



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 28th Meeting of the State Commission Assessment Panel held on Thursday, 12 July 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) Chris Branford Sue Crafter (Agenda Items 2.2.1, 2.2.2) Peter Dungey Dennis Mutton David O'Loughlin (Agenda Items 2.2.1, 2.2.2, 2.2.3)
Secretary	Alison Gill
DPTI Staff	Darby Schultz (Agenda Item 2.1.1) Lauren Talbot (Agenda Items 2.1.1, 2.2.3) Gabrielle McMahon (Agenda Item 2.2.1) Brett Miller (Agenda Items 2.2.1, 2.2.2) Malcolm Govett (Agenda Item 2.2.3)

1.2. APOLOGIES

Sue Crafter (Agenda Items 2.1.1, 2.2.3)
David O'Loughlin (Agenda Item 2.1.1)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Whiting Road Pty Ltd

DA 100/C219/17

1 Greenfield Road, Seaview Downs

City of Marion

Proposal: Combined land use and land division application – One allotment into three allotments (Community Title) to be developed with 14 group dwellings and two commercial (office) tenancies and gym, including demolition of all existing structures.

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

Applicants

- John Hunt
- John Stimson, Stimson Consulting - 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; and
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 Marion Council Development Plan (consolidated 28 April 2016); and
3. To grant Development Plan Consent to the proposal by Whiting Road Pty Ltd for a combined land use and land division application – One allotment into three allotments (Community Title) to be developed with 12 group dwellings and two commercial (office) tenancies, including demolition of all existing structures - 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 100/C219/17:

Plans by Proske Architects, Alexander Symonds and Vivid Spaces

Title	Drawing	Drawing No.	Issue	Date
Plan of Division		A092215PROP5(D)	D	15/05/18
Demolition Plan		SK01	-	27/02/17
Proposed Context Plan		SK02.B	B	27/02/17
Proposed Site Plan		SK03.F	F	12/12/17
Proposed Ground Floor		SK04.C	C	9/03/17
Proposed First Floor		SK05.B	B	27/02/17
Streetscape Elevations		SK06.B	B	27/02/17
Elevations		SK07.B	B	27/02/17
Site Sections		SK08.B	B	10/01/18
Images		SK09.A	A	27/02/17
Images		SK10.A	A	27/02/17
Images		SK11.A	A	27/02/17

Reports and Correspondence:

- Planning Statement prepared by Stimson Consulting – dated September 2017
 - Primary Scheme Description
 - Revised correspondence prepared by Stimson Consulting – dated 30 May 2018
 - Revised correspondence prepared by CIRQA Consulting – dated 21 May 2018 -(Ref: 16108|BNW)
2. Landscaping 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 being replaced.
 3. 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.

4. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
6. A final detailed Stormwater Management Plan shall be submitted, in consultation with the Marion Council to the satisfaction of the SCAP. 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.
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 SCAP prior to the occupation or use of the development.
8. The access points shall be suitably flared to the road to permit the turn path of the vehicles expected on site.
9. Potential Purchasers - SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.

LAND DIVISION REQUIREMENTS

10. 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.
11. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.
12. Payment of \$13,660.00 into the Planning and Development Fund (2 allotment/s @6830.00) Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Planning Services, Department of Planning, Transport and Infrastructure (DPTI) Level 5, 50 Flinders Street, Adelaide SA 5000.
13. The final landscaping plan and siteworks/drainage plan shall be updated to reflect the most recent land division layout dated 15 May 2018 prior to Section 51 clearance being issued for the primary community title division, to the reasonable satisfaction of the State Commission Assessment Panel (or delegate).

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 undertake all necessary consultation with all affected parties that will be impacted by the approved works affecting the public road network.
- e. All internal infrastructure (roads, footpaths, lighting, landscaping, stormwater, water supply, sewerage, electricity supply etc) is owned by the Community Title holders. Construction, maintenance and repair of that infrastructure is solely the responsibility of the Community Title Corporation and is not a responsibility of the Council. All future Community Title owners are encouraged to inform themselves of their responsibilities and obligations as Community Title owners under the Community Titles Act 1996.
- f. A Construction Environment Management Plan (CEMP) shall be prepared in consultation with the City of Adelaide and be implemented 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

2.2. NEW APPLICATIONS

2.2.1 Commercial and General

DA 020/A035/18

North Terrace, Adelaide

City of Adelaide

Proposal: Demolition of existing structures and the construction of a mixed use building accommodating a Proton Therapy Unit and associated uses and services in basement levels, ground floor commercial tenancy, 12 levels of health and medical research, a plant level, associated car parking and infrastructure.

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

Applicants

- Charlie Sims, Commercial and General - presented
- Tony Perrin, Commercial and General
- Thomas Masullo, Woods Bagot - presented
- Anoop Menon, Woods Bagot
- Simon Tonkin, Masterplan - presented

Agency

- Belinda Chan, ODASA

Chris Branford declared a conflict of interest after the presentation from the applicant, and left the meeting prior to the deliberations.

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 Commercial and General for the demolition of existing structures and the construction of a mixed use building comprising a Proton Therapy Unit, ground floor commercial tenancy, 12 levels of health and medical research, a plant level and associated car parking and infrastructure at North Terrace, 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/A035/18.

Table 1: PLANS BY WOODSBAGOT

PLAN NO.	SHEET TITLE	REVISION	DATE
AR-SK1001	Site Plan	A	09.04.18
AR-SK1011	Demolition Plan	A	09.04.18
AR-SK2200	Floor Plan - Level 00	N	12.04.18
AR-SK2201	Floor Plan - Level 01	p	09.04.18
AR-SK2202	Floor Plan - Level 02	M	09.04.18
AR-SK2203	Floor Plan - Level 03 - Plaza	K	11.04.18
AR-SK2203M -	Mezanine Floor Plan - Level 03	D	09.04.18
AR-SK2204	Floor Plan - Level 04 - SAHMRI Fitout	D	09.04.18
AR-SK2205 05	Floor Plan - Level- SAHMRI Fitout	D	09.04.18
AR-SK2206	Floor Plan - Level 06 - SAHMRI Fitout	D	09.04.18
AR-SK2207	Floor Plan - Level 07 - Typical L7, L9, L11, L13	B	09.04.18
AR-SK2208	Floor Plan - Level 08 - Typical L8, L10, L12, L14	F	09.04.18
AR-SK2215	Floor Plan - Level 15 - Plant Room	D	09.04.18
AR-SK2216	Floor Plan - Roof	F	09.04.18
AR-SK3100	Elevation - North	D	09.04.18
AR-SK3101	Elevation - East	E	09.04.18
AR-SK3102	Elevation - South	F	11.04.18
AR-SK3103	Elevation - West	E	11.04.18
AR-SK3200	Section - East West	D	09.04.18
AR-SK3201	Section - North South	D	09.04.18
AR-SK3201	Section – Podium Study	D	11.04.18
AR-SK3203	Section - Atrium	A	09.04.18
AR-SK4110	Façade - Design Elements	A	12.04.18

Table 2: LANDSCAPE DRAWING SCHEDULE – PLANS BY OXIGEN

PLAN NO.	SHEET TITLE	REVISION	DATE
17.074	Landscape and Public Realm Report		April 2018
17.074	SAHMRI 2 Landscape Plan (Within Report)	A	11.04.18
17.074	SAHMRI 2 Public Realm Plan (Within Report)	A	11.04.18
	Floor Plan - Level 00 (Transformer Room)		
	Floor Plan - Level 01 (Generators, Fire Booster, Gas Metre Room, Fire Control Room, Central Chiller Plant and Sewer Connection) Floor Plan - Level 02 (Water Connections, Metres and Fire Main)		
	Floor Plan - Level 15 (Fire tank, Central Plant, Cooling Towers)		
	Roof Plan (Cooling Towers, Smoke Exhaust Fans, Hot Water Plant Flues)		
	East-west Section (Generator Flues)		

Reports:

- Planning Report by MASTERPLAN, dated April 2018
 - Schematic Design ESD Report prepared by Cundall dated 29 March 2018;
 - Storm Water Management Plan prepared by WGA dated 4 April 2018;
 - Traffic Impact Statement prepared by GTA Consultants dated 12 April 2018;
 - Acoustic Report prepared by Resonate dated 11 April 2018;
 - Wind Impact Assessment prepared by VIPAC dated 10 April 2018;
 - Service Report prepared by Aurecon dated 4 April 2018;
 - Waste Management Report prepared by RAWTEC dated 11 April 2018; and
 - Radiation Protection and Control Report prepared by Therapy Physics Inc dated 10 April 2018.
2. Prior to Development Approval being issued for super-structure works, final details of the façade and a detailed schedule of external materials and finishes in consultation with the Government Architect, shall be submitted to and approved by the State Commission Assessment Panel.
 3. The floor levels identified as a 'warm shell' on the plans shall be used for health, medical or educational land uses.

Wind

4. As recommended in the Wind report by VIPAC, dated 10 April 2018 a scaled wind test shall be conducted at the detailed design stage and any recommendations adopted, subject to the approval of the State Commission Assessment Panel, in consultation with the Government Architect. The measures shall be made operational prior to the occupation or use of the development.

Landscaping

5. The final landscaping plan based on the Oxigen integrated design (12th April 2018) shall incorporate details of the materials and plantings, lighting, art strategy, sculptures, seating, wayfinding signage etc and shall be submitted to the satisfaction of the State Commission Assessment Panel and approved prior to the commencement of the super-structure.

Traffic and Parking

6. Access to George Street shall be designed in general accordance with Woods Bagot Floor Plan – Level 01, Project number 140290, Sheet number AR-SK2201, Revision P, dated 12.04.18.

7. 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.
8. When exiting the site, all vehicles shall turn left onto George Street. Appropriate on-site signage shall be provided to direct drivers to turn left.
9. All car parking areas shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*.
10. The largest vehicle permitted on-site shall be restricted to an 8.8 metres Medium Rigid Vehicle and the delivery area shall be designed in accordance with *AS 2890.2-2002*.
11. All bicycle parking areas shall be designed in accordance with *AS 2890.3:2015* and the relevant Austroads Guides (including Cycling Aspects of Austroads Guides).

External Lighting

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

Stormwater

13. 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.

Noise

14. The acoustic attenuation measures recommended in the Acoustic report by Resonate dated 11 April 2018, 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.

Conditions- Infrastructure

15. 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.
16. 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.

Environmental

17. Prior to the commencement of site clearance, demolition or construction works, a Dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to investigate and report on the condition and stability of adjoining buildings, structures and Council assets. A copy of this report – including all photographic and video records - shall be provided to the State Commission Assessment Panel and the City of Adelaide in electronic format.
18. A LEED Gold environmental efficiency rating shall be sought for the development.

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. Staging works are indicated as (but not limited to):
 1. Demolition
 2. Substructure and retention (including excavation)
 3. Superstructure
 4. Balance of works (architectural services, finishes and fitout)

Environmental

- e. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- f. Further guidance about the storage, handling and disposal of medical waste can be found in the EPA publication *Medical waste – storage, transport and disposal* http://www.epa.sa.gov.au/files/4771338_guide_medical.pdf
- g. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this Approval to ascertain licencing requirements. Information on applying for a licence (including licence application forms) can be addressed here: http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence
- h. The applicant is reminded that the EPA holds site contamination records in relation to the subject site. Any work undertaken onsite should be compatible with recommendations for site contamination consultants and/or auditors. For further information about investigating and managing onsite contamination, refer to the following EPA publications: http://www.epa.sa.gov.au/files/4771800_guidelines_sc_audit.pdf
- i. EPA information sheets, guideline documents, codes of practice, technical bulletins etc can be accessed on the following website <http://www.epa.sa.gov.au>
- j. 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.
- k. 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.
- l. 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.

- m. You are advised that the Proton Therapy Unit requires a facilities licence pursuant to the *Radiation Protection and Control Act* (RP&C Act) prior to preparing the site for, or constructing, establishing, controlling, operating, managing, decommissioning, disposing of or abandoning, a radiation facility.
- n. A Construction Environment Management Plan (CEMP) shall be prepared in consultation with the City of Adelaide and be implemented 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

- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. The City of Adelaide advise that existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels. If the level difference between top of kerb and back of path is less than 50 mm please contact the Asset Manager for Water Infrastructure prior to setting finished floor levels.
- t. Stormwater runoff from the proposed medical building must be retained within the property boundaries, collected and discharged to stormwater infrastructure located in the easement for “drainage purposes” marked “Q”. As George Street is not a Council road reserve, Council cannot approve stormwater discharge to George Street.
- u. Collected seepage water from the proposed PTU/Clinic Support basement area must be either discharged to sewer or a property recycled water reuse system.

- v. Collected irrigation “seepage water” from the proposed landscaped areas located in the Plaza area must be either discharged to sewer or a property recycled water reuse system. “Seepage” water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- w. There are multiple sloped walls that may require amendments to the development or remedial treatment in accordance with AS1428.4.1. Shielding the hazard as the primary remedial measure, may be necessary with Tactile Ground Surface Indicators (TGSIs) only to be used if shielding is not possible.

Signs

- x. 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.

Construction

- y. 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.
- z. 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.
- aa. 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.
- bb. 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

Airport

- cc. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- dd. 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.

2.2.2 **Karidis Corporation Ltd**
 DA 020/A042/18
20 Toms Court, Adelaide
 City of Adelaide

Proposal: Demolition of the existing building and construction of a new 14 storey building comprising ground level shop (cafe) and service functions, 64 motel rooms (levels 1 to 12), and four serviced/residential apartments (level 13).

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

Applicants

- Greg Maughan, Karidis Corporation
- Peter Karidis, Karidis Corporation - presented
- Romano Mihailovic, Karidis Corporation

Agency

- Belinda Chan, ODASA

Consultants

- Richard Dwyer, Ekistics - presented
- Nic Salvati, ADS Architects - presented
- Brian Hayes, Lawyer

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 Adelaide Development Plan.
3. To grant Development Plan Consent to the proposal by Karidis Corporation for the demolition of the existing building and construction of a new 14 storey building comprising ground level shop (cafe) and service functions, 64 motel rooms (levels 1 to 12), and four serviced/residential apartments (level 13) at 20 Toms Court, 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/A042/18.

Plans by ADS Architects with job number 17/JN1331

Drawing Title	Drawing No.	Revision	Date
Site Plan	SK01	C	23.04.18
Ground Floor Plan	SK02	D	23.04.18
Level 1 Floor Plan	SK03	C	23.04.18
Level 2 Floor Plan	SK04	D	23.04.18
Levels 3,4,6,8,10,11,12 Floor Plan	SK05	B	23.04.18
Levels 5 & 9 Floor Plan with accessible room	SK06	D	23.04.18
Level 13 Floor Plan	SD07	c	23.04.18
Roof Plan	SD08	a	11.03.18
East Elevation	SK09	B	23.04.18
North Elevation	SK10	C	23.04.18
West Elevation	SK11	D	23.04.18
South Elevation	SK12	B	23.04.18
Section A-A	SK13	A	23.04.18
Balustrade Details	SK14		23.04.18

2. Prior to Development Approval being granted for super-structure works, further details shall be developed, in consultation with the Government Architect, as to the construction, materials, design and expression of the 'boxed' balcony elements to ensure a coherent,

integrated and unified appearance to the building. The details shall be supplied to and approved by the State Commission Assessment Panel.

3. Prior to development approval being granted for superstructure works a Stormwater Management Plan shall be developed in consultation with the City of Adelaide and shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel.
4. Prior to the commencement of construction, a dilapidation report (i.e. condition survey) prepared by a qualified engineer shall be provided to the State Commission Assessment Panel to ensure the stability and protection of adjoining buildings, structures and Council assets.
5. 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 prior to any superstructure works.
6. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
7. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
8. Any lighting under the balcony on the public roadways shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the SCAP and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times.
9. 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.
10. The acoustic attenuation measures recommended in the Acoustic Design Report, dated March 2018 by Sonus, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
11. No signage forms part of this development plan consent. No advertising display or signage shall be erected or displayed upon the subject land without any required Development Approval first being obtained.

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. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- e. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City Adelaide and be implemented 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
- f. An Encroachment Permit will be separately issued 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 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.
- g. 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. 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
- 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. 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.

- j. 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.
- k. All new crossovers or alterations to existing crossovers incorporated in the development will require approval by the City of Adelaide in accordance with the relevant standards and specifications detailed in the Council's City Works Guidelines.
- l. The finished floor level of the ground floor level at the entry points to the development including the waste area entry and exit points shall match the existing public realm levels unless otherwise agreed to in writing by the City of Adelaide.

2.2.3 Mill Hill Capital Pty Ltd

DA 473/D058/17

300 Nairne Road, Woodside

Adelaide Hills Council

Proposal: Land division for 1 into 148 allotments of which 139 will be for residential purposes.

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

Applicants

- John Carter, Mill Hill Capital - presented
- Patrick Maddern, Mill Hill Capital - presented
- Marcus Rolfe, URPS - presented

Council

- Sam Clements, Adelaide Hills (arrived at 12.11pm)

Agency

- Alice Everitt, DEW
- Adam Schutz, DEW
- Phil Hazell, EPA - presented
- Ruth Ward, EPA
- Joel Taggart, CFS
- Leah Bertholini, CFS
- Caren Siegfriedt, CFS

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide Hills Council Development Plan.
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Mill Hill Capital Pty Ltd for land division to create a total of 148 additional allotments, including 139 residential allotments, at 300 Nairne Road, Woodside subject to the following conditions and advisory notes and the concurrence of the Adelaide Hills Council Assessment Panel and the Minister for Planning.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 473/D058/17.

Prepared by Fyfe Pty Ltd:

- Reference Number 25894/6, Drawing Number 28594SU1-R20, Revision 20, Dated 12 June 2018, Sheets 1 to 4.

Prepared by Wallbridge Gilbert Aztec:

- Stormwater Management Plan, Document Number 171185rp001, Revision D, Dated 13 June 2018.
- Concept Plan, Drawing Number WAD171185 SK01, Revision E, Dated 12 June 2018.

2. The two road junctions being closed shall be removed and remediated to the satisfaction of DPTI and the Council.
3. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Nairne Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.
4. Site work, demolition work and building work shall be carried out only between the hours of 7.00am to 5.00pm Monday to Saturday. No works are permitted on Sunday other than those necessary for dust control, emergency works, or works that cannot be carried out at any other time without causing unnecessary disruption.
5. All major and minor drainage systems including the rear of allotment drainage shall be designed in accordance with the Councils Standards and Requirements for Land Development. All stormwater drainage designs shall be approved by Council prior to construction commencing.
6. Prior to construction commencing, a Construction Environment Management Plan (CEMP) including a Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and implemented to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site. NOTE: The *EPA Guideline Construction environmental management plans* (CEMP) and *Code of Practice for the building and construction industry* provides useful information on the preparation of CEMPs and SEDMPs.
7. The detailed design of the stormwater management system shall incorporate the outcomes as modelled in the concept design outlined in the Wallbridge Gilbert Aztec (WGA) *Stormwater Management Plan, Revision D* (dated 13 June 2018) and meet the following minimum stormwater quality objectives:
 - a) Quality targets:
 - i. Suspended solids – 80 per cent reduction of the typical urban average annual load component to an equivalent urban catchment with no water quality management
 - ii. Total phosphorus – 60 per cent reduction of the typical urban average annual load compared to an equivalent urban catchment with no water quality management
 - iii. Total nitrogen – 45 per cent reduction of the typical urban average annual load compared to an equivalent urban catchment with no water quality management
 - iv. Litter and gross pollutants 90 per cent reduction
 - v. No visible oils for flows up to three month average recurrence interval peak flow
 - b) Ensure run-off is maintained at pre-development levels.

A water quality model shall be provided to the State Commission Assessment Panel to prove that these targets have been achieved by the stormwater treatment drain.

8. Prior to completion of the stormwater management system, a maintenance plan must be developed to maintain optimum performance of all components of the system for the anticipated lifespan.
9. Prior to any civil or earthworks commencing on-site, tree protection zone (TPZ) fencing for all native vegetation identified for protection, shall be erected to the satisfaction of Council. The TPZ fencing shall remain in place for the duration of the civil works. The perimeter of the TPAZ shall be protected by the erection of a secure fence and shall:
 - i. Consist of a 2 metre high solid, chain mesh, steel or similar fabrication with posts at 3 metre intervals; and
 - ii. Incorporate on all sides a clearly legible sign displaying the words "Tree Protection Zone".

LAND DIVISION REQUIREMENTS

1. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water 90135/17.
3. The augmentation requirements of the SA Water Corporation shall be met.
4. The necessary easements shall be vested to the SA Water Corporation free of cost.
5. The internal drains shall be altered to the satisfaction of the SA Water Corporation.
6. SA Water is able to provide water and wastewater services to the development site. All internal reticulation mains must be in accordance with SA Water networks infrastructure standards. Further investigation of existing infrastructure to be undertaken.
7. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
8. Prior to the issue of a certificate under section 51 of the Development Act 1993, in relation to land division, each allotment shall be connected to, or capable of being connected to, the sewerage system that goes to the Bird In Hand Wastewater Treatment Plant.
9. The Nairne Road/Balmoral Road and Nairne Road/Caledonia Avenue junctions shall be designed and constructed/reconstructed in accordance with Austroads Guides/Australian Standards. The design of the junctions shall ensure that the longitudinal drainage of Nairne Road is not compromised in any way.
10. Sufficient shoulder sealing shall be provided opposite the Nairne Road/Balmoral Road junction in order to ensure that through vehicles can safely pass vehicles waiting to turn right into Balmoral Road.
11. All required road works associated with the Nairne Road/Balmoral Road and Nairne Road/Caledonia Avenue junctions shall be undertaken to the Department of Planning, Transport and Infrastructure's (DPTI) satisfaction prior to Section 51 certificates being issued. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. The applicant shall contact DPTI Traffic Operations, Network Integrity Engineer, Mrs Christina Canatselis via telephone (08) 8226 8262 or 0401 120 490 or email Christina.canatselis@sa.gov.au to obtain approval and discuss any technical issues regarding the required works.

12. Prior to Section 51 Clearance, public roads created by a land division to and from the proposed allotments shall be in accordance with the *Minister's Code : Undertaking Development in Bushfire Protection Areas, Part 2.2.2*:
- i. Provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads. Where this is not practicable such roads should not exceed 200m in length and the end of the road should have either –
 - a turning area with a minimum formed surface radius of 12.5m (*refer to The Code Figure 1*); or
 - a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (*refer to The Code Figures 1 and 2*)
 - ii. All public roads shall be of all-weather construction with a minimum-formed road surface width of 6 metres, and shall have minimum internal radii of 9.5 metres on all bends.
 - iii. Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.
 - iv. The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.
 - v. Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).
 - vi. No stopping anytime zones along one side of all roads within the land division, and on both sides where bends are present.
13. Prior to Section 51 Clearance, the existing fire track within proposed Allotment 200 shall be retained and improved to comply with the following requirements:
- i. Shall be all weather construction with a minimum-formed road surface width of 3 metres, and shall have minimum internal radii of 9.5 metres on all bends and be connected to a compliant public road.
 - ii. Vegetation overhanging the fire track shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.
 - iii. The all-weather road shall incorporate passing bays. The combined width of the passing bay and access track shall be 6m (or 7m in steeper terrain), and a minimum formed length of 17 metres. The passing bays shall be constructed at 200 metre intervals along the road or driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bay, passing bays may be required at intervals of less than 200 metres.
 - iv. Provided the existing fire track is connected to public roads at either end, no turning heads are required.
14. Prior to Section 51 Clearance, street and public lighting shall be installed (or bonded) and shall comply with the Lighting Code AS1158 and the style and type of lighting shall be approved by both Council and SA Power Networks.
15. The detailed design of all new footpaths, road, verges and other public areas shall comply with the Australian Standards, Adelaide Hills Council's standards, and the Disability Discrimination Act.
16. Prior to Section 51 Clearance, a detailed final stormwater management plan shall be provided to and approved by Council, including:
- Full stormwater network design and treatment train
 - Landscaping plans for swales and sedimentation/detention basins
 - Detailed basin and swale designs
 - Stormwater calculations
 - Hydrological studies for upstream and downstream of the proposed site
 - Hydrological and water quality modelling
 - Rear of allotment drainage (sealed system)
 - Infiltration wells
 - Any other relevant plans, reports or calculations

17. Prior to Section 51 Clearance, details and plans of fencing and landscaping treatments to all external boundaries of the site shall be provided to and approved by Council. Approved fencing and landscaping shall be installed at the developer's expense within the timeframe specified by the proposed Infrastructure Agreement with the Adelaide Hills Council.
18. Prior to Section 51 Clearance, the following detailed plans shall be provided to Council for approval:
- Pedestrian network pathways plan (1.5m width gravel pathways within both the reserves and 1.5m concrete footpaths in the roadways)
 - Street tree plan
 - Verge treatments plan showing groundcovers and street furniture
 - Open Space Plan for the two reserves detailing how these areas are to be developed with drainage infrastructure, paths, lighting, irrigation, fencing, park furniture, plantings and other infrastructure, including details of the location of the replacement shelter and details and elevations of this shelter and pathways in both reserves
 - Detail plans for the landscaping and any urban design features (e.g. entrance statements) at two entrances to the land division
 - Irrigation plans (if any areas are proposed to be irrigated):
All works shall be undertaken to the satisfaction of Council once approval is achieved. The landscape scheme shall also reflect the retention of native vegetation. The landscaping scheme shall be completed within six months of completion of construction or re-seal of the relevant road (in relation to road verge landscaping or some other time agreed to by Council). No landscape works shall be undertaken without the prior written approval of Council. The owner/applicant shall be responsible for maintenance of the landscaping for a minimum period of 12 months following the issue of notification of Practical Completion by Council.
 - The landscaping scheme shall be completed and maintained in accordance with the timeframe specified by the proposed infrastructure Agreement with the Adelaide Hills Council.
19. Public open space areas designated as Reserves shall be vested to Council pursuant to Section 50 of the Development Act. Reserve areas are required to be developed in accordance with Open Space Plan to be submitted to Council for approval.
20. Prior to Section 51 Clearance, detailed designs and specifications, prepared by a professional engineer, for all civil works relating to roads, which may include:
- Re-sealing plan
 - Swept path diagrams/plans (rubbish trucks)
 - New kerbing plan and details
 - Detailed turning head plans
 - Geometric road setout plan
 - Pavement treatment plan
 - Pavement calculations Road longitudinal sections
 - Road cross sections
 - Intersection treatment works and design contour plans
 - Traffic control plan/s (line-marking and signage). Note that a plan that shows the no stopping anytime zones is required
 - On-street parking plan

Road designs including structural road design and all traffic control devices shall be in accordance with Council Standards. No work (including any civil engineering works) is to commence prior to the receipt of written approval from Council. All costs for the design of all civil infrastructure shall be borne by the owner/applicant.

21. Prior to Section 51 Clearance and construction commencing, Engineering Approval must be obtained from Council. Sufficient documentation is required for assessment which may include:
- Staging plan
 - General construction plan

- Geometric drainage setout plan
 - Final surface contours plan
 - Cut and fill/bulk earthworks plans
 - Waste management (garbage collection) plan
 - Drainage longitudinal sections
 - Drainage cross sections
 - Construction details
 - Construction specifications
 - Stormwater calculations
 - Traffic impact statements
 - Street name signs
 - Any other relevant plans, reports or calculations
22. Prior to Section 51 Clearance, all approved works and infrastructure required by the design plans stamped approved by Council for construction shall be constructed (or bonded) for the relevant stage to the satisfaction of the Council.

All costs for the construction of all approved infrastructure shall be borne by the owner/applicant. Following a certificate of Practical Completion from Council the owner/applicant shall be responsible for all maintenance for a period specified by the proposed infrastructure Agreement with the Adelaide Hills Council.

23. Prior to Section 51 Clearance, the applicant shall enter into an Infrastructure Agreement with the Council to confirm the following off-site and non-prescribed works:
- Contribution to the off-site stormwater works
 - Open space upgrades, verge treatments and landscaping works
 - External fencing and fencing abutting reserves
24. Prior to Section 51 Clearance, (if practical completion of construction works has been achieved) all trenches or excavation are to be reinstated to the satisfaction of Council. All excavation, trenching of underground services and reinstatement in existing road pavements and verge areas shall be done to the satisfaction of Council.
25. Prior to Section 51 Clearance, all structures shall be cleared from the subject land, and all obsolete material and rubbish shall be removed to the satisfaction of Council.
26. Prior to Section 51 Clearance, the owner/applicant shall confirm that an appropriate water supply and fire plug/hydrant system of adequate capacity (to be used for fire and other emergencies) has been provided to the appropriate SA Water Standards.
27. "As-built" drawings of the approved and installed infrastructure shall be submitted to the Council along with certification from a professional engineer that the works for that stage have been completed in accordance with the approved design.
28. An asset register of the infrastructure constructed shall be provided to the Council's satisfaction in digital format.

ADVISORY NOTES

- a. The development must be substantially commenced or application for certificate made 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 the final land division certificate must be obtained from the State Commission Assessment Panel to complete the development within 3 years of the date of the Notification unless this period is extended by the Panel.

- d. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations. Note that "clearance" means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.
- e. The applicant is advised the Council is required to inspect the construction works at key hold points and the applicant shall provide an "Inspection Test Plans" (ITP) prior to commencement of any work. Hold points are to be signed off by Council before proceeding to next level of the construction works.
- f. The applicant is advised that Section 51 clearance will not be issued until all the conditions of the Land Division Approval have been 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 and project management fees. Another bond is required to cover the 12 month defects liability period.

The Developer is required to maintain the road, drainage and reserve infrastructure works for a 12 month defect liability period from the date of Practical Completion or the date of rectification if the defect item is considered major by Council, unless otherwise specified in the Infrastructure Agreement to be entered into with the Council.

- g. The applicant is advised the existing houses adjacent the hazardous vegetation on the western, south western and southern boundaries, are unlikely to be constructed to an appropriate level to withstand the impact of a bushfire. The hazardous vegetation in its current state may present at a higher bushfire attack level than what is prescribed for construction of future new dwellings in Medium bushfire prone areas in accordance with NCC Part 3.7.4. Therefore SA CFS recommends siting the habitable building should be appropriate to the assessed bushfire risk at the time of lodgement.
- h. The applicant is advised that individual applications for development consent for habitable buildings shall include either 5,000 litres static water supply independent of mains supply or 2,000 litres static water supply connected to mains supply in accordance with Ministers Specification SA78 and the Medium Bushfire zone prescribed for these allotments.
- i. The applicant is advised that individual applications for development consent for future habitable buildings shall include mandatory conditions for a vegetation management zone to be established within 20 metres (or to the property boundary - whichever comes first) of proposed development.

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, 26 July 2018 at 50 Flinders Street, Adelaide SA 5000

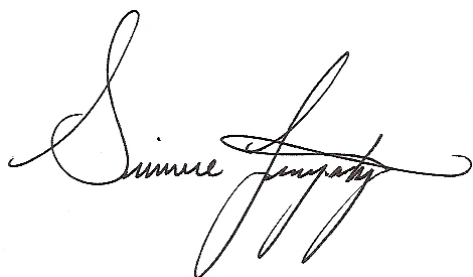
6. CONFIRMATION OF THE MINUTES OF THE MEETING

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 4.10pm.

Confirmed 12/07/2018

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

.....
Simone Fogarty
PRESIDING MEMBER