



**Minutes of the 4th Meeting of the
State Commission Assessment Panel
held on Thursday, 28 September 2017 commencing at 9.30AM
28 Leigh Street, Adelaide**

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Ben Scholes (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1) Lee Webb (Agenda Item 2.1.2) Zoe Delmenico (Agenda Item 2.1.2) Simon Neldner (Agenda Item 2.1.3 and 2.2.1) Malcolm Govett (Agenda Item 2.2.1)

1.2. APOLOGIES

Peter Dungey
Sue Crafter

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Taplin Group C/- URPS

DA 110/M010/16

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

City of Holdfast Bay

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

Chris Branford declared an interest and left the meeting.

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

Applicant

- Andrew Taplin, Taplin Group

Consultants

- Matthew King, URPS
- Alex Brown, Alexander Brown Architects (presented)
- Paul Rawinski, Alexander Brown Architects
- Phil Weaver, Phil Weaver & Associates (presented)

Agency

- Aya Shirai-Doull, ODASA
- Nick Tridente, 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 relevant Objectives and Principles of Development Control of the City of Holdfast Bay Development Plan.
3. To grant Development Plan Consent to the proposal by Taplin Group for alterations to existing structures and construction of an 8-storey mixed use building comprising ground floor retail, above ground retail and car parking and residential apartments over levels 3-8, 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 110/M010/16.

Plans by Alexander Brown Architects

Drawing Title	Drawing No.	Revision	Date
Site Context	16-037 – PL05.L	L	14.09.2017
Floor Plan- Ground	16-037– PL06.R	R	14.09.2017
Floor Plan – Level 2	16-037– PL07.M	M	14.09.2017
Floor Plan – Level 3	16-037– PL08.K	K	14.09.2017
Floor Plan – Level 4-7	16-037– PL09.L	L	14.09.2017
Floor Plan – Level 8	16-037– PLO10.L	L	14.09.2017
Roof Plan	16-037– PLO22.D	D	14.09.2017
Streetscape Elevations	16-037– PLO11.K	K	14.09.2017
Streetscape Elevations	16-037– PLO12.J	J	14.09.2017
Elevations	16-037– PLO14.E	E	14.09.2017
Elevations	16-037– PLO15.E	E	14.09.2017
Streetscape Elevations	16-037– PLO16.E	E	14.09.2017
Streetscape Elevations	16-037– PLO17.E	E	14.09.2017
Materials Schedule	Pages 1 to 3 – Issue DPC	C	14.09.2017
Partridge Street Apartments	16-037.PL23	-	14.09.2017

Partridge Street Apartments	16-037.PL24	-	14.09.2017
Partridge Street Apartments	16-037.PL25	-	14.09.2017
Partridge Street Apartments	16-037.PL26	-	14.09.2017
Partridge Street Apartments	16-037.PL27	-	14.09.2017
Partridge Street Apartments	16-037.PL28	-	14.09.2017
Partridge Street Apartments	16-037.PL29	-	14.09.2017

Reports and correspondence

- Traffic and Parking Assessment undertaken by Phil Weaver and Associates dated 15 February 2017, File 189-16
- Response to Council Traffic and Parking Assessment undertaken by Phil Weaver and Associates dated 17 May 2017, File 189-16
- Veolia Waste Management Plan, February 2017
- Traffic Management Plan undertaken by Phil Weaver & Associates dated 21 July 2017.
- Deferral Letter (reference C007_v1_170915) by URPS dated 15 December 2017

Reason: this application has been approved at a height which exceeds the maximum height desired for development on the subject land in recognition of the applicant's attention to design detail, the complex form of the building and the proposed quality.

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 with documented performance within a coastal area
 - section details of the podium screening to demonstrate the means of concealing vehicles and light spill from exterior view.

Reason: to ensure that the application which has been approved over-height maintains a high standard of durable materials and ensure the final execution is consistent with the current design intent.

Vehicle Parking and Access

3. All tenancies at ground floor level shall include a means of internal service access to a common refuse room or alternative solution to the satisfaction of the State Commission Assessment Panel.
4. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.

5. Each residential apartment shall be allocated one (1) parking space only.
6. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015 and shall be located to ensure ease of access to users.
7. Vehicles utilising the loading bay to service the development shall be no larger than conventional B99 vehicle size.

Waste Management

8. Refuse collection shall only be undertaken between the hours of 6:00AM and 10:00AM.

Acoustics

9. 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.

Stormwater

10. A plan of the proposed stormwater disposal system shall be prepared in consultation with Holdfast Bay Council and submitted to the State Commission Assessment Panel prior to commencement of superstructure works. The system shall be designed to cater for a 10 year rainfall event with post-development flow not to exceed pre-development flow, with the excess flow being retained on site.
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. The finished level of the crossovers at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5 percent across the footpath, with the invert profile conforming with AS 2876. The footpaths on either side shall be appropriately graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.
13. Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

Environmental

14. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
15. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

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

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

A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to the commencement of site works. For further information relating to what Site Contamination is, refer to the EPA Guideline: '*Site Contamination – what is site contamination?*' accessible at www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

16. 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. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).
- d. No additional advertising signage shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
- e. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- f. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

- g. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Holdfast Bay. Improvements to the adjacent public realm areas are not part of this planning consent. Additional visitor bicycle parks are encouraged to be explored within the public realm areas in consultation with Council.
- h. The City of Holdfast Bay has advised that an authorisation is required under Section 221 of the *Local Government Act 1999* for the encroachment of your structure or building in, on, across, under or over a public road. Please note that the council may charge an annual fee and that the authorisation may be issued on an annual basis for any encroachment that attracts such a fee.
- 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. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- k. 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.
- l. 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*.

2.1.2 **Rokrol Pty Ltd C/- Future Urban Group**
 DA 520/L001/17
Section 390, Cape St Albans – Kangaroo Island
 Kangaroo Island Council
Proposal: Tourist accommodation.

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

Applicant

- Chris Vounasis, Future Urban Group (presented)

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To grant Development Plan Consent to the proposal by Future Urban Group (on behalf of Rokrol Pty Ltd) for the construction of a tourist accommodation facility at Section 390, Cape St Albans (Hundred of Dudley) on Kangaroo Island 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 plans, including the following amended plans and documents as submitted in development application number 520/L001/17:

Plans and Elevations

- Plan Titled 'Site Plan 1:10000 - Cape St Albans Retreats', dated 2016/12/02, prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Site Plan 1:2000 - Cape St Albans Retreats', dated 2016/12/02, prepared by Max Pritchard Gunner Architects.
- Plan Titled 'Cliff protection/Revegetation Plan 1:10000 - Cape St Albans Retreats', dated 2016/12/02, prepared by Max Pritchard Gunner Architects.
- Drawing Titled 'Floor Plan 1:200 - Cape St Albans Retreats', dated 2016/12/02, prepared by Max Pritchard Gunner Architects.
- Drawing Titled 'North East Elevation, North West Elevation, South East Elevation, South West Elevation 1:200 - Cape St Albans Retreats', dated 2016/12/02, prepared by Max Pritchard Gunner Architects.

Reports / Correspondence

- Cape St Albans Retreats Planning Statement. Prepared by Future Urban Group for Rokrol Pty Ltd, dated 16 December 2016.
- Letter Titled 'Confirmation of White-Bellied Sea Eagle Impact Mitigation Strategies for DA 520/L001/17' from Future Urban Group, dated 8 May 2017.
- Cape St Albans Retreats Management Plan. Prepared by Future Urban Group for Rokrol Pty Ltd, dated 11 September 2017.

Final detailed site plans and elevations for each cabin shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted, including:

- Site contours.
 - Landscaping (including areas adjacent to access, parking and other infrastructure).
 - Vehicle access and parking (with a view to minimising vegetation clearance).
 - Location of infrastructure (including, but not limited to septic tanks, soakage trench / irrigation areas).
2. Detailed plans, specifications and documentation associated with the provision of infrastructure to service the site (especially for the waste treatment system) shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted.

3. Final detailed plans and specifications for the installation of fencing (including gates and signage) for the control of visitor access to environmentally sensitive areas shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted. The final design shall include measures to prevent visitors climbing it and to deal with kangaroos (including injury to animals and damage to the fence).
4. Final detailed plans and specifications for the establishment of a beach access track (including signage) shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted. The track shall be redesigned so that it starts centrally from the northern side of the cabin locations and terminates near the beach to avoid any known breeding area for Hooded Plovers.
5. A Construction Environment Management Plan (CEMP) shall be submitted to the reasonable satisfaction of the SCAP prior to the commencement of construction. The CEMP shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction. The CEMP should include, but not be limited to, the final location / siting of the buildings, construction methodology (including internal fit-out) and measures to mitigate impacts.
6. An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the “Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government”) shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (especially from roofs and for landscaping) while minimising impacts on the environment.

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

7. A detailed Management Plan, prepared by suitably qualified environmental expert (with experience in managing impacts on threatened avifauna species, especially coastal raptors), shall be submitted to the reasonable satisfaction of the SCAP prior to the commencement of construction. The Plan shall detail the ongoing management and operation of the facility (including controlling the movement of guests, the provision of educational/interpretive materials for guests, undertaking maintenance works etc.) so as to minimise the impact upon sensitive avifauna and habitat within the locality.

The Management Plan shall incorporate, but not be limited to:

- Restrictions on visitor access on the property and from the subject buildings to the headland/cliff to the east of the site during the breeding season of the White-bellied Sea-Eagle (i.e. from May through to December inclusive).
- Restricted access to / along the beach during the Hooded Plover breeding season (i.e. from August through to March inclusive).
- Signage (including wording) and temporary fencing to control visitor access to environmentally sensitive areas.

- Information provided to all visitors to the subject land regarding important flora and fauna, including the White-bellied Sea-Eagle, Red-tailed Glossy Black-Cockatoo and Hooded Plover, including how impacts on them can be minimised.
 - Pest animal and weed control management regime.
 - Monitoring program (prepared in consultation with the Department of Environment, Water and Natural Resources) to identify any impacts on the White-bellied Sea Eagle, Red-tailed Glossy Black-Cockatoo and Hooded Plover (including details for further impact mitigation in response to the results of monitoring).
8. A detailed Landscaping and Revegetation Plan, prepared in consultation with the Department of Environment, Water and Natural Resources, shall be submitted to the reasonable satisfaction of the SCAP prior to construction commencing. The Plan shall identify the location and extent of revegetation of the land to provide a vegetated buffer from sensitive avifauna habitat and for landscape plantings around buildings (including access and associated infrastructure) to soften their visual appearance. This Plan shall detail site preparation, species selection, planting methods, staging, weed control, grazing control, maintenance and other measures to demonstrate viability of all plantings. The detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
 9. Landscaping and revegetation shown on 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.
 10. A watering system shall be installed at the time landscaping is established and be operated so that all plants receive sufficient water to ensure their survival and growth.
 11. That all exposed cut and fill shall be rounded off to follow and blend with the natural contours of the land, covered with approximately 100mm of top soil immediately after excavation and landscaped or revegetated to avoid erosion and visual concerns within 6 (six) months of the site being excavated.

ADVISORY NOTES

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- e. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

- f. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- g. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- h. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- i. The emission of noise from the premises is subject to control under the *Environment Protection Act 1993* and Regulations, and the applicant (or person with the benefit of this consent) should comply with those requirements.
- j. Your attention is drawn to the provisions of the *Native Vegetation Act 1991* in respect to approvals required for the clearance of native vegetation.
- k. Your attention is drawn to the environmental assessment and approval requirements of the Commonwealth's *Environment Protection and Biodiversity Act 1999*. The Act regulates proponents directly and civil and criminal penalties apply for breaches of the Act. The proponent should contact the Commonwealth Environment Minister through Environment Australia to seek a further determination for this proposal if required.
- l. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

2.1.3 **Michael Musker**

DA 473/D025/16

3 Wattle St, Bridgewater

Adelaide Hills Council

Proposal: Land division (1 into 2)

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To REFUSE Development Plan Consent to Development Application 473/D025/16 by Michael Musker for land division (one into two allotments) at 27 Wattle Street, Bridgewater for the reasons listed below:
 - The proposal is at significant variance to the provisions for land division within the Watershed (Primary Production) Zone.

The proposal is considered to be at odds with the following provisions within the Adelaide Hills Council Development Consolidated 28 April 2016:

- Watershed provisions Objectives 1,2,4 and PDCs 20, 31, 33, 34
- Bushfire Protection PDC 304, 305

2.2. NEW APPLICATIONS

2.2.1 Nazareth Catholic College C/- URPS

DA 252/E027/17

1 Hartley Rd, Flinders Park

City of Charles Sturt

Proposal: Demolition of an existing building, the relocation and then removal of a number of transportable buildings, construction of a two storey educational building, construction of an additional on-site car park for 21 cars, and associated construction and landscaping works.

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

Applicants

- Marcus Rolfe, URPS (presented)
- Melissa Mellen, MFY P/L (presented)
- Michael Dahl, Nazareth College
- Stuart Caldwell, Russell & Yelland Architects (presented)

Council

- Megan Hendy, Charles Sturt (presented)
- Sam Adams, Charles Sturt (presented)
- William Nguyen, Charles Sturt

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Charles Sturt Development Plan.
3. To grant Development Plan Consent to the proposal by the Nazareth Catholic College for the demolition of an existing building, the relocation and then removal of a number of transportable buildings, the construction of a new two storey education building, the construction of an additional on-site car park for 21 cars, and associated construction and landscaping works, 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 252/E027/17.

Prepared By Russell & Yelland Architects:

- Site Plan, Drawing Number 16.022 SK 20A, Dated 15 May 2017;
- Ground & First Floor Plan, Drawing Number 16.022 SK 21, Dated 3 April 2017;
- East & South Elevations & Perspectives, Drawing Number 16.022 SK 22, Dated 7 November 2016;
- External Perspectives, Drawing Number 16.022 SK 23, Dated 18 April 2017;

- Site Demolition Plan, Drawing Number 16.022 SK 24A, Dated 23 May 2017;
- Storage Shed, Drawing Number 16.022 SK 25, Dated 18 April 2017;
- External Colours & Finishes.

Prepared By Oxigen:

- Siteworks Plan 01, Drawing Number 16.027.101, Issue Draft B, Dated 12 April 2017;
- Siteworks Plan 02, Drawing Number 16.027.102, Issue Draft B, Dated 12 April 2017.

Prepared By Calyptra Pty Ltd (trading as Dean Nicolle):

- Tree Report: Nazareth College, Flinders Park SA, Dated 2 May 2017.

Prepared By URPS:

- Planning Report: Nazareth College Redevelopment, Number 16-0110, Reference Number R001_v1_170207_Draft Planning Report, Version 3, Dated 23 May 2017.

Prepared By Wallbridge Gilbert Aztec:

- Stormwater Management Plan: Nazareth College, Flinders Park, Job Number WAD161350 Rev B, Dated 13 June 2017.
2. All Council, utility or state agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state-agency specifications. All costs associated with these works shall be met by the proponent.
 3. The entry and egress point for the proposed new car park shall be relocated a further 10 metres north in order to maximise separation from the bridge abutment and allow vehicles to utilise the wide kerb side lane to enter the site minimising the disruption to the free flow of traffic. The final location of the ingress and egress points shall be to the satisfaction of the State Commission Assessment Panel.
 4. The entry and egress points for the proposed new car park shall be angled 70 degrees to the road and suitably signed and line marked in order to reinforce the left in/left out movements.
 5. All traffic movements to/from the proposed new car park shall be restricted to left turn in/left turn out only in order to maximise road safety and minimise the disruption to the free flow of traffic.
 6. 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.
 7. 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.
 8. 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.

9. 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.
10. Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times.
11. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
12. During the construction phase, all runoff and stormwater from the site shall either be contained on site or directed through a temporary sediment trap or silt fence prior to discharge to the stormwater system to the reasonable satisfaction of the State Commission Assessment Panel. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
13. Bicycle facilities shall be provided in accordance with Australian Standard AS174.9-2000 "Manual of uniform traffic control devices Part 9: Bicycle facilities".
14. Prior to Development approval being granted, an amended plan shall be provided to re-position the storage shed (as identified on *Storage Shed, Drawing Number 16.022 SK 25, Dated 18 April 2017*) to ensure a minimum 1.5m setback is achieved from the shared Linear Park / site boundary and allow for a maintainable landscaping buffer strip comprising suitable native species to 2m in height.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- d. It is noted that there has been discussion and correspondence between the applicant and council regarding internal traffic arrangements. The applicant is encouraged to further explore opportunities with the Charles Sturt Council to manage traffic movements within the school site.

3. MAJOR DEVELOPMENTS

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 12 October 2017 in Leigh Street, Adelaide SA 5000

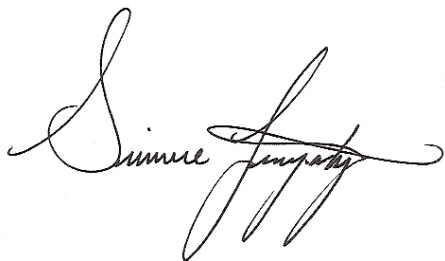
6. CONFIRMATION OF THE MINUTES OF THE MEETING

6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 2.00pm.

Confirmed 28/09/2017

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

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Simone Fogarty
PRESIDING MEMBER