



**Minutes of the 7th Meeting of the
State Commission Assessment Panel
held on Thursday, 9 November 2017 commencing at 9.30AM
28 Leigh Street, Adelaide**

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton
Secretary	Penny Pearce
DPTI Staff	Karl Woehle (Agenda Item 2.2.1 & 2.2.5) David Barone (contractor) (Agenda 2.2.2) Nitsan Taylor (Agenda Item 2.2.3) Simon Neldner (Agenda Item 2.2.3, 2.2.4 & 2.2.5) Malcolm Govett (Agenda Item 2.2.4 & 2.2.5) Gabrielle McMahon (Agenda Item (2.2.4) Daniel Pluck (Agenda Item 2.2.5) Brett Miller (Agenda Item 2.2.1 & 2.2.2) Darby Schultz (Agenda Item 2.2.1, 2.2.2 & 2.2.3)

1.2. APOLOGIES

David O'Loughlin

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 Andre J M Cointreau c/- Commercial & General

DA 020/A055/17

200 North Terrace, Adelaide.

Adelaide City Council

Proposal: Demolition non-heritage buildings, additions to retained buildings and construction of a multi-storey mixed use building consisting of offices, retail, café/restaurant, landscaping, car parking and associated site works.

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

Agency

- Kirsteen Mackay, ODASA
- Belinda Chan, ODASA
- Michael Queale, Heritage South Australia

Representor/s

- Michael Osborn, Fyfe
- Tony Perrin, C&G
- Mitchell Harrington, C&G
- Jamie McClurg, C&G

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 key objectives of the Central Business Policy Area and the Capital City Zone
3. Following the submission of amended plans reflecting the amended ground floor plan tabled at the SCAP Meeting on 9 November 2017, delegate to the Team Leader, CBD & Inner Metro, the decision to grant Development Plan consent to the proposal by Commercial & General for DA 020/A055/17 at 12-20 Gawler Place and 199-200 North Terrace, Adelaide subject to the following conditions and notes.

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/A055/17.

Plans by Woods Bagot

Sheet Title	Project Number	Drawing No.	Revision	Date
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Locality Plan	140273	SK-1000	A	09/08/2017
Site Plan – Demolition	140273	SK-1001	A	09/08/2017
Site Plan	140273	SK-1002	B	09/10/2017
Basement Floor Plan	140273	SK-22B1	A	09/08/2017
Ground Floor Plan*	140273	SK-2200	A	09/08/2017
Level 1 Floor Plan	140273	SK-2201	B	09/10/2017
Level 2 Flor Plan	140273	SK-2202	A	09/08/2017
Level 3 Floor Plan	140273	SK-2203	A	09/08/2017
Level 4 Floor Plan	140273	SK-2204	A	09/08/2017
Level 5 Floor Plan	140273	SK-2205	A	09/08/2017
Typical Low Rise Floor Plan Type 01 Levels 06/09	140273	SK-2206	A	09/08/2017
Typical Low Rise Floor Plan Type 02 Levels 07/08	140273	SK-2207	A	09/08/2017
Level 10 Floor Plan	140273	SK-2210	A	09/08/2017
Typical High Rise Floor Plan Type 01 Levels 11/13/14/16/17	140273	SK-2211	A	09/08/2017
Typical High Rise Floor Plan Type 02 Levels 12/15/18	140273	SK-2212	A	09/08/2017
Indicative Test Fit – Full Level	140273	SK-2615	A	09/08/2017
Indicative Test Fit – Void Level	140273	SK-2616	A	09/08/2017
Typical Car Parking Plan	140273	SK-2801	A	09/08/2017
Building Elevations - North	140273	SK-3200	A	09/08/2017
Building Elevation - West	140273	SK-3201	B	09/10/2017
Building Elevations - South	140273	SK-3202	A	09/08/2017
Building Elevations - East	140273	SK-3203	A	09/08/2017
Streetscape Elevation - North Terrace	140273	SK-3204	A	09/08/2017
Street Level Elevation – North Terrace	140273	SK-3205	A	09/08/2017
Street Level Elevation - Forecourt	140273	SK-3306	A	09/08/2017
Street Level Elevation – Laneway & Gawler Place	140273	SK-3307	B	09/10/2017
Street Level Elevation – Fisher Place	140273	SK-3208	B	09/10/2017
Building Section – North/South	140273	SK-3300	A	09/08/2017
Building Section – East/West	140273	SK-3301	A	09/08/2017
CU01 Facade	140273	SK-5200	A	09/08/2017
CU02 Facade	140273	SK-5201	A	09/08/2017
18.10.17 Heritage Plans		Heritage Section		20/10/2017

*updated plan tabled at SCAP meeting 9 November 2017

Reports / Correspondence

- Planning statement by Fyfe, dated 11 August 2017
- Traffic and Parking Report by MFY, dated 9 August 2017
- Site Stormwater Management Plan by Aurecon, dated 1 August 2017
- Waste Management Plan by Rawtec, dated 9 August 2017
- Environmental Wind Report by Aurecon, dated 4 August 2017
- Statement of Energy Efficiency by C&G, dated August 2017
- Infrastructure Summary by C&G, dated 24 July 2017

2. Prior to Development Approval, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect, and to the reasonable satisfaction of the State Commission Assessment Panel.

3. The applicant shall submit, for approval by the State Commission Assessment Panel, final details of a signage strategy for the site, which

also considers night-time presentation, prior to final Development Approval being granted.

4. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
5. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015 and shall be located to ensure ease of access to users.
6. The development will comply with noise level criteria specified in Environment Protection (Noise) Policy 2007 (under the Environment Protection Act). This includes noise from roof-level plant and equipment relative to adjacent properties, which will also comply with PDC 93 of the Adelaide (City) Development Plan. Sound attenuation devices and visual screening will be implemented as necessary.
7. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997). The lighting shall be designed and operated with CPTED practices in mind in order to maximise pedestrian amenity and safety 24 hours, 7 days a week.
8. 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.
9. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

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

- a) Air quality, including odour and dust;
- b) Surface water including erosion and sediment control;
- c) Soils, including fill importation, stockpile management and prevention of soil contamination;
- d) Groundwater, including prevention of groundwater contamination;
- e) Noise;
- f) Construction traffic; and
- g) 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

10. 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.

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

State Heritage Conditions

13. A detailed photographic survey cross referenced to drawings shall be undertaken of the interior, roof and southern façade of the State heritage place, after the stripping out and demolition of non-historic fabric and before the demolition of any historic fabric of the place. The survey shall be submitted to the satisfaction of the planning authority in consultation with the Department of Environment, Water and Natural Resources. A separate copy shall be provided to the Department of Environment, Water and Natural Resources.
14. Details and conservation methodology for the conservation of the remaining north and west facades of the State heritage place to be provided and details of proposed window and doors to be provided, to the satisfaction of the planning authority in consultation with the Department of Environment, Water and Natural Resources.
15. Details of the new openings (arrangement and extent of openings and details of trimming of openings) proposed in the western wall of the State heritage place to be provided, to the satisfaction of the planning authority in consultation with the Department of Environment, Water and Natural Resources.
16. Details of the excavation/ construction methodology of the proposed lowered basement construction, especially at the interface with existing footings of the State heritage place, to be provided to the satisfaction of the planning authority in consultation with the Department of Environment, Water and Natural Resources.
17. Design details of the proposed roof top structure on the roof of the State heritage place to be resolved (including an appropriate height, plan footprint, balustrading and materials) to the satisfaction of the planning authority in consultation with the Government Architect and Department of Environment, Water and Natural Resources. Documentation should include plans, detailed elevations and a streetscape view from the north side of North Terrace.
18. A construction vibration management plan is to be submitted for approval, showing how risks to the State heritage places will be managed, to the satisfaction of the planning authority in consultation with the Department of Environment, Water and Natural Resources.
19. Design details of the proposed fixing of support framing and floor slabs to the rear of the State heritage place's facades required, to the satisfaction

of the planning authority in consultation with the Department of Environment, Water and Natural Resources.

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 Development Assessment Commission.
- 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 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.
- 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. Council approval is required before undertaking any works within the public realm. Any proposed works including landscaping with the public realm adjacent to the site shall be undertaken in consultation with the City of Adelaide. Improvements to the adjacent public realm areas are not part of this planning consent.

State Heritage Notes

- h. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the Development Assessment Commission before a decision is conveyed to the applicant.
- i. 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.
- j. To ensure a satisfactory heritage outcome, Council is requested to consult the Department of Environment, Water and Natural Resources in finalising any conditions or reserved matters above.

- k. In accordance with Regulation 43 of the Development Regulations 2008, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
- l. Council is requested to inform the applicant 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.
 - (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.
- For further information, contact the Department of Environment, Water and Natural Resources.
- m. Council is requested to inform the applicant of the following requirements of the Aboriginal Heritage Act 1988.
- (a) 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 Trust Company (Australia) Limited as trustee for WH Gray Street Trust, c/- Masterplan SA Pty Ltd

DA 020/A053/17

101-109 Gray St, Adelaide

Adelaide City Council

Proposal: Staged construction of student accommodation building of ground and 16 upper floors with 2 shops and ancillary facilities

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

Agency

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

Consultants

- Mario Dreosti, Masterplan
- Locklan Pellew, Brown Falconer
- Graham Burns, Masterplan

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

3. Delegate to staff, upon receipt of a consistent set of plans reflecting the changes to sun shading on the western facades, the granting of Development Plan Consent to the proposal by Trust Company (Australia) Limited as trustee for WH Gray Street Trust for the staged construction of a student accommodation building of ground and 16 upper floors with 2 shops and ancillary facilities at 101-109 Gray 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/A053/17.

Architectural Plans by Brown Falconer:

Drawing Title	Drawing No.	Revision	Date
Cover Sheet	3123 DA00	D	October 2017
Context Plan	3123 DA01	C	October 2017
Context Perspectives	3123 DA01B	C	October 2017
Locality Plan	3123 DA02	C	October 2017
Gray Street – Site Elevations	3123 DA03	D	October 2017
Site Plan	3123 DA04	C	October 2017
Ground Floor Plan	3123 DA05	C	October 2017
Gray Street – Floor Plans	3123 DA06	D	October 2017
Gray Street – Floor Plans	3123 DA07	D	October 2017
Gray Street – Floor Plans	3123 DA08	D	October 2017
Gray Street – Floor Plans	3123 DA09	D	October 2017
Roof Plan and Plant Configuration	3123 DA10	D	October 2017
Gray Street – Typical Rooms	3123 DA11	C	September 2017
Gray Street – Typical Rooms	3123 DA11B	D	October 2017
Gray Street – Elevations	3123 DA12	D	October 2017
Gray Street Podium Elevation	3123 DA13	D	October 2017
Gray Street – Sections and Yield Information	3132 DA14	D	October 2017
3D Perspectives	3123 DA15- DA23	D	October 2017
3D Perspectives	3123 DA24- DA25	B	October 2017

Reports and correspondence

- Environmental Noise Assessment – Sonus – July 2017 plus letter, Response to Peer Review, dated 3 October 2017
- Waste Management Plan (Version 3) – Rawtec – September 2017
- Sustainability Management Plan (Revision C) – Lucid Consulting - November 2017
- Environmental Site History, Soil and Groundwater Assessment – AM Environmental Consulting – 17 August 2017
- Waste Collection and Bicycle Parking Review Letters (2) – GTA Consultants – 20 September 2017 and 29 September 2017
- Wind Impact Statement – Vipac Engineers and Scientists – 7 July 2017
- Airspace Assessment – Thompson GCS – 15 May 2017
- Landscape Plan – Hemisphere Design – June 2017

External Materials

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

Driveway and parking areas

3. All vehicle 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.
4. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

Structure

5. The finished floor level of the ground floor level entry shall match that of the existing footpath unless otherwise agreed to by the State Commission Assessment Panel.
6. All windows to student apartments and break-out areas on Levels 1 to 16 inclusive are to be openable to provide for natural ventilation.

Acoustics

7. 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.
8. The acoustic attenuation measures recommended in the Environmental Noise Assessment dated July 2017 by Sonus, and any additional measures in the letter from Sonus Response to Peer Review dated 3 October 2017, 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.

Lighting

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

Signage

10. No signage forms part of this development application. No advertising display or signage shall be erected or displayed upon the subject land without any required Development Approval first being obtained.

Infrastructure

11. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, lighting, 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.

Landscaping

12. A detailed landscaping plan for the courtyard, rooftop terraces, green walls and Gray Street frontage shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to Building Rules Consent being granted for superstructure works. This shall identify planting medium depths, irrigation methods, maintenance schedules and methods and other features of the landscaping scheme to demonstrate viability of all plantings and lawn. The updated detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
13. Landscaping shown on the approved plans (including without limitation the green walls and the rooftop garden) shall be established prior to the occupation of the development and shall be maintained and nurtured at all times with any diseased or dying plants to be replaced.
14. A watering system shall be installed at the time landscaping is established, and operated so that all plants receive sufficient water to ensure their survival and growth.

Stormwater

15. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Adelaide and to the satisfaction of the State Commission Assessment Panel. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
16. 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.
17. Stormwater runoff from the proposed development must be contained within property boundaries and collected and discharged to the Gray Street road reserve. Stormwater runoff shall not be discharged to Queens Court or Albert Street. Approximately equal volumes of stormwater shall be discharged from the proposed development to the northern and southern property frontages to spread runoff flow to each of the two separate Gray Street catchments.
18. Proposed building floor levels and levels of any proposed internal stormwater grated inlet pits or openings shall provide a minimum 100mm free board to 1% AEP flood levels in Gray Street, which can be assumed to be top of kerb level.
19. Any seepage water from proposed planter boxes and landscaped areas located in the courtyard adjacent to the Queens Court frontage shall be collected and discharged to the sewer. Seepage water must not be discharged to the building stormwater system.

Adelaide Airport Prescribed Height Limit

The following are mandatory conditions required by the Secretary to the Commonwealth Department of Transport and Regional Services:

20. The building must not exceed a maximum height of 101 metres AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any rooftop garden plantings, exhaust flues etc.
21. The building must be obstacle lit by medium intensity steady red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to ensure the building can be observed in a 360 degree radius as per subsection 9.4.3 of the Manual of Standards Part 139 - Aerodromes (MOS Part 139). Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 139

22. The proponent must ensure the obstacle lighting has a remote monitoring capability, or AAL is to monitor the ongoing availability of the obstacle lighting.
23. The proponent must ensure obstacle lighting are maintained in a serviceable condition and any outage immediately reported to AAL.
24. The proponent must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing <ifp@airservicesaustralia.com> and quoting AD-CA-106.
25. Separate approval must be sought under the Regulations for any construction equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct.
26. At the completion of the construction of the building, a certified surveyor is to notify (in writing) AAL of the finished height of the building.

Construction Management

27. A Waste Management Plan that details the proposed waste minimisation and resource recovery practices during construction shall be prepared and implemented.
28. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
A copy of the CEMP shall be provided to the SCAP prior to the commencement of site works.
EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following website:
<http://www.epa.sa.gov.au>

Site Contamination

29. 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 Development Assessment Commission prior to any superstructure works.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to

appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

- d. The applicant shall 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.
- e. As work is being undertaken on or near the subject land boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- f. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) they shall meet Councils' requirements. The works shall be carried out to meet Council's requirements and all costs borne directly by the developer.
- g. Any proposed works within the public realm adjacent to the site, including the installation of street furniture, planting of street trees, roadway modifications or changes to temporary parking controls shall be undertaken in consultation with the City of Adelaide. Improvements to the adjacent public realm outside of the identified subject land are not part of this planning consent.
- h. All damage to CoA's infrastructure, including damage to public lighting and underground 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.
- i. Any disused driveway inverts resulting from the development are to be reinstated to equivalent footpath levels to ACC standards and specifications.
- j. Any damage caused to ACC's road, footpath and kerbing infrastructure during development will be the responsibility of the developer to rectify to a standard that equals or improves the pre-development condition.
- k. Existing crossovers and new crossovers have been highlighted under this development. All new (or alterations to existing) crossovers firstly require ACC approval outside of the DA process. These need to be to ACC standards and specifications via the City Works Guidelines.
- l. Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following:
 - If the level difference between top of kerb and back of path is less than 50 mm
 - If the existing cross fall(s) exceed 4% (1:25)

If any of the above conditions exist for any footpath infrastructure that service the perimeter of the site boundary then please contact the Asset Manager for Water Infrastructure prior to setting finished floor levels.

- m. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.

2.2.3 **The Community Co-op Store Nuriootpa Ltd C/- Future Urban Group**
DA 960/0439/14 V1

1-15 Murray Street, Nuriootpa

The Barossa Council

Proposal: Variation to DA 960/0439/14 demolition of the existing building along the western boundary, retention of the existing retail building adjacent Gawler Street, realignment of ALDI loading dock, revisions to the town square, deletion of medical centre mezzanine, reduction in the roof area of the supermarket loading dock, alterations to the Gawler Street and Murray Street frontages.

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

Applicant

- Chris Vounasis, Future Urban Group
- Shane Wild, The Co-op
- Matthew Cleave, Cleave Projects

Council

- Paul Mickan, Barossa Light

Representor/s

- Graeme Macfarlan

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 Barossa Council Development Plan.
3. To grant Development Plan Consent to the proposal by The Community Co-Op Store Nuriootpa Ltd for a variation to DA 960/0439/14 – alterations and additions to an existing shopping centre, with the extent of variation being the demolition of an existing retail building and construction of a new retail building in the same footprint; retention of the existing retail building adjacent Gawler Street; realignment of the ALDI loading dock (loading area B); modification of the existing Gawler Street vehicle access point and associated car parking area; deletion of the medical centre mezzanine; reduction in the roof area of the supermarket loading dock; alterations and additions to the Gawler Street and Murray Street elevations, at 1-15 Murray Street, Nuriootpa, 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 amended plans as submitted in development application number 960/0439/14 V1:

NH Architecture – Project No. 120470
Detail and Level Survey, TP-002 Rev 03, 10/10/16
Ground Plan, TP-003 Rev 13, 31/03/17
Ground Plan Detail, TP-003A Rev 03, 31/03/17
Site & Roof Plan, TP-004 Rev 06, 20/01/17
Elevations, TP-005 Rev 08, 31/03/17
Sections, TP-006 Rev 03, 10/10/16

Previously approved plans that remain applicable:

Cover Sheet, Dwg No. TP-000 Rev 00, 23/07/14
Urban Design and Architectural Statement, Dwg No. TP-001A Rev 01, 07/10/14
Urban Design and Architectural Statement, Dwg No. TP-001B Rev 01, 07/10/14
3D Views, TP-007 Rev 00, 23/07/14
Materials and Finishes, TP-008 Rev 02, 12/01/15
Murray St Views, TP-009 Rev 00, 16/01/15

Sonus

Noise Assessment Report, Ref S4459C2, November 2014
Letter to Sarah Construction, Ref S4459C5, dated 6 March 2017

GTA Consultants

Barossa Co-Op Development Revisions and Staged Assessment, Ref. 16A1128000, dated 8 November 2016

2. Directional signage shall be installed within the Gawler Street car park advising visitors that access to the southern car parking area can be attained via the north-south access road.
3. The Gawler Street access point shall be upgraded to maximise safety. The access shall be arranged as follows:
 - a. A 4.0 metres wide entry land
 - b. A 2.0 metres wide chevron island
 - c. A 3.5 metres wide exist lane; and
 - d. A 1.0 mere wide chevron marked strip along the kerb on the exit side of the access.
4. All deliveries shall be made via Murray Street only.

Conditions attached to DA 960/0439/14 that remain applicable:

5. That the recommendations made in the Noise Assessment Report prepared by Sonus (ref. S4459C2 dated November 2014) shall be implemented and adhered to at all times, specifically:
 - *Installation of a 2m high Colorbond (or similar) fence along the interface with the residential land to the north-west*
 - *Removal of any irregularities in the surface of the carriageways and loading dock and removal of any inspection points, grated trenches, etc. to remove the potential for impact when driven over*
 - *Restriction of the use of any compactor operation in the loading dock to the hours between 7am and 10pm*
 - *Restriction of any mechanical aided unloading in the northern loading area to the use of manual and electric pallet movers in lieu of gas forklifts; and*
 - *Rubbish collection from the northern loading area, supermarket loading area and southern loading area be restricted to only occur between the hours of 9am and 7pm on Sunday or public holiday, and between 7am and 7pm on any other day.*

6. The following additional measures shall be undertaken by vehicles accessing the rear loading bay areas:
 - Truck refrigeration and reversing beepers shall be turned off prior to entering the site.
 - Prime movers shall be turned off during unloading.
 - Truck access to the rear loading docks after daylight hours shall only be via Murray Street.
7. The development herein approved shall be consistent with the relevant provisions of the current Environment Protection (Noise) Policy 2007.
8. The hours of operation of the premises shall be restricted to the following times:
 - Opening times: 6.00am to 10:00pm, seven (7) days a week.
 - Rubbish collection: Monday to Saturday – between 7am and 7pm; Sunday and Public
 - Holidays – between 9.00am and 7.00pm.
 - Loading docks:
 - Murray Street - normal business hours
 - Loading Dock A – daylight hours only
 - Loading Dock B – 24 hours a day, seven days a week.
 - Compactors (in loading docks): between 7am and 10pm on any day.
9. The boom gates shown in Dwg No. TP-003 Rev 13 shall be lowered and fixed outside of the operating hours of Loading Dock A to prevent vehicle access to this area.
10. That directional/information signage shall be installed at the ingress and egress points of the north-south access road alerting motorists to the speed limit and pedestrian crossing points adjacent the Orchard Court walkway.
11. That the Murray Street access points shall be located in accordance with NH Architecture Ground Plan, Drawing Number TP-003, Revision 13, dated 31.03.17.
12. The northern Murray Street access point shall accommodate delivery vehicles only, which shall be restricted to left-in/left-out movements by extending the solid back to back median on Murray Street to the south.
13. All works required to facilitate safe access to the site, including any necessary modifications to the painted median scheme on Murray Street, shall be to DPTI's satisfaction at the applicants cost. The applicant should contact DPTI, MeTRO, A/Senior Access Management Engineer Ms Teresa Xavier at teresa.xavier@sa.gov.au or via telephone 8226 8325 to discuss the required works.
14. All vehicles shall enter and exit the site in a forward direction and delivery vehicles utilising the Murray Street loading area shall be managed to ensure queuing on Murray Street does not occur.
15. Redundant crossover/s shall be reinstated to Council standard kerb and gutter at the applicant's cost.
16. The largest vehicle permitted on site shall be a 19 metre semi-trailer.
17. All heavy vehicle manoeuvring areas shall be consistent with AS 2890.2:2002.

18. All car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
19. The landscaping shown on the plans forming part of the application shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
20. The screening plants proposed to be grown along the trellis above the acoustic wall shall be nurtured and maintained at all times to ensure adequate visual screening is achieved between the loading dock areas and adjoining properties to the west.
21. 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 shall be submitted to and approved by the State Commission Assessment Panel.
22. Appropriate external lighting shall be installed across the site to ensure the safety of patrons is maintained at all times, to the reasonable satisfaction of the State Commission Assessment Panel.
23. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
24. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
25. 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.
26. An appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.
27. An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment.

28. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on the subject land.
29. No stormwater from this development shall be permitted to discharge on-surface to Murray Street or Gawler Street. In addition, any existing drainage of the road is to be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.
30. Sewage or effluent should be connected to a waste treatment system that complies with the relevant public and environmental health legislation applying to that type of system.

Advisory Notes:

- a. Please refer to substantial commencement and completion timeframes previously approved under DA 960/0439/14. If unable to meet these timeframes, the applicant will need to apply for an extension of time or seek a fresh consent before commencing or continuing the development.
- b. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- c. 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.
- d. 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).
- e. That the applicant/owner is advised to consult with the owners of property adjoining the new acoustic fence regarding fence colour and the extension of the fence along the pedestrian walkway to Orchard Court.
- f. The applicant/owner is reminded of its general environmental duty as required by Section 25 of the Environment Protection Act 1993 (enforced by the Environment Protection Authority), to take all reasonable and practical measures to ensure that its activities on the whole site do not pollute the environment in a way which causes, or may cause environmental harm (including an environmental nuisance such as dust and noise).
- g. The following design principles should be adhered to in the final design of any signage associated with the development:
 - LED lighting may be used for internal illumination of a light box only. No element of LED or LCD display shall otherwise be included in the design;
 - Illumination shall be limited to a low level (ie. 200cd/m²) and signage shall be finished in a material of low reflectivity to minimise distraction to motorists; and
 - Signage shall not contain any element that flashes, scrolls, moves or changes.

2.2.4 **Winwest Pty Ltd C/- Property & Consulting Australia**

DA 145/E016/17

135 Aldinga Beach Road, Aldinga Beach

City of Onkaparinga

Proposal: Construction of a mixed use development comprising four residential flat buildings consisting of three buildings to four storeys and one building to six storeys in height (with a range of dwellings, independent living units and serviced apartments), with basement parking, commercial tenancies, a communal rooftop terrace and associated landscaping.

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

Applicant

- John Koutsoukos, Winwest P/L
- Con Koutsoukos, Winwest P/L

Council

- Ben Victory, City of Onkaparinga
- Renee Mitchell, City of Onkaparinga

Representor/s

- Yvonne Wenham
- Ms Prag A Thi
- Mr Phil Brunning
- Geoff Hayter

Consultants

- Nathan Paine, Property & Consulting Australia
- James Cummings, Property & Consulting Australia
- Fran Bonato, Tectvs
- Chris Vounasis, Future Urban Group
- Ben Wilson, Cirqa

The State Commission Assessment Panel discussed the application.

RESOLVED

1. Defer to allow the applicant the opportunity to further consider their proposal in relation to the matters discussed at the public hearing.

2.2.5 **Theodoros Bediavas**

DA 753/L001/16

145 Lock 5 Road, Paringa

Renmark Paringa Council

Proposal: Camping ground, caravan parking area and accommodation facilities for tourists. River Murray Flood Zone.

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

Applicant

- David Hutchison, Access Planning

Council

- Sharon Jardine, Renmark Paringa Council (via phone).

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 that seek to restrict new development within the River Murray Flood Zone.
2. That pursuant to Section 39(4)(d) of the *Development Act 1993* and Regulation 17(3)(a) of the *Development Regulations 2008*, the State Commission Assessment Panel not proceed with an assessment for Development Application 753/L001/16 by Theodoros Bediavas for the establishment of a camping ground, caravan park and tourist accommodation at Allotment 103 in DP 54003, Lock 5 Road, Paringa.

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, 23 November 2017 in Leigh Street, Adelaide SA 5000

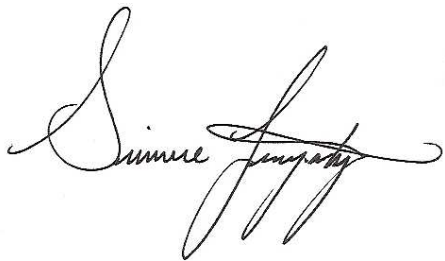
6. CONFIRMATION OF THE MINUTES OF THE MEETING

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 3.45 pm.

Confirmed 09/11/2017



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Simone Fogarty
PRESIDING MEMBER