29/3/2017
Location and Context Plan	SK02	29/3/2017
Site Plan	SK03	4/08/2017
Demolition Plan	SK04	29/3/2017
Ground Floor Plan	SK05	4/08/2017
First Floor Plan	SK06	29/3/2017

Elevations	SK07	29/3/2017
Context Elevations	SK08	29/3/2017
Sections	SK09	29/3/2017
Perspectives	SK10	29/3/2017
Perspectives	SK11	29/3/2017
Context Perspectives	SK12	29/3/2017
Indicative Materials and Finishes	SK13	29/3/2017
Site Boundary Plan	SK20	23/08/17
Planting Schedule – Designwell	DWG 101 REV A	3/3/2017
Pedestrian Link to Station	SK14	31/07/2017
Shade Sails	SK15	31/10/2017
Existing Leadenhall Street Parking	SK16	10/08/2017
Sun Shade Section Summer	SK17	10/08/2017
Sun Shade Section Winter	SK18	10/08/2017
Sun Shade Section Equinox	SK19	10/08/2017
Site Boundary Plan	SK20	23/08/2017

- Planning Report Redevelopment of an existing Shopping Centre for precision Group prepared by Masterplan April 2017
  - Submission for Waste Collection Services prepared by Veolia Environmental Services May 2016
  - Port Canal Shopping Centre Assessment of loading dock noise prepared by Resonate Acoustics 21 April 2017 Reference: A15707RP2 Revision B
  - Traffic Impact Assessment Port Canal Shopping Centre Expansion, Port Adelaide prepared by GTA Consultants 9 August 2017.
  - Letter from Masterplan dated 10 August 2017 – Response to Request for Additional Information
  - Letter from Masterplan dated 10 August 2017 – Response to Additional Council Queries
2. Prior to development approval being granted, plans and details shall be provided to, and approved by, the State Commission Assessment Panel to address CPTED principles to the access way on the northern side of the stage 1 mall development.
  3. Mechanical plant or equipment shall be designed, sited to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
  4. That the air conditioning or air extraction plant or ducting shall be 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.
  5. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction. The management plan must incorporate, without being limited to, the following matters:
    - a. air quality, including odour and dust
    - b. surface water including erosion and sediment control

- c. soils, including fill importation, stockpile management and prevention of soil contamination
- d. groundwater, including prevention of groundwater contamination
- e. noise
- f. occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA

Guideline: *'Site Contamination – what is site contamination?'*

[www.epa.sa.gov.au/pdfs/guide\\_sc\\_what.pdf](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf) A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to the commencement of site works.

6. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked.
7. The applicant shall provide a Traffic Impact Statement for the pedestrian crossings provided as part of the development.
8. Bicycle parks Bicycle parking facilities should be designed and constructed in accordance with AS 2890.3 and applicable Austroads guidelines.
9. Final details of a developed scheme shall be provided to the satisfaction of the State Commission Assessment Panel in consultation with the Government Architect for the laneway pedestrian link on the eastern and western sides of the Uniting Care Wesley building, informed by CTED principles, pedestrian amenity, lighting and landscape strategy.
10. Modelling for glazing performance shall be provided to assess and demonstrate management of the solar loads to the satisfaction of the State Commission Assessment Panel in consultation with the Government Architect and shall be provided at the same times as Building Rules Consent.
11. A materials sample board to confirm delivery of high quality selections shall be provided to the satisfaction of the State Commission Assessment Panel in consultation with the Government Architect.
12. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
13. The landscaping scheme shown on the Planting Schedule DWG 101 REV A dated 3/3/2017 by Designwell for Hardy Milazzo shall be established prior to occupation of the development and shall be nurtured and maintained, with any dead or dying plants to be replaced.
14. The applicant shall provide final Engineering documentations that demonstrate how surface runoff from all paved, open and roof areas will be managed for all events up to and including a 1:100 year A.R.I. storm. Details of existing and proposed site levels, stormwater inlet pits, site grading and any boundary retaining structures (including overall height and level at top and bottom of retaining walls) should be provided.
  - Calculations and supporting documentation to confirm:
    - a. Post development flows are limited to pre development flows for all rainfall events up to and including 100yr ARI. Existing and proposed catchments should be checked to ensure there is not a significant change in stormwater flows to the different existing pipe networks.

- b. Sufficient pits and pipes are provided such that no nuisance stormwater ponding above the surface will not occur during minor storm events (e.g. 10 yr ARI)
  - c. Sufficient underground storage should be provided for the sump pump system at the loading dock to cater for at least a 10yr 2hr storm duration. Site grading should ensure only stormwater runoff from the recessed loading dock enter the sump system. Finished floor levels and overflow paths should be provided to minimise the risk of water inundating the building in the event the trench grate/rising main is blocked.
15. All new stormwater pits shall be fitted with at source gross pollutant control (i.e. Ecosol RSF100 or similar). Where practical, pits should be constructed as bottomless 'soakage' pits with overflows connected into the proposed and existing pipe networks. Details shall be provided on plans.
16. That further design detail shall be developed in consultation with the City of Port Adelaide Enfield Council for the western most north/south pedestrian access to Dale Street and for the shared pedestrian/car space connecting Leadenhall St, Thomas Place and the north/south running pedestrian access ways, as included in the additional GTA Traffic response. The design detail shall be to the satisfaction of the State Commission Assessment Panel.
17. A Waste Management Plan shall be developed and implemented that details the proposed waste management practices to be adopted for the use and operation of this development. The plan shall cover three phases of the development, namely:
  - resource recovery during demolition;
  - waste minimisation and resource recovery during construction; and
  - resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials.

A copy of this plan shall be provided to the City of Port Adelaide Enfield and the State Commission Assessment Panel prior to the commencement of superstructure works.
18. All external lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform to Australian Standards.
19. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
20. 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.

#### **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 Commission.
- 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).
- g. That no additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
- h. It should be noted that the Port Adelaide Enfield Council's standard requirements are that post development stormwater discharge flow rates are not to exceed pre-development flow rates for all rain events up to and including a 1% AEP (100 year ARI). Council requires stormwater quality improvements given that the majority of the site is car parking. Water Sensitive Urban Design techniques should be implemented. Water retention and reuse should also be included in the design.

**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, 28 September 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 Presiding Member thanked all in attendance and closed the meeting at 1.07pm.

Confirmed 07/09/2017



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Simone Fogarty  
PRESIDING MEMBER