



Minutes of the 30<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Thursday, 9 August 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)<br>Chris Branford<br>Sue Crafter<br>Peter Dungey<br>David O'Loughlin  |
| Secretary             | Alison Gill  |
| DPTI Staff            | Gabrielle McMahon (Agenda Items 2.1.1, 2.1.2, 2.2.2)<br>Wiebke Billows (Agenda Items 2.1.1, 2.2.1, 2.2.2)<br>Ben Scholes (Agenda Item 2.2.1)<br>Nick Wilson, Consultant Planner, Jensen Plus (Agenda Item 2.2.2)<br>Brett Miller |
| 1.2. <b>APOLOGIES</b> | Dennis Mutton  |

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2. **SCAP APPLICATIONS**

2.1. **DEFERRED APPLICATIONS**

2.1.1 **Starfish Developments Pty Ltd**

DA 040/D326/17

**Dock 1 & Port Approach South, Port Adelaide**

City of Port Adelaide Enfield

Proposal: Amended proposal - Staged land division – 6 allotments into 268 allotments with associated roads, reserves, site works, retaining walls, car parking, infrastructure and for a change of use of the former Customs House (Radio Shack building) to a temporary display suite.

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

#### Applicants

- Damien Ellis, Intro
- Anthony Gatti, Intro - presented
- Luci Ward, Intro
- Enzo Caroscio, ECA Architecture - presented
- Damon Nagel, Starfish
- Patrick Stabile, Starfish - presented
- Paul Froggatt, GTA
- Dieter Lim, Tract - presented

#### Council

- Russell Fink, Pt Adelaide Enfield

#### Agencies

- Kirsteen Mackay, Government Architect
- Belinda Chan, ODASA
- Peter Wells, DEW
- Lucas Trevison, DEW work experience
- Rebecca Martin, Renewal SA
- Vince Rigter, Renewal SA

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 accepts that the proposal sufficiently accords with the related Objectives and Principles of Development Control of the Port Adelaide Enfield (City) Council Development Plan.

The additional built form and landscaping information provided with the application is considered to be integral to the approval of the application, in particular:

- the design approach to built form and public realm, drawing on local context with a contemporary interpretation including elements that reference prevalent built form, materiality, patterns and variety;
- the design approach to laneways addressing landscaping, opportunities for trees, variety in façade appearance and opportunities for passive surveillance through windows or private open space overlooking the laneways; and
- the overall size, layout, materiality and arrangement of open space including the space around the Radio Shack, the community garden, and the resolution of the level changes.

On this basis any variations to this plan will need to be taken to the State Commission Assessment Panel for a decision, and not done under delegation.

3. To grant Development Plan Consent to Development Application 040/D326/17 by Starfish Developments Pty Ltd for a staged plan of division - 6 allotments into 268 allotments with associated roads, reserves, site works, retaining walls, car parking, infrastructure and for a change of use of the former Customs House (Radio Shack building) to a temporary display suite.

## PLANNING CONDITIONS

### LAND DIVISION CONSENT

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 040/D326/17.
  - Fyfe - Plan of Division No. 222528-2-5, dated 24/07/18, Revision 50
  - Tract Plans received 4 July 2018, showing conceptual landscaping and the design intent of the public realm.
  - Plans by Enzo Caroscio Architecture (Job no 18004, dated 9/8/18, Revision: *Draft Planning Application (A)*) as presented to SCAP on 09/08/2018 which shows the design intent of the built form.
  - Two plans (demolition and fit-out) and one elevation (signage) by Starfish (no plan numbers), dated 27/11/17 identifying the use of the former Customs House as a temporary display suite and associated signage.
2. Final details of the retaining walls and associated works (including landscaping and other structures) shall be prepared in consultation with Council and Heritage South Australia and shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel, prior to commencement of site works. The interface with the adjacent State Heritage Area is critical and the following details shall be provided:
  - Details of the retaining walls proposed for the east and north side of Jubilee Street including materials and heights;
  - Details of materials for the Entry Statement Terraces;
  - Colour of proposed concrete and colour of exposed I beam supports;
  - A drawing that relates the site boundaries with the proposed Landscape Works, in particular verge treatments and location of retaining walls relative to site boundaries; and
  - Radio Shack interface.

### **DPTI - TRANSPORT**

3. To accommodate additional traffic movements generated by this development, the existing St Vincent Street/Wauwa Street junction shall be upgraded. Additionally, works shall be undertaken along St Vincent Street to accommodate the reconfigured St Vincent Street/Wauwa Street junction and proposed on-street parking adjacent this development. These works shall incorporate:
  - Removal of the existing raised island (Wauwa Street) adjacent the St Vincent Street /Wauwa Street junction.
  - Installation of separate left-turn and right-turn lanes for vehicles existing Wauwa Street onto St Vincent Street.
  - Relocation of the existing raised median (St Vincent Street) adjacent the reconfigured St Vincent Street/Wauwa Street junction.
  - Reconfiguring existing channelized right-turn treatments (along St Vincent Street) adjacent the development.
  - Provision for an indented bus bay (St Vincent Street) in close proximity to the St Vincent Street/Jubilee Street junction.
4. The road works outlined in the condition above, shall be undertaken to the satisfaction of the Department of Planning, Transport and Infrastructure (Transport Services) and in accordance with Austroads Guidelines and Australian Standards. All associated costs (including design, construction, project management, any lighting and drainage upgrades etc) shall be borne by the applicant. The applicant shall contact this department's Project Liaison Engineer, Mrs Christina Canatselis on telephone (08) 8226 8262 or via [christina.canatselis@sa.gov.au](mailto:christina.canatselis@sa.gov.au) for all design approvals, prior to undertaking any works.

5. A final Design Plan of areas to be developed as open space and road reserve shall be prepared in consultation with Council and submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to the commencement of site works for each relevant stage. This plan shall include (but is not limited to) the following details:
  - location and treatment of pedestrian and bicycle paths for Stages 1, 2 and 2A, surface treatment
  - speed control devices
  - landscaping zones
  - depth of soil zones for landscaping
  - bollards, kerbs, furniture,
  - location of services to achieve visual integration, and to minimise impact on landscaping zones.
6. A detailed design of the laneways shall be prepared in consultation with Council and submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to the commencement of site works—for each relevant stage. The detailed design should demonstrate that the laneways can accommodate the vehicular carriageway, vehicle movements into and exiting carports (swept paths), bin location, street trees, pad mount electricity transformers, fire hydrants and lighting.
7. A final Landscaping Plan for public open space reserves, shall be prepared in consultation with Council, and submitted to the reasonable satisfaction of the State Commission Assessment Panel. This shall be prepared in accordance with Council's Open Space Plan and Urban Landscape Guidelines. Such plan shall provide details of all permanent water bodies, including proposed detention / retention basins with an indication as to the extent of 10 year ARI and 100 year peak ARI flood level, pedestrian or shared access paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and all other infrastructure. Barriers on top of retaining walls must be allowed for where required.
8. A Landscaping Plan for road reserve areas shall be prepared in consultation with Council, and submitted to the reasonable satisfaction of the State Commission Assessment Panel, prior to the commencement of site works for each relevant stage which provides details of street tree plantings, and verge finishes. All landscaping treatments shall comply with Council's approved planting schedule.
9. All trees/plants within laneways shall be watered through the installation of an underground drip irrigation system that is located within the Council reserve and connected to a Council owner water supply point, to the reasonable satisfaction of Council.
10. 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.
11. The applicant shall seek approval from the Commissioner of Highways for any non-standard traffic calming devices on local streets, prior to approval of the detailed design of the laneways and reserves. A copy of such approval shall be provided to Council and the State Commission Assessment Panel.
12. The applicant shall seek approval from the Commissioner of Highways for non-standard traffic parking design on St Vincent Street, prior to these works being undertaken.

#### **GENERAL**

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.

## **LAND DIVISION REQUIREMENTS**

14. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

## **SA WATER**

15. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water 90120/17.
16. The augmentation requirements of the SA Water Corporation shall be met.
17. The necessary easements shall be granted to the SA Water Corporation free of cost.

## **STATEMENT OF REQUIREMENTS**

### **CITY OF PORT ADELAIDE ENFIELD**

18. Final engineering plans and calculations shall be provided and approved by the State Commission Assessment Panel in consultation with Council prior to the commencement of construction.
19. A design shall be submitted to the reasonable satisfaction of Council for the relocation of existing stormwater drains which run through the subject land. All stormwater drains must remain active during all stages of construction. Relocated stormwater drains must be installed prior to Section 51 being granted.
20. Tideflex Checkmate back flow prevent devices shall be provided to all stormwater outlets into the Port River. Backflow prevention devices shall be designed and installed to the satisfaction of Council.
21. Suitable measures shall be incorporated into the development to the reasonable satisfaction of Council, to ensure that adjacent structures (e.g. proposed buildings) will not be undermined in the event that Council need to excavate, remove, or undertake maintenance on proposed underground drainage infrastructure adjacent proposed allotments.
22. Stormwater quality improvement systems, and back flow devices shall be located to the reasonable satisfaction of Council, in a location which facilitates ease of maintenance and satisfies Council WHS requirements.
23. A stormwater design shall be submitted for proposed lot 1003 to confirm how stormwater will be managed for all events up to and including a 100 year ARI.

### **Prior to Construction Engineering Approval must be obtained:**

24. Consistent with Section 55 (2) of the Development Regulations 2008, all work relating to the forming of roads and the construction of roads, bridges, drains and services must be carried out in a manner satisfactory to the Council and in conformity with detailed construction plans and specifications signed by a professional engineer and approved by Council before the commencement of work. To satisfy this requirement, prior to the commencement of work, Engineering Approval must be obtained from Council. Suitable documentation shall be prepared by a Professional Engineer and submitted to Council which may include (but is not limited to):
  - General construction plans
  - Geometric road and drainage layout plans
  - Road and drainage longitudinal and cross sections
  - Intersection design contour and set out plans
  - Bulk earthworks, cut and fill plans
  - Finished surface design contour plans
  - Finished floor level plans

- Pavement treatment and surface finishes plans
  - Traffic control plans (line marking, traffic control devices, and signage) (include TIS for DPTI approval of all non-standard devices and controls)
  - On-street parking and driveway crossover plans
  - Waste management (garbage collection area) plans
  - Construction details and specifications
  - Soil erosion and drainage management plans (SEDMP)
  - Stormwater calculations
  - Pavement calculations
  - Traffic impact statements
  - Construction staging plans
  - All other relevant plans, reports or calculations
25. Details regarding road reserve treatments including street tree locations, common service pit lids locations, bollard locations and street light locations shall be submitted and approved by Council.
26. A traffic control plan should be submitted to Council's City Assets Department which provides details regarding the proposed location of street signage, line marking, traffic and parking control signs and details of all traffic calming devices.
27. Engineering Specifications shall be provided for all siteworks and comply with Council technical requirements and details.
28. A Soil Erosion and Drainage Management Plan (SEDMP) should be prepared and approved by Council. Such plan shall be developed in accordance with the EPA Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (March 1999). Management of other environmental impacts such as air quality (dust suppression), noise emission etc. should also be considered by means of developing and implementing a Construction Environmental Management Plan (CEMP).

**During Construction:**

29. Council's Land Development Coordinator shall be contacted at the following stages of road construction to organise the following:
- Drainage: Inspection prior to backfilling trenches
  - Sub grade: Proof roll prior to application of base course
  - Sub course Proof roll prior to application of sub base
  - Base course: Proof roll prior to application of wearing course
30. After the construction of all pavement base layers and prior to construction of the pavement wearing course, a Closed Circuit Television (CCTV) inspection of the stormwater infrastructure must be conducted to check for any defects. The accompanying report shall be submitted to Council for review
31. All stormwater shall be appropriately managed from the commencement of works through to final completion.
32. Where the depth of fill between the top of stormwater pipes and finished surface level is less than 0.6 metres, pipe class calculations shall be submitted in accordance with AS/NZS 3725:2007.
33. Prior to each pavement layer being constructed, survey level checks of the subgrade and base course are required at 20 metre intervals to confirm the accuracy of site levels and should be submitted to Council's Land Development Coordinator for review.
34. All stormwater from the site shall be appropriately managed from the commencement of siteworks through to final completion. The maximum permitted discharge rate of stormwater approved by Council shall not be exceeded at any time during the works.

**Prior to Section 51 Clearance:**

35. To satisfy Council Development Plan and Coastal Protection Board requirements with the number of stormwater outlets to the Port River shall be minimised to the reasonable satisfaction of Council.
36. An engineering design shall be provided for Jubilee Street which ensures a minimum 1.2m footpath is provided on both sides of Jubilee St whilst maintaining the current carriageway width. All works shall be completed prior to Section 51 clearance being granted.
37. Prior to Section 51 clearance, all development approval conditions on the Land Division Decision Notification Form must be satisfied. To allow for Section 51 clearance prior to the completion of public infrastructure the Developer may enter into a bond agreement with Council for the full cost of the infrastructure works. A second bond will be required to cover the 12 month defects liability period (generally 10% of the Practical Completion Bond, but may be more as required by Council).
38. Prior to Section 51 clearance, a final survey plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General shall be lodged with the State Commission Assessment Panel for Land Division Certificate purposes. Such plan shall capture any condition or requirements imposed by Council, and confirm the final layout and dimensions of allotment, reserve, and easement boundaries.
39. Council drainage easements will only be accepted by Council where they are identified on the Plan of Division and agreed to by Council prior to Land Division consent being granted. All easement shall be created as a short form drainage easement and subject to a separate review and approval from Council. All necessary easement documentation shall be finalised prior to Section 51 clearance being granted.
40. Easements proposed on Council land for purposes other than drainage will only be accepted by Council where they are shown on the Plan of Division and agreed to by Council prior to Land Division consent being granted. Any such easement shall be created in long form format and subject to a separate review and approval from Council.
41. All necessary easement documentation shall be finalised prior to Section 51 clearance being granted.

**Prior to Practical Completion:**

42. Once works have reached Practical Completion, Council shall be notified and a Practical Completion inspection undertaken by Council's Land Development Coordinator. A Practical Completion Certificate which states all the works have been completed in accordance with the approved engineering documentation, along with a list of defects and omissions shall be submitted and approved by Council. Where multiple Contractors are involved, separate Practical Completion certificates may be required which separate the scope of works relevant to each Contractor.
43. A copy of compaction test results in accordance with AS 1289 – Methods of testing soils for engineering purposes, shall be submitted to Council for 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.
44. An as-constructed survey shall be provided of all pit, pipe invert levels and pipe sizes. Practical Completion will not be accepted until the as-constructed survey has been received and approved by Council, and the engineering design drawings updated accordingly.

45. Final engineering documentation (formatted to AutoCAD DWG and PDF formats) shall be submitted either on CD, USB, or using Council's electronic file transfer system (available on Council website). The datum and coordinate system shall be GDA94, MGA. In the case where original survey coordinates have been truncated, reference to the original coordinate system must be provided. Plans shall be the most recent revision and include any discrepancies determined on the final as-constructed survey.
46. Maintenance schedules shall be provided for all stormwater quality improvement and detention systems.
47. Prior to Practical Completion being accepted for open space areas, Council's Manager of Parks and Gardens shall be contacted to organise an inspection of landscaping, reserves and public open spaces, to confirm that all works have been completed to Council satisfaction.
48. Where reserve areas include stormwater detention basins or overland flow paths, an as constructed survey shall be provided to confirm that final constructed site levels are in accordance with the approved engineering design.

**After Practical Completion:**

49. Road and drainage infrastructure works shall be maintained for a 12 month defect liability period from the date of Practical Completion, or the date of rectification if a defect item is considered major by Council.
50. Prior to Practical Completion being accepted by Council, a defects liability bond agreement must be entered into with Council to cover the cost of omissions and potential defects during the 12 months defect liability period.

**Prior to Final Completion:**

51. Prior to Council releasing the defect liability bond, all outstanding Practical Completion omissions and defects shall be addressed to the reasonable satisfaction of Council.

**Documentation**

52. Construction details shall comply with Council standard details, available on Council's website (unless otherwise approved by Council).

**Earthworks, Site levels and Compaction**

53. Common Service Trenches (CST) shall be compacted to 90% MMDD (modified maximum dry density).
54. Road verges shall be graded positively at 2.5% above top of kerb to the boundary and be finished with a minimum of 100mm of topsoil with a raked finish and with no material greater than 5mm diameter.
55. Prior to the placement of any road pavement material, all public utility service excavations under the road pavement shall have been completed. Public service trenches shall be backfilled and compacted in accordance with AS 1289 - Methods of testing soils for engineering purposes.
56. The design of coastal land as defined by the Coast Protection Act 1972 shall be designed such that it is protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.

**Reserve Areas**

57. Public open space areas designated as Reserves shall be vested to Council pursuant to Section 50 of the Development Act 1993.
58. Where a Reserve is used predominantly for drainage purposes only and does not form part of a Developer's public open space contribution, reserve areas shall be identified as Drainage Reserve on the proposed Plan of Division and Final Survey Plan.



59. Where reserve areas are used to manage stormwater (e.g. detention basins or overland flow paths), an engineering design shall be prepared to confirm design surface levels. Upon completion of the works and prior to Practical Completion being accepted, an as constructed survey shall be provided to confirm that final constructed site levels are as per the approved engineering design.

#### **Road Design**

60. Roads, water tables and kerbing to be constructed in accordance with Regulations 51 through to 55 of the *Development Regulations 2008* and the *Real Property (Land Division) Regulations 1995*. Roadway widths shall be as follows (unless otherwise approved by Council):

##### **LOCAL STREET**

Boundary to edge of footpath 1.5m  
Edge of footpath to kerb face (water table) 1.2m  
Carriageway 7.3m  
Face of kerb (water table) to edge of footpath 1.2m  
Edge of footpath to boundary 1.5m  
**Overall width 12.7m**

##### **REAR LOADED LANEWAY**

Boundary to edge of seal 1.0m  
Carriageway 6.0m  
Edge of seal to boundary 1.0m

##### **Overall width 8.0m**

Any variation to the above dimensions will require approval from Council's City Asset's Department.

61. Road cross falls should be typically 3%, the minimum longitudinal grade on roads should be 0.5%, and the maximum longitudinal grade to be no greater than 12% (unless otherwise approved by Council).
62. All junctions and bends along roads and laneways should be designed using the 12.5m Austroads Large Rigid Vehicle (LRV). All turning movements must be contained within the road carriageway. Proposed overhang of vehicles must not conflict with any street furniture or proposed street trees. Swept paths shall be prepared as part of the engineering design.
63. Turn around areas are required for no through roads greater than 50 metres in length and shall be designed to accommodate a three-point turn by a 8.8m medium rigid vehicle (MRV). The 12.5m Austroads Large Rigid Vehicle (LRV) must be able to achieve a multipoint turn with all turning movements contained within the road carriageway. Proposed overhang of vehicles must not conflict with any street furniture, proposed trees or footpaths. Swept paths shall be prepared as part of the engineering design.
64. Naming of roads shall be in accordance with Council's Policy for Street Naming section 21.

#### **On-street Parking and Driveway Crossovers**

65. Access to driveways shall be determined using the Australian Standard AS 2890.1- Parking Facilities, B85 template swept path with 0.3m minimum clearances on each side. Access to driveways shall not be restricted in the event that vehicles are parked on-street immediately adjacent proposed driveway crossovers.
66. A driveway crossover and on-street car parking plan shall be submitted to Council to demonstrate that proposed crossovers and on-street car parking spaces have been provided to the reasonable satisfaction of Council. The design of such plan shall have consideration for current Australian Road rules and AS 2890 – Parking Facilities.

#### **Intersections**

67. Re-arranged tee intersections shall be designed so that the primary right of way traffic route is clearly delineated.

### **Line marking and signage**

68. All line-marking shall be designed and constructed in accordance with; DPTI - "Code of Technical Requirements for Traffic Control Devices", DPTI - "Pavement marking manual", AS/NZS 2890 - "Parking facilities" and AS 1742 - "Manual of uniform traffic control devices".
69. No-stopping lines should not be marked adjacent driveway crossovers.
70. Street name signs should be provided in accordance with Council's Street Signage Strategy.

### **Pavements**

71. Service trenches made through existing road pavements shall be backfilled in accordance with recognised engineering practices and match existing road pavement material profiles, and levels.
72. 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*.
73. All roads shall be constructed using approved quarry or recycled pavement materials in accordance with the Department for Planning Transport and Infrastructure (DPTI) specifications. Recycled grade material shall only be used in sub-base pavement layers, and quarry graded used in base-course layers.
74. All roads shall be surfaced with asphalt to a minimum thickness of 30mm. All parking bays to be surfaced with a minimum of 30mm of asphalt.
75. Roads shall be primed or primer sealed prior to application of asphalt.

### **Footpaths**

76. Pedestrian ramps are to be provided at every road crossing where footpaths are to be provided, and are to align with existing footpaths in accordance with the Disability Discrimination Act (DDA) requirements and AS 1428.1 - Design for access and mobility.
77. Pedestrian access must be provided by footpaths within the development in accordance with the DDA requirements and AS 1428.1 – Design for access and mobility and PDC 25 of PAE Development Plan.
78. Footpaths shall have a minimum width of 1.5m (unless otherwise approved by Council).
79. Shared-use paths shall have a minimum width of 2.5m wide for local access, 3.0m for commuter access, and 3.5m for recreational access (unless otherwise approved by Council).
80. Footpath finishes and specifications shall be to the reasonable satisfaction of Council

### **Stormwater**

81. Where staged developments are proposed, stormwater management plans and calculations shall be prepared in a manner which ensures that stormwater can be managed effectively during all stages of the construction.
82. Single residential allotments should be provided with a minimum of one 100mm UPVC stormwater kerb outlet (sleeve) for future stormwater connections. Kerb outlets shall be located on the lowest side of the allotment and be located, where possible, a minimum of 0.5m away from the edge of proposed driveway crossover.
83. Community titled, industrial, and multiple allotment residential allotments should be provided with a minimum 225 mm diameter RCP pipe stub with reinforced concrete junction box located inside the allotment to allow for future stormwater connections.

84. The use of rear of allotment drains shall be avoided and will only be accepted where approved by Council. Rear of allotment drains must meet the following criteria:
- a) Drains are required to be no less than 225 mm diameter UPVC pipe.
  - b) Stormwater drains should be sized to convey 100 year ARI stormwater flows from rearward sloping allotments and discharge stormwater safely to a downstream discharge point.
  - c) A minimum 3.0m easement width shall be provided for rear of allotment stormwater drains (unless otherwise directed by Council). An amended Plan of Division which shows rear allotment easements must be submitted for approval to the State Commission Assessment Panel (SCAP) via EDALA.
85. The stormwater hydrological design must satisfy the following requirements:
- a) Pit inlet capacities shall be sufficient for design flows.
  - b) The minimum grade of stormwater pipes should be 0.5%. Flatter grades may be accepted where it can be demonstrated that flow velocities will be greater than 0.8 m/s during a 1 EY (1 year ARI) storm event.
  - c) The piped drainage system shall cater for all flows up to and including a 0.2 EY (5 year ARI) storm event unless otherwise directed.
  - d) Adopt an antecedent moisture condition (AMC) of 2.5.
  - e) The design of tidal affected stormwater outlets shall adopt the following downstream water levels:
    - 0.2 EY (5 year ARI) minor storm: 2.80m AHD.
    - 1% AEP (100 year ARI) major storm: 1.25m AHD.
  - f) The design of non-tidal stormwater outlets shall adopt the following downstream water levels (unless otherwise approved or directed by Council):
    - 0.2 EY (5 year ARI) minor storm: Assume 150mm below water table level at point of connection.
    - 1% AEP (100 year ARI) major storm: Assume property boundary level at point of connection or 100 year flood level as indicated on Council flood modelling (where available).
  - g) Overland flow paths via the road network and reserves shall cater for stormwater flows which exceed the capacity of the piped drainage system up to and including a 1% AEP (100 year ARI) storm event.
  - h) Where there are changes in direction of overland flow paths, the capacity of the flow paths must allow for full energy conversion.
  - i) There shall be no inundation of any allotment during a 1% AEP (100 year ARI) ARI storm event.
  - j) 20% blockage factor shall be used for on-grade inlet pits and 50% blockage factor for sag pits.
  - k) Gutter flow widths shall not exceed 2.5 metres for the 0.2 EY (5 year ARI) storm event.
  - l) Minimum runoff coefficient shall be as follows unless justification can be provided by the Engineer which confirms why lesser coefficients are considered acceptable:
    - Residential allotments: 100% impervious (paved).
    - Industrial allotments: 90% impervious (paved) / 10% pervious (grassed).
    - Road reserves: 80% impervious (paved) / 20% pervious (grassed).
86. Where developments are required to be filled and minimum site levels are dictated by the hydraulic grade levels (HGL's) of the proposed drainage system, to help reduce the depth of fill, height of retaining walls, and undesirable visual impacts to adjacent land, consideration should be given towards:
- Maximising the flow and volume of runoff conveyed by overland flow paths during major storm events and/or,
  - Incorporating a "saw-tooth" longitudinal road design managing major storm events within the road reserve.
87. Pipe class calculations shall be submitted in accordance with AS/NZS 3725:2007 where the depth of fill between the top of stormwater pipes and finished surface level is less than 0.6m.

88. To minimise site levels Council may accept reduced pipe cover where the Engineer can demonstrate pipe classes are sufficient to withstand vehicle and construction loads.
89. The design and specifications of proposed water quality improvement devices and systems shall be to the reasonable satisfaction of Council.
90. All stormwater pipes shall be minimum diameter 375mm, reinforced concrete (Class 3) rubber ring jointed.
91. The Engineer shall provide direction to the Civil Contractor to ensure that the minimum depth of fill above pipes is maintained during the construction process in accordance with AS/NZS 3725:2007 table B1.
92. Grated inlets will not be accepted at catchment low points (sag pits) unless appropriate measures are implemented (to the reasonable satisfaction of Council) to manage stormwater in the event of a grate blockage
93. Deflectors shall be provide to all side entry pits where the longitudinal fall of the roadway is 2.0% or greater.
94. All sub-surface drainage structures proposed in marine environments shall be designed for exposure classification B2 in accordance with of AS 3600.2009 section 4.
95. All box culvert structures shall have a concrete characteristic strength of 32 MPa and contain 30% fly ash (by weight).

#### **Services**

96. All Public Utility Service pits shall be located outside of the footpath and within the road verge area to the reasonable satisfaction of Council.
97. Lighting shall be provided to all streetscapes, public spaces and open space reserves and be designed and installed in accordance with AS/NZ 1158. 3 – Lighting for Roads and Public Spaces. All lighting shall be LED lighting and shall be designed and installed in accordance with SAPN P4 category requirements (minimum).
98. Street lighting should be kept 5 metres clear of street trees.
99. All public lighting shall be wired in accordance with AS3000.
100. Any modification to existing Service Authorities infrastructure will be at the Developer's cost.

#### **Other**

101. All existing infrastructure, line-marking and signage shall be re-instated to the reasonable satisfaction of Council

#### **ADVISORY NOTES:**

##### **Procedural**

- 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 5 years of the date of the Notification unless this period is extended by the State Commission Assessment Panel.

- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

#### **Commissioner of Highways**

- e. The Metropolitan Adelaide Road Widening Plan (MARWP) currently shows a possible requirement for a strip of land up to 24 metres in width form a portion of the Wauwa Street and St Vincent Street frontages of this site for future road purposes. However, this requirement is no longer envisaged and will be removed from the MARWP on the near future. Notwithstanding that, MARWP also makes provision for a possible 4.5 metres x 4.5 metres cut-off at the St Vincent Street/Jubilee Street corner for road purposes. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all new buildings located on or within 6.0 metres of the possible requirements.
- f. A 4.5 metres x 4.5 metres cut-off at the St Vincent Street/Jubilee Street corner should be set aside for road purposes on the final plan, as consent for building works will not be granted by DPTI within this possible road widening requirement.

#### **SA Water**

- g. SA Water advise that a sewerage pumping station with a dedicated site, vehicular site access and pumping main will be required. Any high rise building 8 levels or higher require connections to be supplied from a 200mm water main. If a connection/s off an existing main is required, an investigation will be carried out to determine if the connection/s will be costed as standard or non-standard.

#### **Environmental**

- h. 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.
- i. At the land use stage, a stormwater design will be required for proposed lot 1003 to confirm how stormwater will be managed for all events up to and including a 100 year ARI.
- j. Suitable measures will be required to be incorporated into the development to the reasonable satisfaction of Council, to ensure that adjacent structures (e.g. proposed buildings) will not be undermined in the event that Council need to excavate, remove, or undertake maintenance on proposed underground drainage infrastructure adjacent proposed allotments.

2.1.2 **Tynte Street Developments Pty Ltd**  
DA 020/A076/17  
**202-208 Tynte Street, North Adelaide**  
City of Adelaide

Proposal: A mixed use development incorporating the demolition of non-heritage buildings, the construction of a six storey building for serviced apartments and ancillary uses, the adaptive reuse of heritage buildings, retail uses on Tynte St (café and bakery), residential dwellings, the removal of one significant tree and associated off street parking and landscaping.

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

#### **Applicants**

- John Diekman, Architect Jda - presented
- Graham Burns, MasterPlan - presented
- John Culshaw, Culshaw Property Group

#### Agencies

- Kirsteen Mackay, Government Architect
- Ellen Liebelt, ODASA
- Peter Wells, DEW
- Lucas Trevison, DEW work experience

The State Commission Assessment Panel discussed the application.

#### RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Council Development Plan.
3. To grant Development Plan Consent to the proposal by Tynte Street Developments Pty Ltd for a mixed use development incorporating the demolition of non-heritage buildings, the construction of a six storey building for serviced apartments and ancillary uses, the adaptive reuse of heritage buildings, retail uses on Tynte St (café and bakery), residential dwellings, the removal of one significant tree and associated off street parking and landscaping at, 202-208 Tynte Street, North Adelaide subject to the following 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 020/A076/17:

Plans by JDa, Job No. 15.225(A)

| Drawing Title                         | Drawing No. | Revision | Date     |
|---------------------------------------|-------------|----------|----------|
| Location plan                         | DA.01       | A        | 3/4/18   |
| Demolition plan                       | DA.02       | A        | 3/4/18   |
| Set-out plan                          | DA.03       | B        | 12/6/18  |
| Basement plan – L1                    | DA.04       | C        | 17/4/18  |
| Ground plan L0                        | DA.05       | B        | 12/6/18  |
| First plan – L1                       | DA.06       | B        | 12/6/18  |
| Second plan – L2                      | DA.07       | B        | 12/6/18  |
| Third plan – L3                       | DA.08       | B        | 12/6/18  |
| Fourth level -L4                      | DA.09       | B        | 12/6/18  |
| Fifth level – L5                      | DA.10       | B        | 12/6/18  |
| Roof plan                             | DA.11       | B        | 12/6/18  |
| Services layout                       | DA.12       | B        | 12/6/18  |
| Elevation – S/W                       | DA.13       | B        | 12/6/18  |
| Elevation N/E                         | DA.14       | B        | 12/6/18  |
| Sections BB CC                        | DA.15       | B        | 12/6/18  |
| Sections AA/North                     | DA.16       | C        | 02/08/18 |
| South Elevation                       | DA.17       | C        | 02/08/18 |
| East Elevation                        | DA.18       | C        | 02/08/18 |
| West Elevation                        | DA.19       | C        | 02/08/18 |
| Gover Street Ground plan              | DA.20       | B        | 12/6/18  |
| Gover Street – First plan             | DA.21       | B        | 12/6/18  |
| Gover Street – East Elevation N/E     | DA.22       | B        | 12/6/18  |
| Gover Street – Elevation W/L section  | DA.23       | B        | 12/6/18  |
| Gover Street – Elevation S/C section  | DA.24       | B        | 3/4/18   |
| Tynte Street cottage First Floor Plan | DA.25       | A        | 3/4/18   |
| Tynte Street cottage Elevation E/W    | DA.26       | A        | 3/4/18   |

|                                    |       |   |         |
|------------------------------------|-------|---|---------|
| Tynte Street cottage Elevation N/S | DA.27 | A | 3/4/18  |
| Wellington Cottages Floor Plan     | DA.28 | A | 3/4/18  |
| Wellington Cottages Elevations S/W | DA.29 | A | 3/4/18  |
| Wellington Cottages Elevations N/E | DA.30 | A | 3/4/18  |
| Louvre Screen section details      | DA.31 | A | 3/4/18  |
| Louvre Screen section details      | DA.32 | B | 3/4/18  |
| Louvre Screen section details      | DA.33 | A | 3/4/18  |
| Shadow Diagrams                    | DA.34 | A | 3/4/18  |
| North boundary fence plan          | DA.35 | A | 12/6/18 |
| Façade treatment                   | DA.36 | A | 12/6/18 |
| Bakery and stair                   | DA.37 | A | 12/6/18 |
| East stair                         | DA.38 | A | 12/6/18 |
| Gover façade                       | DA.39 | A | 12/6/18 |
| Louvre screen images               | DA.40 | A | 12/6/18 |

#### Reports and correspondence

- Letter from MASTERPLAN dated 17 July 2018 Original Planning Report
- Letters from MASTERPLAN - response to agencies and representor comments & explanation of amendments
- Traffic Impact Reports (Frank Siow)– original report and update
- Stormwater Management Plan (DRP) original report and update
- ESD - Sustainability/Energy Efficiency Report
- Tree report (Arborman) - original report and update
- Waste Management and Minimisation Report (Culshaw Group) - original report and update
- Noise Impact Assessment Report (SONUS)
- Soil report (A.M Environmental Consultants)
- Plant species selection
- Infrastructure Report (Trinamic Consultants)

2. Prior to Development Approval being issued for super-structure works, amended plans shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel showing screening to address overlooking impacts from the serviced apartment building into the open space curtilage of the former Primitive Methodist Church.

#### Heritage

3. The details of the screen fencing to the northern and eastern boundaries of the State heritage listed former Primitive Methodist Church and the double gates to Tynte Street shall be documented in consultation with Heritage South Australia, prior to these works being undertaken and be to the reasonable satisfaction of the State Commission Assessment Panel.

#### Site Contamination

4. Prior to Development Approval being issued for super-structure works a statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Commission Assessment Panel.

#### Waste

5. A Final Waste Management Plan shall be prepared to the satisfaction of the State Commission Assessment Panel, in consultation with the City of Adelaide.
6. The collection of waste from the premises shall only occur during the following times:
  - Before 10.00 pm on any day; and
  - After 7.00 am on Monday to Saturday, or
  - before 9.00 am Sundays and Public Holidays

### **Car parking, Bicycle parking and access**

7. 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.
8. The car park gates shall remain open during the day to allow access to patrons for the café and bakery.
9. A Car Park Management Plan shall be prepared to the satisfaction of the State Commission Assessment Panel, prior to occupation of the site, which aims to maximise the best possible use of the spaces available for shared use. The plan shall outline:
  - Details of the management of the shared car parking spaces for occupants of the serviced apartments and patrons of the retail spaces (i.e how will the spaces be allocated, how will retail patrons know there are available spaces, when will the garage gates be open etc)
  - Details of the controlled parking structures (i.e boom gates, way-finding signage)
10. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
11. 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.
12. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
13. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
14. All access points, car parking and vehicle manoeuvring areas shall be of an all-weather surface and must be maintained in a good condition at all times.

### **Air Conditioning/Plant/Equipment**

15. Details of any air conditioning or air extraction plant or ducting to be placed on the exterior of the building in association with this development (other than that already shown) shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel, prior to occupation.
16. 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.

### **External Lighting**

17. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

### **Stormwater**

18. Prior to Development Approval being issued for super-structure works a Final Stormwater Plan shall be prepared in consultation with the City of Adelaide and submitted to the State Commission Assessment Panel.



## **Noise**

19. The acoustic attenuation measures recommended in the Acoustic report, dated March 2018 by SONUS, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

## **Infrastructure**

20. 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.

## **ADVISORY NOTES**

- a. This Development Plan Consent will expire after 3 years 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 3 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. It is noted that the car park is ancillary to the development and a non-ancillary car park would require a separate approval.
- e. No 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.
- f. Staging works are indicated as (but not limited to):
  - Stage1: Demolition of the non-heritage listed buildings, internal light demolition inside Wellington Cottages and the Gover Street warehouse, bulk earthworks and piling;
  - Stage 2: Building construction and completion

## **Environmental**

- g. 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.
- h. If, in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment or potential harm to the health or safety of human beings or the environment that is not trivial (taking land use into account), the applicant may need to remediate the site in accordance with EPA guidelines.

- i. If, at any stage, contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater (pursuant to Section 83A of the *Environment Protection Act 1993*) must be submitted to the EPA.
- j. Continual monitoring of soil condition and appearance shall be undertaken during any site works including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall undertake appropriate testing and remediation/removal of the soil in accordance with standard industry procedures and as advised by an appropriately qualified person. Upon completion of all earthworks, a statement from an appropriately qualified person shall be submitted to the State Commission Assessment Panel confirming the completion of remediation works in accordance with industry procedures.
- k. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Adelaide (Council) and implemented throughout construction in accordance with current industry standards – including the Local Nuisance and Litter Control Act 2016, 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. The management plan should incorporate, without being limited to, the following matters:
  - timing, staging and methodology of the construction process and working hours;
  - traffic management strategies;
  - control and management of construction noise, vibration, dust and mud;
  - management of infrastructure services during construction and re-establishment of local amenity and landscaping;
  - stormwater and groundwater management during construction;
  - site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
  - disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
  - protection and cleaning of roads and pathways; and
  - overall site clean-up

#### **Infrastructure (off-site) / Local authority requirements**

- l. Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site.
- m. 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 the City of Adelaide, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
- n. All new or alterations to existing crossovers require City of Adelaide approval and need to be to Council standards and specifications via the City Works Guidelines.
- o. Any dis-used driveway inverts resulting from the development are to be reinstated to equivalent footpath levels to City of Adelaide standards and specifications. All costs associated with these works shall be met by the proponent.

## Lighting

- p. All modifications / temporary hoardings etc. requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer. All damage to CoA's infrastructure, including damage to public lighting and u/g ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- q. Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance. In addition, provide relevant lighting calculation grid detailing property boundary lines for Council's review and records.

## Signs

- r. 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.

## Stormwater

- s. Collected seepage water from planter boxes proposed planter boxes, landscaped areas, green terrace and green wall shall be discharged to sewer or an irrigation recycled water reuse system. Collected water from the proposed landscaping features must not be discharged to the proposed property stormwater system.
- t. Stormwater runoff from the proposed mixed use development shall be contained within the property boundaries, collected and discharged to the Tynte Street and Wellington Square (eastern roadway) road reserves. Discharge should be approximately evenly distributed to the Tynte Street and Wellington Square road reserves.

## Construction

- u. 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.
- v. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- w. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Adelaide.
- x. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. Email: [cityworks@adelaidecitycouncil.com](mailto:cityworks@adelaidecitycouncil.com)

## Heritage

- y. The applicant is advised of the following requirements of the *Heritage Places Act 1993*:
  - 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.

- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the Heritage Places Act 1993 is required prior to commencing excavation works.
  - For further information contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.
- z. The Applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*:
- If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

## 2.2. NEW APPLICATIONS

### 2.2.1 Kyren Group C/- Brown Falconer

DA 020/A023/18

**52-56 Franklin Street, Adelaide**

City of Adelaide

Proposal: 21 storey commercial office building with associated commercial tenancy, loading dock and bicycle parking.

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

#### Applicants

- Mario Dreosti, Brown Falconer - presented
- Barry Bradbrook, Brown Falconer

#### Agency

- Kirsteen Mackay, Government Architect
- 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) Council Development Plan.
3. To grant Development Plan Consent to the proposal by Kyren Group C/- Brown Falconer for construction of a 21 storey commercial office building with associated commercial tenancy, loading dock and bicycle parking at 52-56 Franklin 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/A023/18.

Plans by Brown Falconer

| Title             | Drawing No. | Revision | Date          |
|-------------------|-------------|----------|---------------|
| Ground Floor Plan | DA 06       | A3       | 12 July 2018  |
| Typical Floor     | DA 07       | A2       | 12 July 2018  |
| Floor Plans       | DA 08       | A2       | 12 July 2018  |
| Floor Plans       | DA 09       | A2       | 12 July 2018  |
| Floor Plans       | DA 10       | A2       | 12 July 2018  |
| Floor Plans       | DA 11       | A2       | 12 July 2018  |
| Floor Plans       | DA 12       | A2       | 12 July 2018  |
| Floor Plans       | DA 13       | A2       | 12 July 2018  |
| Floor Plans       | DA 14       | A2       | 12 July 2018  |
| Floor Plans       | DA 15       | A2       | 12 July 2018  |
| Floor Plans       | DA 16       | A2       | 12 July 2018  |
| Floor Plans       | DA 17       | A2       | 12 July 2018  |
| Floor Plans       | DA 18       | A2       | 12 July 2018  |
| Site Elevations   | DA 19       | A2       | 12 July 2018  |
| Elevations        | DA 20       | A2       | 12 July 2018  |
| Elevations        | DA 21       | A3       | 2 August 2018 |
| Site Sections     | DA 22       | A2       | 12 July 2018  |
| Sections          | DA 23       | A2       | 12 July 2018  |
| Materials         | DA 33       | A1       | 12 July 2018  |

Plans by Structural Systems Consulting Engineers

| Title                    | Drawing No. | Stage | Date             |
|--------------------------|-------------|-------|------------------|
| Site Plan (Ground Floor) | ST01        | PA    | 16 February 2018 |
| Site Plan (Basement)     | ST02        | PA    | 16 February 2018 |

**External Materials**

2. Prior to Development Approval for superstructure works the applicant shall submit, in consultation with the Government Architect, and to the reasonable satisfaction of the State Commission Assessment Panel, a final detailed schedule of external materials and finishes, along with a physical materials board with documented performance to demonstrate material quality and design intent.
3. Prior to Development Approval for superstructure works the applicant shall submit plans confirming final dimensions of the faceted concrete panels over the east elevation including 150mm rebates to provide variation in the façade's depth and appearance consistent with the endorsed design intent.
4. Prior to Development Approval for superstructure works the applicant shall submit plans confirming the canopy above ground level will have a minimum width of 2.5m measured from the circular column faces.

**Traffic and Vehicle Access**

5. The recommendations detailed in the Traffic Impact Assessment dated 15 February 2018 (reference S133150) by Michael Ianella and Joy Yu of GTA Consultants (SA) Pty Ltd, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.
6. All driveways, 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 in accordance with AS2890.1 and AS1742 to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.

7. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
8. The hours for waste collection and service vehicles (operated by private contractor/s) to enter and exit the site shall be scheduled to occur outside of peak usage periods anticipated for users of the adjacent Wilson car parking facility and for cyclists utilising the external bike storage area along the north face of the development.

#### **Acoustics**

9. Air conditioning or air extraction plant or ducting shall be acoustically 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.

#### **Environmental**

10. The recommendations detailed in the Stormwater Management Report dated 16 February 2018 (reference DT 171101) by of Chong Tzu of Structural Systems Consulting Engineers Pty Ltd, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.
11. 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.
12. Levels of any proposed stormwater grated inlet pits or openings within the property boundary must be designed with an adequate freeboard to the 1 percent Annual Exceedance Probability (AEP) flood level assumed to be top of kerb level adjacent to each stormwater discharge point to Franklin Street.
13. Prior to Building Rules Consent being granted for superstructure works detailed plans of landscaping within communal spaces shall submitted to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Government Architect, and submitted. The plans shall document planting medium depths, irrigation methods and other features of the proposed communal area landscaping schemes to demonstrate viability of all plantings and user amenity in these spaces.
14. 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.
15. All external lighting on the site shall be designed, constructed and installed to conform to Australian Standard – AS 4282-1997 (Control of the obtrusive effects of outdoor lighting).
16. Any lighting to the overhead canopy over Franklin Street shall be installed in accordance with City of Adelaide’s guideline entitled “Under Verandah/Awning Lighting Guidelines” at all times to the reasonable satisfaction of the State Commission Assessment Panel and prior to the occupation or use of the development. Such lighting shall be operational during the hours of darkness at all times.
17. 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.

## ADVISORY NOTES

- a. Any future application for division of the subject land including variation to the existing easement adjacent the western boundary of the land marked 'K' on the deposited plan should ensure equivalent rights of way are secured for the users of the adjoining land parcel (FL 2 in Community Plan 27647, Certificate of Title Volume 6114 Folio 305) to enable adequate freedom of movement over the subject land.
- b. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- c. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Adelaide (Council) and implemented throughout construction in accordance with current industry standards – including the Local Nuisance and Litter Control Act 2016, 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. The management plan should incorporate, without being limited to, the following matters:
  - timing, staging and methodology of the construction process and working hours;
  - traffic management strategies;
  - control and management of construction noise, vibration, dust and mud;
  - management of infrastructure services during construction and re-establishment of local amenity and landscaping;
  - stormwater and groundwater management during construction;
  - site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
  - disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
  - protection and cleaning of roads and pathways; and
  - overall site clean-up
- d. An Encroachment Permit will be separately issued by the Council for the proposed encroachment into the public realm when Development Approval is granted. In particular, your attention is drawn to the following:
  - An annual fee may be charged in line with the Council’s Encroachment Policy;
  - Permit renewals are issued on an annual basis for those encroachments that attract a fee; and
  - Unauthorised encroachments will be required to be removed.
- e. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours’ notice is required before commencement of any activity. The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council’s website at [www.cityofadelaide.com.au](http://www.cityofadelaide.com.au). When applying for a City Works Permit you will be required to supply the following information with the completed application form:
  - A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
  - Description of equipment to be used;
  - A copy of the relevant Public Liability Insurance Certificate (minimum cover of \$20 Million required); and
  - Copies of consultation with any affected stakeholders including businesses or residents.

Upfront payment is required for all City Works applications, which can be received by Council via the following:

- Email: cityworks@cityofadelaide.com.au
- Fax: 8203 7674
- In Person: 25 Pirie Street, Adelaide

- f. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within one (1) year of the final Development Approval issued by Council, and substantially completed within three (3) years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- g. 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).
- h. 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.
- i. 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.
- j. 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.
- k. 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 Cedar Woods

DA 040/W015/18

#### **Semaphore Road and Causeway Road, Newport**

City of Port Adelaide Enfield

Proposal: Demolition and remediation works.

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

#### Applicants

- Mark Pivovaroff, Cedar Woods - presented
- Phil Harnett, URPS - presented

#### Agency

- Belinda Chan, ODASA
- Arron Broom, DEW – presented
- Brian Ferguson, DEW



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 Port Adelaide Enfield Council Development Plan.
3. To delegate to the Unit Manager, State Assessment to grant Development Plan Consent to the proposal by Cedar Woods for the demolition, site remediation works, involving the excavation and filling of land, removal and relocation of infrastructure, and the construction of retaining walls at Lots 1, 100, a Section 1203 Semaphore Road, New Port, subject to the resolution of conditions 2, 5 and 6 with the Coast Protection Board, and the application of the remainder of 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/W015/18.

#### Plans by Wallbridge Gilbert Aztec (WGA)

| Drawing Title                               | Drawing No. | Revision | Date     |
|---|-------------|----------|----------|
| Location Plan                               | SK200       | E        | 16.03.18 |
| Previous Use Plan                           | SK201       | E        | 16.03.18 |
| Demolition Plan (1 of 2)                    | SK202       | E        | 16.03.18 |
| Demolition Plan (2 of 2)                    | SK203       | E        | 16.03.18 |
| Bulk Earthworks Plan (1 of 2)               | SK210       | G        | 16.03.18 |
| Bulk Earthworks Plan (2 of 2)               | SK211       | G        | 16.03.16 |
| Typical Cross Section                       | SK212       | E        | 16.03.18 |
| Site Cross Sections                         | SK213       | E        | 16.03.18 |
| Eastern Boundary Cross Sections             | SK214       | E        | 16.03.18 |
| Western Boundary Cross Sections             | SK215       | E        | 16.03.18 |
| Northern Boundary Cross Sections            | SK216       | F        | 19.03.18 |
| Hawkers Creek Cross Sections                | SK217       | E        | 16.03.18 |
| Existing Sheet Pile Walls & Anchor Plan     | SK230       | E        | 16.03.18 |
| Existing Sheet Pile Walls & Anchor Sections | SK231       | E        | 16.03.18 |
| Existing Pile Walls & Anchor Images         | SK232       | E        | 16.03.18 |
| Sediment and Erosion Control Plan           | SK240       | E        | 16.03.18 |

#### Plans by Alexander Symonds Surveying Consultants

| Drawing Title | Drawing No.     | Revision | Date       |
|---------------|-----------------|----------|------------|
| Audit Plan    | A099816AUDIT(C) | C        | 16.02.2018 |

#### Reports and correspondence

- Development Application Form: 16.02.18
- Electricity Declaration Form: 16.02.18
- URPS - Planning Report: 20.03.18
- Australian Environmental Auditors - Site Contamination Audit Review Advice: 19.03.18
- Tierra Environment – Site Remediation Plan: 19.03.18

## **Coast Protection Board**

2. For compliance with the Board's coastal flooding risk standard, the fill platform on the seaward side must achieve a minimum building site level elevation of 3.4 metres to Australian Height Datum (AHD). This minimises coastal flooding hazard risks (maximum tide and storm surge combined) and allows for 0.3 metres of sea level rise. For the remainder of the site, a minimum building site level elevation of 3.2 metres AHD is required. This 0.2 metre difference discounts the allowance for "run up" that applies for works on the water front.
  - a. The proposed bulk earthworks plan (sheet no. SK211) appears to show the fill platform on the seaward side as being approximately 3.2 metres AHD (the spot heights are difficult to read). If so, the levels need adjusting to ensure the building site levels adjacent the waterfront achieves a minimum 3.4 metres AHD.
3. If any mechanical and electrical equipment and power outlets are to be provided as part of the development, they should be safe from flooding and raised in accordance with the Boards recommended floor level of 3.65 metres AHD.
4. Any bunding to contain potential contaminated fill or water should be appropriately designed and raised to a minimum 3.65 metres AHD. This minimises the potential for pollution of the Port River and coastal environment during extreme storm events.
5. The development must be capable, by reasonably practical means, of being protected, adapted or raised to withstand a further 0.7 metres of sea level rise. For this to be achieved, the site must either be raised an additional 0.7 metres now or there must be sufficient distance between future residential development and the waterfront to allow for protection works to be constructed and the safe access of any associated vehicles and plant equipment.
6. If not undertaken already, there must be some legal agreement in place that identifies which party is responsible for the maintenance and upgrade of coastal protection measures to protect the proposed development (and future residential development) from coastal flooding and erosion hazard risks compounded by ongoing sea level rise. This must be implemented prior to any future proposal for residential development.
7. The proposed development must not compromise (unless temporary during construction) the major pedestrian and cycling linkage along the waterfront, linking the existing waterfront residential development directly to the south with Semaphore Road to the north.
8. All imported substrate material or engineered fill to be used shall be free of weeds and pathogens to ensure that noxious weed or contamination sources are not introduced into the coastal environment.

## **Infrastructure**

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.

## **Stormwater**

10. A final detailed Soil Erosion and Drainage Management Plan shall be submitted, in consultation with The City of Port Adelaide Enfield to the satisfaction of the SCAP, prior to the commencement of construction. The details of the plan shall include measures to prevent the discharge of pollutants into the Port River having regard to Adelaide Dolphin Sanctuary Act 2005.

### **Auditors Report**

11. The final Site Contamination Audit Report shall be provided to the SCAP upon completion of the development.

### **Arborist Report**

12. An arborist report documenting the measures to be put in place to manage impacts on the Semaphore Road street trees shall be provided to the reasonable satisfaction to the SCAP prior to the commencement of construction of this part of the site. All earthworks in proximity to the street trees along Semaphore Road shall be undertaken in accordance with the recommendations of the arborist.

### **ADVISORY NOTES**

#### **General 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).

#### **Construction and Environment Management Plan**

- d. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Port Adelaide Enfield (Council) and implemented throughout construction in accordance with current industry standards – including the Local Nuisance and Litter Control Act 2016, 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.

The management plan should incorporate, without being limited to, the following matters:

- timing, staging and methodology of the construction process and working hours;
- traffic management strategies, particularly the management of pedestrian and cyclist safety during entry and exit movements;
- control and management of construction noise, vibration, dust and mud;
- management of infrastructure services during construction and re-establishment of local amenity and landscaping;
- stormwater and groundwater management during construction;
- site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
- disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
- protection and cleaning of roads and pathways; and
- overall site clean-up

### **Coast Protection Board**

- e. The land over which the development is situated may have the potential to develop acid sulfate conditions if exposed to oxygen. The Coast Protection Board has released a set of guidelines which should be followed in areas where acid sulfate soils are likely to occur. These can be found at: [http://www.environment.sa.gov.au/about-us/boards-and-committees/Coast\\_Protection\\_Board/Coastal\\_acid\\_sulfate\\_soils](http://www.environment.sa.gov.au/about-us/boards-and-committees/Coast_Protection_Board/Coastal_acid_sulfate_soils)
- f. Given the nature of the development (to support a substantial number of medium and high density residential developments), consider raising the site higher than the minimum 3.4 metres AHD, as a precautionary approach, to respond to ongoing sea level rise and associated coastal flooding hazard risks.
- g. The Board understands the existing top of the wharf at the south east corner of the site is 3.15m AHD, which is below the Board's recommended levels. The Board is unsure of the levels and condition of the remaining wharf sections adjacent the proposed development site.
- h. The waters adjacent the development site fall within the area covered by the *Adelaide Dolphin Sanctuary Act 2005*. The object of the Act is to protect the dolphin population and their natural habitat. Contractors should be made aware of the *Adelaide Dolphin Sanctuary Act 2005* and that there is a general duty of care to ensure the protection of the dolphin population from direct physical harm including as a result of changes in water quality.
- i. The applicant is reminded of their 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 cause environmental harm.

### **State Heritage – Shipwrecks**

- j. During site remediation works, due care should be exercised during any excavation works, particularly along the former banks of the Port River and Hawker Creek, to avoid impacts to any potential historic shipwreck remains that may be buried within reclaimed land
- k. Any changes to the proposal for which planning consent is sought or granted may give rise to historic shipwreck impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example an application to vary the planning consent where impacts to the sea floor or subsurface dunes are proposed.
- l. You are advised of the following requirements of the *Historic Shipwrecks Act 1981*:
  - I. If an article believed to be the remains of a ship, part of a ship or an article associated with a ship is encountered during any excavation works, disturbance in the vicinity shall cease and Department for Environment and Water shall be notified.
  - II. Where it is known in advance (or there is reasonable cause to suspect) that a historic shipwreck, part of a historic shipwreck or articles associated with a historic shipwreck may be encountered, and where works may damage or destroy, interfere with or remove such articles, a permit is required prior to commencing excavation works.

### **Cultural heritage**

- m. It is noted that the central archives have no entries for Aboriginal sites within the project area. You are advised that site or objects may exist although the register does not identify them. All Aboriginal sites and objects, whether listed or not are protected under the Aboriginal Heritage Act 1988

- n. It is an offence under the Aboriginal Heritage Act 1988 to damage, disturb, or interfere with any Aboriginal site, object or remains without the authority of the Minister for Aboriginal Affairs and Reconciliation.
- o. If such an activity is to occur approval must first be obtained in accordance with Section 23 of the Aboriginal Heritage Act 1988.

#### **Port Adelaide Enfield Council**

- p. When a land division application is lodged, a detailed engineering design shall be submitted to the reasonable satisfaction of Council for the relocation of existing stormwater rising main that is located over the subject land. All stormwater infrastructure must remain active during all stages of construction. Relocated stormwater drains must be installed prior to Section 51 being granted. All works shall be designed and installed in accordance with Council's Statement of Engineering Requirements, and to the reasonable satisfaction of Council.
- q. The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes and regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

#### **Environmental**

- r. 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.
- s. If, in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment or potential harm to the health or safety of human beings or the environment that is not trivial (taking land use into account), the applicant may need to remediate the site in accordance with EPA guidelines.
- t. If, at any stage, contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater (pursuant to Section 83A of the *Environment Protection Act 1993*) must be submitted to the EPA.
- u. The Environment Protection (Water Quality) Policy 2003 requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist with compliance with this legislation:

- i. Building and construction must follow sediment control principles outlined in the "Stormwater Pollution Prevention – Code of Practice for the Building and Construction Industry" (EPA, 1999). Specifically, the applicant must ensure:

During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.

A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.

- II. Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- III. All building and construction wastewaters are listed pollutants under the Environment Protection (Water Quality) Policy 2003 and as such must be contained on site.

It is important that the applicant familiarise themselves with the terms of the Policy and ensure that all contractors engaged by the applicant are aware of the obligations arising under it. For further information the applicant may contact the Environment Protection Authority on telephone (08) 8204 2004.

- v. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>
- w. Demolition waste and excavated materials (including soil) shall be appropriately classified, managed and stored for on-site use or transported off-site for re-use and/or disposal in accordance with the Environment Protection Authority (EPA) Guideline: Standard for the production and use of Waste Derived Fill (October 2013).

### 3. MAJOR DEVELOPMENTS

3.1. DEFERRED APPLICATIONS – Nil

3.2. NEW APPLICATIONS - Nil

### 4. ANY OTHER BUSINESS

### 5. NEXT MEETING – TIME/DATE

5.1. Wednesday, 15 August 2018 at ODASA, 28 Leigh Street, Adelaide SA 5000

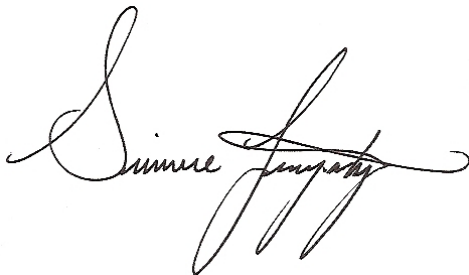
### 6. CONFIRMATION OF THE MINUTES OF THE MEETING

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 5.04pm.

Confirmed 09/08/2018



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Simone Fogarty  
PRESIDING MEMBER