



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 90th Meeting of the
State Commission Assessment Panel
held on Wednesday, 12 August 2020 commencing at 9.30am
50 Flinders Street, Adelaide / Cisco Webex video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Dennis Mutton (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Sara Zuidland
DPTI Staff	Elysse Kuhar (Agenda Item 2.2.1) Hannah Connell (Agenda Item 2.2.2) Karl Woehle (Agenda Item 2.2.3) Gabrielle McMahon (Agenda Item 2.2.1, 2.2.2, 2.2.3) Jason Cattonar (Agenda Item 2.2.1, 2.2.2, 2.2.3)

1.2. APOLOGIES Nil.

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 Michael Calabro Pty Ltd

DA 361/L020/20

13-17 Metro Parade, Mawson Lakes

City of Salisbury Council

Proposal: Construction of a 12 storey building comprising 11 levels of student accommodation, ground level retail tenancies and at grade and basement car park.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants

- Enzo Caroscio – Architect (in person)
- Fabian Barone – Planner (in person)
- Thomas Wilson – Traffic (Webex)
- Michael Calabro – Applicant (Webex)

Council

- Chris Zafiroopoulos – Manager Development Services (Webex)
- Aaron Curtis – Team Leader – Planning (Webex)

Agency

- Kirsteen Mackay – Govt Architect (Webex)
- Aya Shirai-Doull – ODASA Design Advisor (Webex)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Salisbury (City) Development Plan.
- 3) RESOLVE to grant Development Plan Consent (and Land Division Consent) to the proposal by Michael Calabro Pty Ltd for Construction of a 12 storey building comprising 11 levels of student accommodation, ground level retail tenancies and at grade and basement car parking at 13-17 Metro Parade, Mawson Lakes subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Planning Commission, prior to the granting of Development Approval:
 - 1.1. The applicant shall submit a final detailed schedule of external materials and finishes, in consultation with the Government Architect to the reasonable satisfaction of the State Planning Commission.

Reason: To ensure the development is constructed with high quality materials and finishes.

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 -361/L020/20.

Reason: To ensure the development is constructed in accordance with endorsed plans and application details.

2. All vehicle 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 Planning Commission prior to the occupation or use of the development.
Reason: To ensure off-street car parking facilities are designed to adhere to the necessary standards.
3. All areas subject to use by commercial vehicles shall be designed in accordance with AS 2890.2 – 2002.
Reason: To ensure access and manoeuvring for commercial vehicles is provided on the site in a manner that is safe and convenient.
4. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
Reason: To ensure bicycle parking facilities are designed to adhere to the necessary standards.
5. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Planning Commission.
6. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
Reason: To ensure that vehicles associated with the development do not cause disruption or danger to vehicles on public roads.
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.
Reason: To ensure that vehicles associated with the development do not cause disruption or danger to vehicles on public roads.
8. All access points, car parking and vehicle manoeuvring areas shall be of an all-weather surface and must be maintained in a good condition at all times.
9. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking areas or driveways at any time.
Reason: To ensure the car parking areas are always available for the purpose they are designed. Further, that the site be maintained in a clean and tidy state.
10. Landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
Reason: To ensure the site is landscaped so as to enhance the visual and environmental amenity of the locality and internal amenity for occupants and users.
11. 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.
Reason: To ensure the ongoing survival and growth of landscaping.
12. The finished floor level of all ground level entries and similar arcaded areas accessible to pedestrians shall match that of the existing footpath, unless otherwise agreed to by the City of Salisbury in writing.
Reason: To ensure disability access is achieved and to ensure adjustment to the footpath levels is not required.
13. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
Reason: To ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.

14. 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.

Reason: To ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

15. Vehicle deliveries, linen collection, garbage collection and similar like vehicle movements shall only occur as follows:

- a) On Sundays and public holidays, between the hours of 9am and 7pm;
- b) On any other day, between the hours of 7am and 7pm.

Reason: To minimise land use conflict.

16. The acoustic attenuation measures recommended in the Environmental Noise Assessment, dated April 2020 by Sonus, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Planning Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Reason: To ensure the development achieves an appropriate standard of acoustic performance.

17. The development will comply with noise level criteria specified in *Environmental Protection (Noise) Policy 2007* (under the *Environmental Protection Act*). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason: To ensure the development does not cause unreasonable nuisance or loss of amenity in the locality.

18. The recommendations in the Wind Impact Report, dated 30 March 2020 by Vipac Engineers & Scientists, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Planning Commission. Such wind attenuation measures shall be made operational prior to the occupation or use of the development.

Reason: To ensure the development does not cause unreasonable wind impact in the locality.

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 *Environment Protection (Noise) Policy 2007* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to meet indicative noise factors for different land use categories. The policy creates offences that can result in on-the spot fines or legal proceedings. EPA

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

- e. Due consideration should be given to the residential context of the subject site. In particular, consideration should be given to management of noise associated with patron behaviour, vehicle movements etc outside of normal operating business hours.
- f. 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 Salisbury Council.
- g. Except where otherwise shown on the Approved Plans, signage does not form part of this Development Plan Consent. Advertising displays or signage shall not be erected or displayed upon the site unless Development Approval has been obtained or where the signage is exempt from Development Approval.
- h. All encroachments over Council land are subject to an Authorisation Agreement between the developer and Council, and shall be an ongoing agreement or as long as the encroachment exists. The Authorisation Agreement must be signed before the encroachment exists. An initial Permit Preparation Fee of \$918 is payable after which an annual fee will be charged. This annual fee will commence at \$565 and shall increase by CPI annually. It is the developer's responsibility to advise of any change of ownership if this occurs so a new agreement can be prepared for the new property owners, should the property be sold. The developer should also be aware that it is their responsibility to advise the new owners of their responsibility in regard to Authorisation and ensure a new agreement is entered into.
- i. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environmental Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- j. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>.
- k. Construction must be carried out so that it complies with the Construction Noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

On any Sunday or public holiday; or

After 7pm or before 7am on any other day.
- l. Building sites can be major contributors of suspended solids, concrete wash, building materials and wastes, to stormwater and, potentially receiving waters, if there are inappropriate management practices. Construction work and site preparation must be undertaken in a manner that does not allow the escape of soil, sediment or other pollutants by wind or water to the stormwater system at levels that breach the EPA's *Environment Protection (Water Quality) Policy 2003*.
- m. Tenancy fit-out applications are required for all individual tenancies and shall be approved pursuant to the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016*. Further, the following requirements apply to the development from an environmental health perspective:
 - The structure and design of any food premises must be constructed in accordance with the *Food Act 2001 and Food Safety Standard 3.2.3*;
 - Any high risk manufactured water systems which may include cooling water systems shall be installed and maintained in accordance with the *South Australian Public Health (Legionella) Regulations 2013*;

- n. All Council, utility or state-agency maintained infrastructure (ie. roads, kerbs, drains, crossovers, footpaths etc.) that are 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.
- o. Approval for the construction methodology of the proposed building may be required from the Secretary for the Commonwealth Department of Infrastructure and Regional Development, in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*. The applicant may be required to comply with Regulation 94 of the *Civil Aviation Regulations 1988* and should contact CASA on 131 757 for advice in relation to this Regulation.

2.2.2 CK Property Group C/- Ekistics

DA 040/L074/20

2-7 McLaren Parade, Port Adelaide

City of Port Adelaide Enfield

Proposal: Construction of a 6 storey tourist accommodation building with restaurant/bar, car parking and port cochere.

Rebecca Thomas declared a conflict of interest and left the room for this item.

The Deputy Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants

- Christie Bailey – Brown Falconer (in person)
- Lochlan Pellow – Brown Falconer (in person)
- Walt Coulston – Managing Director, CK Group (Webex)
- Lorne McClurg - Moto Projects (Webex)
- Richard Dwyer – Ekistics (Webex)
- Paul Morris - GTA Traffic Engineers (Webex)
- David Reynolds - Civil / Structural / Stormwater – CPR Engineers (Webex)
- David Holland - Heritage – Dash (Webex)

Agencies

- Kirsteen Mackay – Govt Architect (Webex)
- Belinda Chan – ODASA Design Advisor (Webex)

The applicant presented a 3D model/materials board of the site and confirmed it would form part of the application.

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE 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 Port Adelaide Enfield Development Plan.
- 3) RESOLVE to grant Development Plan Consent to the proposal by CK Property Group c/- Ekistics for the construction of a 6-storey tourist accommodation building, with restaurant/bar, retail, car parking and port cochere at 2-7 McLaren Parade, Port Adelaide, subject to the following conditions of consent and advisory 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, plans and reports submitted and stamped with Development Application No 040/L074/20.

Reason: To ensure the development is undertaken in accordance with the approved documentation.

2. Prior to Development Approval for superstructure works, the applicant shall submit:
 - a) a final detailed schedule of external materials and finishes to the satisfaction of the State Planning Commission in consultation with the Government Architect.

Reason: To ensure the final material quality is realised.

- b) a Vibration Management Plan in line with the recommendations of DASH Architect's Heritage Impact Statement dated 21 February 2020 (Clause 5.2.1) to the satisfaction of the State Planning Commission.

Reason: To manage vibration through the construction process.

3. 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 Planning Commission prior to any superstructure works.

Reason: To ensure the site is suitable for its intended use.

4. Landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.

Reason: To ensure landscaping is provided and nurtured at all times.

5. 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.

Reason: To ensure landscaping is provided and nurtured at all times.

6. 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 Planning Commission prior to the occupation or use of the development.

Reason: To ensure Australian Standards are met.

7. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the City of Port Adelaide Enfield.

Reason: To ensure parking areas are maintained.

8. The acoustic attenuation measures recommended in the BESTEC report, rev. dated 16 February 2020 shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Planning Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Reason: To ensure acoustic attenuation measures are achieved.

9. The hours for waste collection vehicles to enter and exit the site shall be restricted to Monday to Friday: between 7am and 10pm and between 9am and 10pm Saturday and Sunday.

Reason: To ensure the amenity of the locality.

10. Prior to the granting of Development Approval the Applicant shall submit a detailed Engineering Siteworks Plan and calculations including a stormwater quality improvement system which demonstrates the following reduction targets are achieved: 90% gross pollutants (greater than 50mm), 80% total suspended solids (TSS), 60% total phosphorus (TP), 45% total nitrogen (TN) and demonstrated reduction of hydrocarbons (oils and greases) to the satisfaction of the State Planning Commission.

Reason: To ensure stormwater management is designed appropriately for the development.

11. All surface stormwater runoff from car parking and vehicle manoeuvring areas shall be directed through bio-filtration systems or on-site pollutant treatment devices capable of removing and capturing oils, silts, greases, gross pollutants and nutrients to Council satisfaction, prior to discharging to Council's stormwater drainage system.

Reason: To ensure the appropriate treatment and stormwater quality.

12. The applicant shall provide an updated traffic report that reviews the access arrangements in conjunction with and prior to the upgrade of McLaren Parade (to result in one-way movement) to the satisfaction of the State Planning Commission.

Reason: To ensure traffic movement is still achievable at the site in the event of the McLaren Parade street upgrade.

13. The final mural design to the western elevation shall be provided for State Planning Commission's review and endorsement prior to its instalment.

Reason: To allow review of the final mural design.

Coastal Protection Board Conditions

14. Mechanical and electrical equipment shall be made safe from water ingress or raised in accordance with the Board's recommended minimum site level of 3.45 metres AHD.

Reason: To ensure mechanical and electrical equipment shall be made safe from water ingress

15. Any imported fill to be used shall be free of weeds and pathogen's to ensure that noxious weed or contamination sources are not introduced into the coastal environment.

Reason: To ensure noxious weed or contamination sources are not introduced into the coastal environment

16. All stormwater design and construction shall be in accordance with recognised engineering best practice to ensure that stormwater does not adversely affect the marine environment.

Reason: To ensure stormwater does not adversely affect the marine environment.

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

Reason: To ensure the amenity of the locality via light spill.

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 Planning 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. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Port Adelaide Enfield (Council) and implemented throughout construction in accordance with current industry standards including the *Local Nuisance and Litter Control Act 2016*, the EPA publications "*Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition*" and, where applicable, "*Environmental Management of On-site Remediation*" – to minimise environmental harm and disturbance during construction. The management plan should incorporate, without being limited to, the following matters:
- o timing, staging and methodology of the construction process and working hours;
 - o traffic management strategies;
 - o control and management of construction noise, vibration, dust and mud;
 - o management of infrastructure services during construction and re-establishment of local amenity and landscaping;
 - o stormwater and groundwater management during construction;
 - o site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
 - o disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
 - o protection and cleaning of roads and pathways; and
 - o overall site clean-up.
- e. Coastal Acid Sulfate Soils (CASS) have the potential to cause major habitat loss and degradation due to the release of acid and heavy metal ions into the environment. There is also a threat to development after construction due to deterioration and corrosion due to the disturbance of CASS. The land on which the development is situated, including the riverbed, may have the potential to develop acid sulfate conditions if exposed to oxygen. Spoil material should be closely monitored and tested for potential CASS and a contingency plan to remediate this action should be put in place, via an appropriate soil expert. The Coast Protection Board has released a set of guidelines which should be followed in areas where acid sulfate soils are likely to occur. These can be found at: https://www.environment.sa.gov.au/our-places/coasts/Coastal_hazards/Coastal_acid_sulfate_soils
- f. The waters adjacent the development site fall within the area covered by the *Adelaide Dolphin Sanctuary Act 2005*. The object of the Act is to protect the dolphin population and their natural habitat. Contractors should be made aware of the *Adelaide Dolphin Sanctuary Act 2005* and that there is a general duty of care to ensure the protection of the dolphin population from direct physical harm including as a result of changes in water quality.
- g. Signage does not form part of this consent and the final signage strategy must be assessed as part of a separate development application.
- h. The applicant is reminded of their general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not cause environmental harm.
- 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 for Environment and Water, or an additional referral to the Minister for Environment and Water. 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. The applicant is informed 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 for Environment and Water.

- k. The applicant is inform 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*.

2.2.3 **134 Wright Street Pty Ltd c/- Future Urban Pty Ltd**

DA 020/A068/19

134 Wright Street, Adelaide

City of Adelaide

Proposal: Demolition of existing structures, including portion of Local Heritage Place, and construction of a 17 level motel building and vehicle access off Wright Court.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants

- Fabian Barone – Future Urban (in person)
- Louis Kanellos – Chase Crown (in person)
- Sam Hosking – Hosking Willis (Webex)
- Craig McRostie – Starfish Developments (Webex)

Agencies

- Kirsteen Mackay – Govt Architect (Webex)
- Aya Shirai-Doull – ODASA Design Advisor (Webex)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE 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) RESOLVE to grant Development Plan Consent to the proposal by 134 Wright Street Pty Ltd C/- Future Urban Pty Ltd for the demolition of existing structures, including portion of a Local Heritage Place, and construction of a 17 level motel building at 134 Wright Street, Adelaide.

PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Reason: To ensure the development is constructed in accordance with endorsed plans and application details.

2. Prior to the granting of Development Approval for Stage two, the applicant shall submit a final detailed schedule of external materials and finishes including a physical materials sample board, to the reasonable satisfaction of the State Planning Commission in consultation with the Government Architect.

Reason: To ensure the materials and finishes proposed are consistent with the architectural drawings.

3. 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 Planning Commission prior to the occupation or use of the development.

Reason: To ensure the internal car park and crossovers adhere to the relevant Australian Standards

4. 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.

Reason: To ensure the stormwater is in accordance with the relevant Australian Standards

5. The development will comply with noise level criteria specified in *Environmental Protection (Noise) Policy 2007* (under the *Environmental Protection Act*). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason: To ensure the building services comply with the relevant noise level criteria specified in Environmental Protection (Noise) Policy 2007.

6. The final design of the bicycle rack shall be submitted for approval to the City of Adelaide, prior to occupation or use of this development.

Reason: To ensure the proposed bicycle rack on Wright Street aligns with Council standards

7. A final detailed Stormwater Management Plan shall be submitted, to the satisfaction of the State Planning Commission in consultation with the City of Adelaide. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Stage two Development Approval, and be implemented prior to occupation or use of the development.

Reason: To ensure the proposed stormwater management aligns with Council infrastructure and requirements

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 Planning 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. 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.
- e. The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, in regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction site, please contact the City of Adelaide.
- f. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths transverse by vehicles using the site are to be maintained in a reasonable condition for the duration of the works and are to be reinstated to the satisfaction of Council on completion of the works.
- g. All works on Council land shall be conducted to Council's specification, with all works to be bunted off safely and pedestrian safety to be maintained throughout the construction period. Plans displaying all relevant details of the Road/Kerbing/Footpath Works shall be submitted to the Assets and Infrastructure Officer for approval prior to the commencement of any such works.

2.3. **RESERVED MATTERS - Nil**

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS) – Nil**

4. **MAJOR DEVELOPMENTS – VARIATIONS - Nil**

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Thursday 26 August 2020 at 50 Flinders Street, Adelaide SA 5000/ Via Cisco Webex video conferencing

7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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

8. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 4.19pm.

Confirmed 12/08/2020



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Rebecca Thomas
PRESIDING MEMBER