



# *Development Assessment Commission*

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## **Minutes of the 541st Meeting of the Development Assessment Commission held on Thursday, 25 February 2016 commencing at 09.30 AM 28 Leigh Street, Adelaide**

### **1. OPENING**

#### **1.1. PRESENT**

Presiding Member	Simone Fogarty
Members	Helen Dyer (Presiding Member) Chris Branford Peter Dungey Sue Crafter David O'Loughlin Dennis Mutton Anthony Cheshire (Specialist Member Item 5.1)
Secretary	Sara Zuidland
DPTI Staff	Simon Neldner (Agenda Items 2.1 and 2.2) Lee Webb (Agenda Item 2.1) Nitsan Taylor (Agenda Item 3.1) Laura Kerber (Agenda Item 3.2)

#### **1.2. APOLOGIES – Nil.**

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### **2. DEFERRED APPLICATIONS**

- 2.1 Department for Planning, Transport and Infrastructure**  
DA 155/V009/15 and 020/L073/15  
**Hackney Road, Adelaide Parklands**  
City of Norwood, Payneham & St Peters  
Adelaide City Council  
Proposal: O-Bahn City Access Project

The Presiding Member welcomed the following people to address the Commission:

Applicant(s)

- Mario Russo – McConnell Dowell
- Nigel Schmidt -McConnell Dowell
- James Hayter – Oxigen
- Luigi Rossi - DPTI
- Ana Glavinic - DPTI
- Simone Tymukas - DPTI
- Dariusz Fanok – DPTI
- Brenton Burman

Council(s)

- Daniel Bennett (Adelaide City)
- Carlos Buzzetti (Norwood Payneham & St Peters)

The Development Assessment Commission wishes to acknowledge the further design development work undertaken by the proponent since the matter was deferred at its 11 February 2016 meeting. Additional clarification was also provided on the current options to ensure access arrangements for Gilberton residents are not unduly compromised and that an appropriate consultation process is adopted for all affected residents and business owners during the further design and implementation phases for the O-Bahn City Access Project.

The Commission discussed the application.

**RESOLVED**

1. RESOLVE that the proposed development (DA 020/L073/15) is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE that the Development Assessment Commission is satisfied that the proposal meets the key objectives of the Park Lands Zone within the Adelaide (City) Development Plan for the installation of public infrastructure in association with a guided busway and associated facilities.
3. RESOLVE that Development Plan Consent be granted for the development components of the O-Bahn City Access Project (DA 020/L073/15) within the Adelaide Parklands (and adjoining roads) at Dequetteville Terrace, Rundle Street, East Terrace, Hackney Road and Botanic Road, Adelaide, subject to the following reserved matters, conditions and advisory notes:

**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 Development Assessment Commission, prior to the granting of the staged Development Approval as noted in "O-Bahn City Access Project Development Approval Tracking Sheet" for the following elements of the development:

(a) Project Stage 1A

A schedule of tree removals and pruning (tree damaging activities) excluding those associated with the project works within the vicinity of Rundle and Rymill Parks – including detailed methods to further minimise tree impacts within the development footprint.

(b) Project Stage 1B

A schedule of tree removals and pruning (tree damaging activities) including only those associated with the project works within Rundle and

Rymill Parks -- including detailed methods to further minimise tree impacts within the development footprint.

(c) Project Stage 2

The geometric alignment of the tunnel within Rundle and Rymill Parks

The structural design elements of the tunnel and tunnel portal within Rundle and Rymill Parks including retaining walls, sheet piles, base, slab and walls.

(d) Project Stage 3

The car parking layout at Botanic Gardens, adjacent to the Goodman Building.

(e) Project Stage 5

The hard and soft landscaping plan within Rundle and Rymill Parks relating to the tunnel construction (excluding any additional works on adjacent Council Roads) that includes:

- i. species schedule
- ii. planting locations (including replacement plantings)
- iii. irrigation systems
- iv. street furniture
- v. pedestrian and cycle paths
- vi. wayfinding
- vii. public lighting.

The landscaping plan must ensure that the final design achieves an effective and complementary integration with its Park Lands setting so as to disguise the final alignment of the tunnel from ground level.

(f) Project Stage 6

The structural design elements of the shared use (River Torrens) bridge design.

(g) Project Stage 10

The architectural layout, footprint and location of the underground Tunnel service building.

(h) Project Stage 11

The urban design elements of the Rymill Park tunnel portal canopy and ramp design including fencing and barrier design associated with the tunnel portal and ramp.

(i) Project Stage 12

The urban design elements of the shared use (River Torrens) bridge design

(j) Project Stage 14

The urban design elements, location and footprint of the above-ground tunnel services building and associated ancillary infrastructure design that are visible to the public at the surface level.

## 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 accordance with the details and plans submitted in Development Application No 020/L073/15:

### Plans: O-Bahn City Access Project

- O-Bahn City Access Project – Concept Plan – dated 18.2.16
- O-Bahn Extents – Role Plan – Photo Overlay - dated 16.2.16
- Oxigen – Package A – River Torrens Bridge – dated February 18, 2016
- Oxigen – Package B – Hackney Road Crossing – dated February 18, 2016
- Oxigen – Package D – Hackney Road and Dequetteville Terrace – dated February 18, 2016
- Oxigen – Package F – Tunnel Portal Canopy – Rymill Park – dated February 18, 2016
- Oxigen – Package H – Pedestrian and Cycle Network – Rundle and Rymill Parks – dated February 18, 2016.
- Oxigen – Package G – Tunnel Service Building / Tunnel Cross Sections in Parklands – dated February 18, 2016
- Torrens River Shared Path Bridge - Drawing No 7360 - Sheets 22001-220100 (16) - Rev A dated 27.1.2016
- Structural Tunnel - Drawing No 7359 Sheets 200001-200190 (79) - Rev A dated 29.1.2016
- Structural Tunnel - Drawing 7359 Sheets 200300-200384 (10) - Rev A dated 3.2.2016
- Structural Tunnel - Drawing 7359 Sheets 200400-200490 (18) - Rev A dated 3.2.2016
- Tunnel Service Building - Structural Drawings - Sheets 200800-200813 (13) Rev A dated 15.2.2016
- Extent of Guided Track - DPTI\_SKT\_7304-99-1008 Rev A dated 5.11.15
- Licensed Areas – SKT-7304-01-1091 Rev B dated 17.8.15
- Bundeys Road/Park Terrace Intersection - Drawing 201401208 SK005 Rev A dated 17.2.16 (Option 1)

### Documents

- Development Assessment Report - AECOM - dated 15 October 2015
- O-Bahn City Access Project - Development Approval Tracking Sheet (Staging Plan) dated 10 February 2016 Rev 3 prepared by McConnell Dowell
- AECOM - O-Bahn City Access Project - Air Quality Impact Assessment - Ref 60341451- dated 16 July 2015.
- AECOM - O-Bahn City Access Project - Preliminary Noise Mitigation Plan - Ref 60341451-A15E01RP-0 dated 23 July 2015.
- AECOM - O-Bahn City Access Project - Construction Vibration Assessment - Ref 60341451-A15E022RP - dated 23 July 2015.
- DASH Architects - O-Bahn City Access Project - Non-Aboriginal Heritage Impact Assessment - DA153127: Revision C: 10.08.15
- Proposed DAC impacts - Regulated and Significant Trees - Appendix K
- O-Bahn City Access & Park Lands Rejuvenation Project - Landscape Architecture and Urban Design Assessment - dated 25 June 2015 - V17
- Treevolution Report - Re-development Impact Assessment - Regulated / Significant Tree Removals - dated 16 September 2015.
- Environmental Impact Report (Appendix C)
- DPTI: O-Bahn City Access: Sustainability Management Plan - 23 July 2015
- O-Bahn City Access & Park Lands Rejuvenation Project - WAX dated 25 June 2015 V17
- Golder Associates - O-Bahn Extension, Adelaide SA - Stages 1,2 & 3 Contamination Investigation Report No 147662122-022-R-Rev0 dated September 2015
- Dewatering Method - McConnell Dowell
- AECOM Response to further information dated 6 November 2015
- AECOM Additional Information for 25 February DAC meeting dated 18 February 2016
- Email from Isabelle Gerrard (DPTI) to DAC dated 8 February 2016.

2. The following information shall be submitted for the further assessment and approval by the Development Assessment Commission (in consultation with

the Adelaide City Council) prior to the commencement of construction works (but excluding Stages 1A and 1B):

- (a) Construction and Environmental Management Plan (CEMP). The CEMP must incorporate measures and actions to address (but not be limited to) the following issues:
- Air quality, including odour and dust;
  - Vibration impacts - including the adoption of appropriate construction methodologies, monitoring and mitigation strategies for the protection and conservation of service infrastructure and built development, including state and local heritage places;
  - Surface water including erosion and sediment control;
  - Soils, including management of contaminated soil, stockpile management, fill importation and prevention of soil contamination;
  - Installation of erosion control measures for the construction phase;
  - Appropriate location and management of stockpiles to prevent runoff entering the Council storm water system;
  - Appropriate management of sediment related to vehicle drag out;
  - Identification of tree protection zones and the strategies to be implemented to protect those regulated and significant trees to be retained and to further minimise tree removal and damage.
  - Groundwater, including prevention of groundwater contamination.
  - Site security and public safety.
  - Use of temporary lighting (and the minimisation of light overspill).
  - Hours of operation - including night work protocols.
  - Control and eradication of environmental / declared weed species.
  - Establishment of temporary fencing
  - Landowner/resident communication and complaints management.
  - Waste minimisation and recovery.
- (b) Traffic Management Plan (TMP). The TMP must incorporate measures and actions to address (but not be limited to) the following issues:
- haulage routes (including vehicles size and trip numbers), closures and temporary restrictions proposed during construction works;
  - management of drag-out from the development site (with the incorporation of rubble strips, wheel washdown or similar to minimise any external road impacts);
  - signage and wayfinding information to alert road users of any change to local access and traffic conditions;
  - implementation of appropriate measures to minimise impacts and disruption to surrounding residents and business owners during the construction phase of the development
  - location, operation and management of temporary carparking areas for staff and/or workers during construction;
  - temporary arrangements for pedestrians and cyclists (with the closure and or re-routing of existing off-road paths during construction).
  - a communications strategy will also need to be prepared to ensure that local residents are informed of changes to traffic conditions in a timely manner.
- (c) A Contractor's Construction Noise and Vibration Management Plan (CNVMP) as detailed in the AECOM Environmental Impact Report document including DPTI's Operational Instruction 21.7 (OI 21.7) "Management of Noise and Vibration: Construction and Maintenance Activities". This plan must also outline how mitigation strategies will be implemented to minimise noise nuisance and vibration impacts to adjacent (and potentially affected) properties. The CNVMP must also include a Night Works Management Plan.

- (d) Stormwater Management Plan (SMP) The SMP must incorporate measures and actions to address (but not be limited to) the following issues: (a) how stormwater will be managed and water quality maintained during the construction and operation of the development ; (b) further investigation and adoption of Water Sensitive Urban Design principles (WSUD) within the development; and (c) a final concept design report to demonstrate how development will be integrated with existing private utility, state and/or local government infrastructure.
3. All works shall be undertaken in accordance with the Construction and Environmental Management Plan (CEMP).
  4. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property, public reserve or public road.
  5. All earthworks shall be restricted to only those which are shown on the approved plans as required for building and/or access purposes.
  6. All hard building materials shall be secured and in such a manner so as to prevent any materials entering the stormwater system either by wind or water action during construction works.
  7. 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 or state agency specifications. All costs associated with these works shall be met by the proponent.
  8. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge.
  9. The excavation of and removal of rock, sand or soil must not adversely impact on the ecology of a watercourse and must not adversely impact on migration of aquatic biota or alter the natural flow regime of a watercourse.
  10. There must be a minimum distance of 20 metres between a watercourse or well and the fuelling site for machinery when used to undertake construction.
  11. Mechanical plant or equipment (including ventilation systems) installed to the tunnel, service and portal infrastructure shall be designed, located and attenuated to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall be operated to ensure compliance with the DPTI Road Traffic Noise Guidelines and Section 25 of the Environment Protection Act 1993 and be subject to a pre-construction and post-construction operational acoustic assessment by a qualified acoustic engineer.
  12. Prior to providing public access to areas of earthworks involving the movement of contaminated soil, a definitive statement shall be provided from a site contamination consultant that the areas subject to excavation and construction works are suitable for their intended use (i.e. parklands and transport corridor). A copy of this statement shall be provided to the Development Assessment Commission.
  13. All canopy and root pruning shall be undertaken by a qualified arborist and in accordance with Australian Standard 4373-2007: Pruning of Amenity Trees.

14. A qualified arborist shall be present during excavation works affecting significant and regulated trees (to be retained) to determine the extent of existing tree roots in close proximity to impact zones, to undertake a visual inspection and initiate remedial works (where necessary) during construction work and to monitor the likely impacts on tree stability and health to ensure any disturbance issues are minimised.
15. Semi-mature native and/or exotic tree species shall be planted on a minimum of a 2 for 1 basis to compensate for the removal of each regulated tree and a minimum of a 3 for 1 basis for each significant tree. The replacement tree planting shall be indicated on the approved landscaping plan and must occur within 3 months of the operational use of the busway tunnel.
16. The critical root zones of regulated and significant trees to be retained shall be fenced and protected to prevent accidental damage and to ensure material stockpiling or vehicle movements do not impact these trees. Additional protection measures that comply with the Australian Standard for Protection of Trees on Development Sites (AS 4970-2009) must be implemented and complied with at all times.
17. All external public and security lighting shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no demonstrable nuisance or loss of amenity is caused to any person beyond the site. Note: Public areas must be provided with sufficient lighting to ensure the safe and secure movement of people and vehicles in accordance with Australian Standard AS 1158 - Lighting for roads and public spaces and Australian Standard AS 4282 - Control of the obtrusive effects of outdoor lighting.
18. All carparking and manoeuvring areas shall conform to Australian/New Zealand Standards for off-street carparking; AS/NZS 2890.1:2004 Off-Street carparking and AS/NZ 2890.6: 2009 Off-Street parking for people with disabilities.
19. All bicycle facilities shall be designed in accordance with Australian Standard for bicycle parking facilities AS 2890.3-1993 and the Austroads Guides.

#### State Heritage Unit

20. The recommendations contained in Section 5 (Mitigation) of the Construction Vibration Assessment Reports (prepared by AECOM and dated 23 July 2015) for both Development Applications shall be followed including the construction scheduling, the equipment and site management and pre-construction dilapidation surveys for all affected State Heritage Places. The State Heritage Places that fall within the 0.8mm/s or 1.3mm/s boundaries for vibration as marked on Maps 1, 2 and 3 of the Construction Vibration Assessment Report shall be the subject of pre-construction dilapidation surveys and shall be monitored during construction works. The dilapidation surveys shall be prepared prior to the commencement of site works, to the satisfaction of the Minister for Planning. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation and construction works.

*Reason: To ensure the physical state of the State Heritage Places is known prior to works commencing so that rectification works (if required) can occur after construction is completed and that the vibration levels are monitored throughout the project to prevent physical damage from occurring to the heritage places.*

### **Advisory Notes:**

- a. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- b. 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.
- c. 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 (Ph: 8204 0300).
- d. The development must be substantially commenced within twelve months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- e. The applicant also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by the Commission.
- f. Any request for an extension of time must be lodged with the Assessment Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- g. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and 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.
- h. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>
- i. That excavated materials and stockpiles must be appropriately classified and managed in accordance with the Environment Protection Authority (EPA) Guideline: Standard for the production and use of Waste Derived Fill (October 2013).
- j. There is the potential for archaeological remains being encountered during excavation works. It is recommended that the proponent engage an archaeologist experienced in indigenous and non-indigenous archaeology for pre-disturbance advice, and for specific advice during the progress of the works if the need arises.
- k. In relation to Condition 15, the applicant is advised that Adelaide City Council landscaping requirements place an emphasis on the incorporation of mature tree specimens (up to 5m in height). However for species growth and availability reasons, these requirements should be discussed with the Council.
- l. The applicant is advised that there are various Aboriginal groups, organisations and traditional owners that may have an interest in the project – these include the Kaurna Nation Cultural Heritage Association Inc: Chairperson Jeffrey Newchurch, 414 Swift Street, Northfield SA 5085 or email [jeffreynewchurch@hotmail.com](mailto:jeffreynewchurch@hotmail.com)
- m. The proponent's attention is drawn to the following legislative requirements:



### 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 State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.

### Aboriginal Heritage Act 1988

If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) must be notified under Section 20 of the *Aboriginal Heritage Act 1988*. If further information is required, contact the Aboriginal Heritage team on telephone (08) 8226 8900 or via email to [dsdaarheritagesites1@sa.gov.au](mailto:dsdaarheritagesites1@sa.gov.au)

- n. Any changes to the proposal for which development authorisation is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the development authorisation or (b) building certification documentation that incorporates differences from the proposal as documented in the planning application. To ensure a satisfactory heritage outcome, the Development Assessment Commission is requested to consult the Department of Environment, Water and Natural Resources in finalising any conditions or reserved matters above. Any enquiries in relation to this application should be directed to Robyn Taylor on telephone 8124 4922 or e-mail [DEWNR.StateHeritageDA@sa.gov.au](mailto:DEWNR.StateHeritageDA@sa.gov.au).
- o. As significant / regulated trees are to be retained, the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments. Requirements of this standard include:
  - The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
  - The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
  - The use of approved signs to identify the Tree Protection Zone;
  - Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

### **RESOLVED - DA 155/V009/15**

1. RESOLVE that the proposed development (DA 155/V009/15) is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE that the Development Assessment Commission is satisfied that the modifications to Hackney Road (including the installation of the ramp, tunnel

and portal) are consistent with the landuse and character objectives of the Norwood, Payneham and St Peters Development Plan.

3. RESOLVE that the Minister for Planning be advised that:
  - (a) the Development Assessment Commission notes the current work to identify and resolve a safe and practical solution for vehicular access to and from Park Terrace, Gilberton; and the further development of a grade separated pedestrian link across Hackney Road.
  - (b) these measures be developed in consultation with, and the final outcomes communicated to, local business owners, affected residents and local Councils.
4. RESOLVE to recommend that Development Approval be granted by the Minister for Planning for the O-Bahn City Access Project as it relates to works undertaken within the Hackney Road road reserve (DA 155/V009/15) subject to the following conditions and advisory notes:

### **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 accordance with the details and plans submitted in Development Application No 155/V009/15:

#### **Plans: O-Bahn City Access Project**

- O-Bahn City Access Project – Concept Plan – dated 18.2.16
- O-Bahn Extents – Role Plan – Photo Overlay - dated 16.2.16 General Arrangement - First Creek Culvert - Sheet 1 - 250003
- Structural Tunnel - Drawing No 7359 Sheets 200001-200190 (79) - Rev A dated 29.1.2016
- Structural Tunnel - Drawing 7359 Sheets 200300-200384 (10) - Rev A dated 3.2.2016
- Bundeys Road/Park Terrace Intersection - Drawing 201401208 SK005 Rev A dated 17.2.16 (Option 1)
- Hackney - Fullarton Road - Junction with Osborne Terrace - Traffic Control Drawing 201401208-SK004 Rev A dated 17.2.16
- Oxigen – Package B – Hackney Road Crossing – dated February 18, 2016
- Oxigen – Package E – Tunnel Portal Canopy – Hackney Road – dated February 18, 2016
- Oxigen – Package D – Hackney Road and Dequetteville Terrace – dated February 18, 2016
- Extent of Guided Track - DPTI\_SKT\_7304-99-1008 Rev A dated 5.11.15
- Licensed Areas – SKT-7304-01-1091 Rev B dated 17.8.15
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#### **Documents**

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- O-Bahn City Access Project - Development Approval Tracking Sheet (Staging Plan) dated 10 February 2016 Rev 3 prepared by McConnell Dowell
- AECOM - O-Bahn City Access Project - Air Quality Impact Assessment - Ref 60341451- dated 16 July 2015.
- AECOM - O-Bahn City Access Project - Preliminary Noise Mitigation Plan - Ref 60341451-A15E01RP-0 dated 23 July 2015.
- AECOM - O-Bahn City Access Project - Construction Vibration Assessment - Ref 60341451-A15E022RP - dated 23 July 2015.
- DASH Architects - O-Bahn City Access Project - Non-Aboriginal Heritage Impact Assessment - DA153127: Revision C: 10.08.15
- O-Bahn City Access & Park Lands Rejuvenation Project - Landscape Architecture and Urban Design Assessment - dated 25 June 2015 - V17
- Environmental Impact Report (Appendix C)
- DPTI: O-Bahn City Access: Sustainability Management Plan - 23 July 2015
- O-Bahn City Access & Park Lands Rejuvenation Project - WAX dated 25 June 2015 V17
- Golder Associates - O-Bahn Extension, Adelaide SA - Stages 1,2 & 3 Contamination Investigation Report No 147662122-022-R-Rev0 dated September 2015
- Dewatering Method - McConnell Dowell

- AECOM Response to further information dated 6 November 2015
- AECOM Additional Information for 25 February DAC meeting dated 18 February 2016

2. The following information shall be submitted for the further assessment and approval by the Minister for Planning prior to the commencement of construction works (as noted in "O-Bahn City Access Project Development Approval Tracking Sheet") for the following development stages:

(a) Project Stage 2

The structural design elements of the Hackney Road Tunnel portal including retaining walls.

(b) Project Stage 11

The urban design elements of the Hackney Road tunnel portal and ramp design that are visible at the surface level excluding the structural design elements, but including fencing and barriers.

(c) Project Stage 13

The hard and soft landscaping plan within Hackney Road including:

- i. species schedule
- ii. planting locations
- iii. irrigation systems
- iv. street furniture
- v. pedestrian and cycle paths
- vi. wayfinding
- vii. public lighting.

3. The following information shall be submitted for the further assessment and approval by the Minister for Planning (in consultation with the Norwood, Payneham and St Peters Council) prior to the commencement of construction works:

- (a) Construction and Environmental Management Plan (CEMP). The CEMP must incorporate measures and actions to address (but not be limited to) the following issues:

- Air quality, including odour and dust;
- Vibration impacts - including the adoption of appropriate construction methodologies, monitoring and mitigation strategies for the protection and conservation of service infrastructure and built development, including state and local heritage places;
- Surface water including erosion and sediment control;
- Soils, including management of contaminated soil, stockpile management, fill importation and prevention of soil contamination;
- Installation of erosion control measures for the construction phase;
- Appropriate location and management of stockpiles to prevent runoff entering the Council stormwater system;
- Appropriate management of sediment related to vehicle drag out;
- Identification of tree protection zones and the strategies to be implemented to protect those regulated and significant trees to be retained and to further minimise tree removal and damage.
- Groundwater, including prevention of groundwater contamination.
- Site security and public safety.
- Use of temporary lighting (and the minimisation of light overspill).
- Hours of operation - including night work protocols.
- Control and eradication of environmental / declared weed species.
- Establishment of temporary fencing

- Landowner/resident communication and complaints management.
  - Waste minimisation and recovery.
- (b) Traffic Management Plan (TMP). The TMP must incorporate measures and actions to address (but not be limited to) the following issues:
- haulage routes (including vehicles size and trip numbers), closures and temporary restrictions proposed during construction works;
  - management of drag-out from the development site (with the incorporation of rubble strips, wheel washdown or similar to minimise any external road impacts);
  - signage and wayfinding information to alert road users of any change to local access and traffic conditions;
  - implementation of appropriate measures to minimise impacts and disruption to surrounding residents and business owners during the construction phase of the development
  - location, operation and management of temporary carparking areas for staff and/or workers during construction;
  - temporary arrangements for pedestrians and cyclists (with the closure and or re-routing of existing off-road paths during construction).
  - a communications strategy will also need to be prepared to ensure that local residents are informed of changes to traffic conditions in a timely manner.
- (c) A Contractor's Construction Noise and Vibration Management Plan (CNVMP) as detailed in the AECOM Environmental Impact Report document including DPTI's Operational Instruction 21.7 (OI 21.7) "*Management of Noise and Vibration: Construction and Maintenance Activities*". This plan must also outline how mitigation strategies will be implemented to minimise noise nuisance and vibration impacts to adjacent (and potentially affected) properties. The CNVMP must include a Night Works Management Plan.
- (d) Stormwater Management Plan (SMP) The SMP must incorporate measures and actions to address (but not be limited to) the following issues: (a) how stormwater will be managed and water quality maintained during the construction and operation of the development ; (b) further investigation and adoption of Water Sensitive Urban Design principles (WSUD) within the development; and (c) a final concept design report to demonstrate how development will be integrated with existing private utility, state and/or local government infrastructure
4. All works shall be undertaken in accordance with the Construction and Environmental Management Plan (CEMP).
  5. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property, public reserve or public road.
  6. All earthworks shall be restricted to only those which are shown on the approved plans as required for building and/or access purposes.
  7. All hard building materials shall be secured and in such a manner so as to prevent any materials entering the stormwater system either by wind or water action during construction works.
  8. 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 or state agency specifications. All costs associated with these works shall be met by the proponent.

9. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge.
10. The excavation of and removal of rock, sand or soil must not adversely impact on the ecology of a watercourse and must not adversely impact on migration of aquatic biota or alter the natural flow regime of a watercourse.
11. There must be a minimum distance of 20 metres between a watercourse or well and the fuelling site for machinery when used to undertake construction.
12. Mechanical plant or equipment (including ventilation systems) installed to the tunnel, service and portal infrastructure shall be designed, located and attenuated to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall be operated to ensure compliance with the DPTI Road Traffic Noise Guidelines and Section 25 of the Environment Protection Act 1993 and be subject to a pre-construction and post-construction operational acoustic assessment by a qualified acoustic engineer.
13. A qualified arborist shall be present during excavation works affecting significant and regulated trees (to be retained) to determine the extent of existing tree roots in close proximity to impact zones, to undertake a visual inspection and initiate remedial works (where necessary) during construction work and to monitor the likely impacts on tree stability and health to ensure any disturbance issues are minimised.
14. External public and security lighting shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no demonstrable nuisance or loss of amenity is caused to any person beyond the site. *Note: Public areas must be provided with sufficient lighting to ensure the safe and secure movement of people and vehicles in accordance with Australian Standard AS 1158 - Lighting for roads and public spaces and Australian Standard AS 4282 - Control of the obtrusive effects of outdoor lighting.*

#### State Heritage Unit

15. The recommendations contained in Section 5 (Mitigation) of the Construction Vibration Assessment Reports (prepared by AECOM and dated 23 July 2015) for both Development Applications shall be followed including the construction scheduling, the equipment and site management and pre-construction dilapidation surveys for all affected State Heritage Places. The State Heritage Places that fall within the 0.8mm/s or 1.3mm/s boundaries for vibration as marked on Maps 1, 2 and 3 of the Construction Vibration Assessment Report shall be the subject of pre-construction dilapidation surveys and shall be monitored during construction works. The dilapidation surveys shall be prepared prior to the commencement of site works, to the satisfaction of the Minister for Planning. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation and construction works.

*Reason: To ensure the physical state of the State Heritage Places is known prior to works commencing so that rectification works (if required) can occur after construction is completed and that the vibration levels are monitored*

*throughout the project to prevent physical damage from occurring to the heritage places.*

### **Development Act 1993 and Development Regulations 2008: Obligations**

- i. Pursuant to section 49(14) of the *Development Act 1993* before any building work is undertaken, the building work is to be certified by a private certifier, or by some person determined by the Minister for the purposes of this provision, as complying with the provisions of the Building Rules (or the Building Rules as modified according to criteria prescribed by the Regulations).
- ii. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Minister for Planning.
- iii. You are also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by Minister for Planning.
- iv. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

### **Advisory Notes**

- a. A current list of Registered Private Certifiers in South Australia is available here: <http://www.sa.gov.au/topics/housing-property-and-land/building-and-development/building-and-development-applications/applications-with-a-building-component/private-certifiers> (sa.gov.au website).
- b. At completion of the project all certified documents should be retained by the responsible agency for the life of the asset.
- c. For additional information relating to certification of government building projects, contact Mary Andruchowycz (Chief Project Officer) Building Policy, Department of Planning, Transport and Infrastructure (telephone 7109 7051) Level 7, 136 North Terrace, Adelaide, 5000.
- d. Prior to the time period specified above, any request for an extension of time must be lodged with the Assessment Unit, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001.
- 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 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.
- f. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>
- g. That excavated materials and stockpiles must be appropriately classified and managed in accordance with the Environment Protection Authority (EPA) Guideline: Standard for the production and use of Waste Derived Fill (October 2013).
- h. There is the potential for archaeological remains being encountered during excavation works. It is recommended that the proponent engage an archaeologist experienced in indigenous and non-indigenous archaeology for

pre-disturbance advice, and for specific advice during the progress of the works if the need arises.

- i. The applicant is advised that there are various Aboriginal groups, organisations and traditional owners that may have an interest in the project – these include the Kurna Nation Cultural Heritage Association Inc: Chairperson Jeffrey Newchurch, 414 Swift Street, Northfield SA 5085 or email [jeffreynewchurch@hotmail.com](mailto:jeffreynewchurch@hotmail.com)
- j. The proponent's attention is drawn to the following legislative requirements:

*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 State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.

*Aboriginal Heritage Act 1988*

If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) must be notified under Section 20 of the *Aboriginal Heritage Act 1988*. If further information is required, contact the Aboriginal Heritage team on telephone (08) 8226 8900 or via email to [dsdaarheritagesites1@sa.gov.au](mailto:dsdaarheritagesites1@sa.gov.au)

- k. Any changes to the proposal for which development authorisation is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the development authorisation or (b) building certification documentation that incorporates differences from the proposal as documented in the planning application. To ensure a satisfactory heritage outcome, the Development Assessment Commission is requested to consult the Department of Environment, Water and Natural Resources in finalising any conditions or reserved matters above. Any enquiries in relation to this application should be directed to Robyn Taylor on telephone 8124 4922 or e-mail [DEWNR.StateHeritageDA@sa.gov.au](mailto:DEWNR.StateHeritageDA@sa.gov.au).
- l. As significant / regulated trees are to be retained, the applicant is advised to consult *Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites* to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments. Requirements of this standard include:
  - The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
  - The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
  - The use of approved signs to identify the Tree Protection Zone;
  - Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees

to be retained on the site are carefully managed to ensure their long-term survival and growth.

2.2. **Boral Land Division** DA 473/D034/15 and 180/D026/14

**Penfold Road, Stonyfell**

Burnside Council

**McBeath Drive, Skye**

Adelaide Hills Council

Proposal: Land Division – 13 into 13

The Presiding Member welcomed the following people to address the Commission:

Applicant(s)

- Matthew King (URPS)
- Kristy Lopes
- Jeremy Hill
- Concetta Zappia

Council(s)

- Tom Victory (Adelaide Hills Council)
- Jason Cattonar (City of Burnside)

The Commission discussed the application.

**RESOLVED**

1. RESOLVE to DEFER for further consideration.

3. **NEW APPLICATIONS**

3.1 **Woodforde JV Pty Ltd**

DA 473/D049/15

**23-64 Glen Stuart Road, Woodforde**

Adelaide Hills Council

Proposal: Land Division – 2 into 288

The Presiding Member welcomed the following people to address the Commission:

Applicant(s)

- Damien Ellis
- Anthony Gatti
- Deiter Lim
- Damon Nagel
- Patrick Stabile
- Paul Morris
- Sam Adams
- Peter Wellington
- Cindy Oliver

Representors

- Patricia Woodward
- Lynton Burgemeister
- Prav & Lisa Mudaliar
- Leo Efthiavoulou
- Tom Victory (Adelaide Hills Council)
- Ari Mudugamuwa (Adelaide Hills Council)
- Mark Buckerfield (Adelaide Hills Council)

The Commission heard the public representors first and discussed their issues. The Council representations were heard second and then discussed.

The Commission 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 Development Assessment Commission is satisfied that the proposal meets the key objectives of the Residential Zone, Medium Density Policy Area 43, and the division of land for medium density residential development.
- 3) RESOLVE to grant Development Plan Consent and Land Division Consent to the proposal by Woodforde JV Pty Ltd for the division of two allotments into 288 allotments at 23-63 Glen Stuart Road, Woodforde, subject to the following reserved matters and 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 473/D049/15.

### Alexander Symonds

Plan of Division, Ref. NO. A053514.0000, Dwg. No. A053514PROP(H), Rev H, dated 12.10.2015

Tree Survey, Dwg. No. A053514TREES Rev C, dated 27/1/2016

### Intro

Planning Statement, Project No. 1433, dated October 2015

Response to Representations, dated 6 January 2016

Response to Council Conditions, dated 28 January 2016

### Greenhill Engineers Pty Ltd

Stormwater Management Report, Project No. 13-908, Ref. No. 12238, Rev C, 19 October 2015

Response to EPA Information Request, Ref. No. 12997, dated 7 January 2016

Response to Campbelltown Council stormwater issues via email to Peter Wellington, Devine Communities, dated 12 February 2016

### GTA Consultants

Transport Impact Assessment, Ref. 15A1049000, dated 20/10/15

Response to Representations, Ref. No. 15A1049000, dates 4 January 2016

### Tract

Urban Design Place Report, Project 0314-0655-Magill Youth Training Facility – Woodforde, Doc. No. R002\_Urban Design Place Report, Rev 04, 16 October 2015

### Arborman Tree Solutions

Arboricultural Impact Assessment, Tree Report ATS3197-GleStuRdVsp, dated 11 August 2015

Preliminary Tree Assessment, Tree Report ATS3181- GleStuRdVsp, dated 27 July 2015

2. A detailed plan shall be provided, in consultation with Council, that shows offsite road/footpath/kerb infrastructure and treatments on Glen Stuart Road and Kintyre Road, to the reasonable satisfaction of the Development Assessment Commission.

3. The northern access road to Glen Stuart Road shall be designed to accommodate both left in / left out and right in / right out traffic movements.
4. The road design and construction shall comply as a minimum to the requirements prescribed in the relevant Australian Standard and Council's 'Engineering Guide Lines - Standard Residential Road Designs' excluding laneways which are 8m or smaller in width.
5. The Applicant shall submit a detailed design of the laneways to the satisfaction of the Development Assessment Commission prior to the commencement of site works. The detailed design should demonstrate that the laneways can accommodate the vehicular carriageway, vehicle movements into and exiting carports (swept paths), bin location, street trees, pad mount electricity transformers, fire hydrants and lighting.
6. Detailed design of the roadway adjoining the public reserve areas shall include:
  - Visitor parking bay/s along the northern road of the Stage 3A reserve area.
  - Visitor parking bays adjacent the townhouse allotments that abut proposed reserve areas.
7. Detailed design shall connect the northern internal road in Stage 3A to the internal road in Stage 3B via an all-weather access track in order to provide emergency vehicle access between the stages.
8. Detailed design of the road layout shall demonstrate that swept paths are satisfactory to accommodate movement of garbage trucks without creating safety issues such as overhang of pedestrian footpaths.
9. A concept plan shall be provided for pedestrian paths for the whole development that demonstrates connectivity to existing assets along Kintyre Road and Glen Stuart Road, to the reasonable satisfaction of the Development Assessment Commission.
10. A final design plan of areas to be developed as open space shall be submitted to the reasonable satisfaction of the Development Assessment Commission prior to the commencement of site works for the relevant stage.
11. Street trees and associated street level landscaping shall be undertaken in accordance with the Urban Design Place Report by Tract dated 16 October 2015.
12. The detailed design of the stormwater management must:
  - a. meet the following quality targets:
    - suspended solids – 80% retention of the typical urban annual load with no treatment
    - total phosphorus – 60% retention of the typical urban annual load with no treatment
    - total nitrogen – 45% retention of the typical urban annual load with no treatment
  - b. ensure runoff is maintained in accordance with the requirements set out within the Stormwater Management Report
  - c. ensure groundwater resources are not impacted, and
  - d. mitigate flood risk.
13. All stormwater design and construction shall be in accordance with the relevant Australian Standard and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

14. Allotments that do not have access to discharge stormwater direct to the street-table through gravity, shall be provided with relevant easements for the placement of stormwater infrastructure to enable discharge to the street table or underground pipe network under gravity.
15. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared prior to construction and implemented in accordance with the Stormwater Pollution Prevention: Code of Practice for the Building and Construction Industry [http://www.epa.sa.gov.au/files/47790\\_bccop1.pdf](http://www.epa.sa.gov.au/files/47790_bccop1.pdf) to the reasonable satisfaction of the Adelaide Hills Council to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site.
16. Prior to the commencement of construction, a Construction Environment Management Plan (CEMP) must be prepared and submitted to the reasonable satisfaction of the Adelaide Hills Council. The CEMP must address the mitigation or minimisation of impacts (especially noise and dust) during the construction phase and must be implemented during site works.

### **LAND DIVISION REQUIREMENTS**

17. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. SA Water 90148/15
18. The augmentation requirements of the SA Water Corporation shall be met.
19. The necessary easements shall be granted to the SA Water Corporation free of charge.
20. A final plan per development stage 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 Development Assessment Commission for Land Division Certificate purposes.
21. The applicant/developer shall submit to the Development Assessment Commission an Interim Audit Advice (prepared by an EPA-accredited site contamination auditor) for each stage of the plan of division prior to Section 51 clearance being issued for each applicable stage.
22. The applicant/developer shall prepare and implement a Remediation Management Plan for each stage prior to Section 51 clearance for each applicable stage.
23. A hard copy and electronic copy of the final design plans (formatted to Auto CAD-DWG/DXF files) shall be provided to Adelaide Hills Council prior to construction commencing.

### **COUNCIL'S TECHNICAL REQUIREMENTS**

#### **VESTING OF RESERVES**

24. The applicant/developer shall enter into a deed of agreement with Council regarding works to be undertaken to the proposed 5.451ha reserve area shown on the plan of division, which outlines all proposed works, upgrades, cost responsibilities and timing of works. Other associated matters including tenure of the site during such works, insurance, public liability and other relevant matters should also be addressed through this agreement (or additional agreements as the case may be).

## ROADS

25. Roads, water tables and kerbing shall be constructed in accordance with Regulations 51 through to 55 of the Development Regulations 1993 and the Real Property (Land Division) Regulations 1995.
26. Proposed driveway crossovers along Glen Stuart Road should be paired and configured to maximise the availability of on-street parking.
27. Access to driveways shall be determined using the Australian Standard AS 2890.1- Parking Facilities, B85 template swept path with 0.3m minimum clearances each side. Access to driveways shall not be restricted in the event that vehicles are parked on-street immediately adjacent proposed driveway crossovers.
28. Car parking to minor collector and local streets must comply with AS 2890.5 Parking Facilities.
29. All line-marking should be designed and constructed in accordance with the relevant Australian Standards and the DPTI Pavement Marking Manual 2015.
30. Road pavements should be designed with a 30 year design life. Pavement designs should be in accordance with Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide.
31. All roads to be constructed with the Department for Planning Transport and Infrastructure (DPTI) approved quarry or recycled pavement material specification. Recycled grade material is only for use in sub-base pavement layers, and quarry grade for use in base-course layers.
32. All roads are required to be surfaced with asphalt to a minimum thickness of 30mm. All parking bays to be surfaced with a minimum of 30mm of asphalt.
33. Roads shall be primed or primer sealed prior to application of asphalt.
34. Prior to practical completion, a copy of compaction test results in accordance with AS 1289 – Methods of testing soils for engineering purposes, shall be provided to Council by the Superintendent of the following:

### **Roads**

Four tests per thousand square metres of each layer are required. Council may request specific location of tests to be undertaken.

### **Trenches**

One test per layer of each material every 30 metres of trenching. One test is required per trench to each service trench to each property.

35. Prior to each pavement layer being constructed, survey level checks of the subgrade and base course are required at 20m intervals to confirm the accuracy of site levels and should be submitted to Councils Engineering Department for review.
36. Prior to placement of any road pavement material all public utility service excavations under the road pavement are to be completed. Public service trenches are to be backfilled and compacted in accordance with AS 1289 – Methods of testing soils for engineering purposes.

## STORMWATER DRAINAGE

37. Engineering Construction Specifications for all civil works shall be submitted by the Engineer and approved by Council prior to Engineering Approval being granted.
38. An as-constructed survey shall be provided of all invert levels and pipe sizes before Practical Completion. Practical Completion will not be accepted until an as-constructed survey has been received and approved by Council and the design drawings updated accordingly.

## LANDSCAPING AND VERGE AREAS

39. Street tree plantings are to comply with Council's approved planting schedule to the reasonable satisfaction of Council.
40. 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 Council's Open Space Plan (based on the approved concept plans including details of any permanent water bodies and proposed detention/retention basins) and the Urban Landscape Guidelines. A scaled contoured plan is required to be submitted to Council for approval and to include; areas of drainage, paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and any other infrastructure.
41. A plan should be submitted to Councils Technical Services Department which indicates the proposed locations of street signage prior to engineering approval being granted.
42. Street name signs should be provided in accordance with Council's Street Signage Strategy.
43. Naming of roads should be in accordance with Council's Policy for Street Naming.
44. Practical completion inspections for landscaping and open space to be undertaken by Council or its representative.
45. Common Service Trenches (CST) to be compacted to 90% MMDD (modified compaction).
46. Road reserve treatments regarding street tree locations, common service pit lids locations, bollard locations and street light locations should be approved by Council's Engineering Department.
47. All Public Utility Service lids are to conform to design levels specified by the Developer, a cross fall of 2% from the top of kerb to the property boundary. ANY variance with levels between the footpath and pit lids is at the Developer's cost. A survey of the finished level of public utility service lids must be submitted to Council at time of Practical Completion. Practical Completion will not be accepted until a survey has been provided to the satisfaction of Council.

## GENERAL REQUIREMENTS

48. Prior to construction commencing Engineering Approval must be obtained from Council. Sufficient documentation is required for assessment which may include:
  - Staging plan
  - General construction plan
  - Geometric road setout plan
  - Geometric drainage setout plan

- Final surface contours plan
- Cut and fill plan
- Pavement treatment plan
- Intersection design contour plan
- Traffic control plan (linemarking and signage)
- On-street parking and driveway crossover plan
- Waste management (garbage collection) plan
- Soil erosion and drainage management plan (SEDMP)
- Landscaping plans
- Road longitudinal sections
- Road cross sections
- Drainage longitudinal sections
- Drainage cross sections
- Construction details
- Construction specifications
- Stormwater calculations
- Pavement calculations
- Traffic impact statements
- Any other relevant plans, reports or calculations

49. 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. Another bond is required to cover the 12 month defects liability period (Generally 10% of the Practical Completion Bond but may be more as required by Council).
50. Any modification to existing Service Authorities infrastructure as a result of this development will be at the Developer's cost.
51. Once the works have reached Practical Completion, the Superintendent is to notify Council and a practical completion inspection is to be undertaken by the Contractor, the Superintendent and a Council Representative. A Practical Completion Certificate which states that all the works have been completed in accordance with the approved plans and specification along with a defects list which has been prepared by the Superintendent must be submitted to Council and accepted by Council. Where multiple contractors are involved, separate practical-completion certificates shall be provided which outline the included scope of works relevant to each certificate.
52. 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.
53. The final plan shall show easements for Council stormwater and SA Water Sewer along the back of blocks where such blocks are below the level of the road frontage.
54. Pedestrian paths shall be constructed along Glen Stuart Road and Kintyre Road for the extent of the subject land, to the reasonable satisfaction of Council prior to Section 51 clearance.
55. The applicant shall provide a dilapidation (infrastructure assessment report) report on the condition of existing infrastructure affected by the Development, prior to commencement of civil works.
56. All lighting of streets, public spaces and open spaces shall be in accordance with relevant AS/NZ standards – Lighting for roads and Public spaces. Poles and fittings to be designed/installed as per relevant power authority and all the fittings to be approved by the power authority.

57. 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.
58. The Applicant shall provide Council with "As Constructed" diagrams for all new installed council infrastructure in hard copy and electronic formatted to Auto CAD-DWG/DXF files.
59. The Applicant shall provide Council with quality control reports relating to installed council infrastructure (eg compaction test results) prior to practical completion and where practicable prior to the relevant 'Hold Point' being reached.

## **ADVISORY NOTES**

### Procedural

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

### Land Division

- g. The applicant/developer is advised to undertake detailed site investigations to identify existing underground services or any other assets/structures which belong to other authorities. Necessary easements and rights of way shall be provided to avoid future conflicts of ownership and operations of those assets.
- h. The applicant/developer is advised that any future dwelling located within 500 metres of the High Bushfire Risk Area must comply with relevant Building Code requirements (the Bushfire Attack Level (BAL) low bushfire attack construction standards and Ministers Specification SA 78 regarding water tanks).

### EPA

- i. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- j. The EPA recommends that bio retention systems are designed having regard to the Cooperative Research Centre for Water Sensitive Cities Adoption Guidelines for Stormwater Biofiltration Systems (2015)

[http://watersensitivecities.org.au/wp-content/uploads/2015/10/Adoption\\_Guidelines\\_for\\_Stormwater\\_Biofiltration\\_Systems\\_web.pdf](http://watersensitivecities.org.au/wp-content/uploads/2015/10/Adoption_Guidelines_for_Stormwater_Biofiltration_Systems_web.pdf)

- k. 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>

3.2. **Woodforde T&A Pty Ltd**

DA 473/E032/15

**23-63 Glen Stuart Road, Woodforde**

Adelaide Hills Council

Proposal: Construction of 54 dwellings and ancillary car parking

The Presiding Member welcomed the following people to address the Commission:

Applicant(s)

- Woodforde T&A Pty Ltd c/- Intro Design
- Patrick Stabile (Starfish Developments)
- Damon Nagel (Starfish Developments)
- Enzo Caroscio
- Kate Russo
- Damien Ellis
- Anthony Gatti
- Peter Wellington
- Deiter Lim

Representor

- Tom Victory (AHC)

The Commission 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 proposal meets the key objectives of the Residential Zone and the provision of medium density development in the Medium Density Policy Area 43, comprising a range of dwelling types that respond to the topography of the area.
- 3) RESOLVE to grant Development Plan Consent to the proposal by Woodforde T&A Pty Ltd c/- Intro Design for the construction of 54 dwellings and ancillary car parking at 25 Glen Stuart Road, Woodforde 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 473/E032/15.

**Plans by Enzo Caroscio Architecture & Design Pty Ltd**

**Type 2A.1 & 2A.2**

Woodforde Development Type 2A.1 – Western Perspective, Western View, Eastern View

Woodforde Development Type 2A.2 – Western Perspective, Western View, Eastern View

Woodforde – 2 Bedroom Terrace Type 2A.1 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.101 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2A.2 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.102 [A] – 09/12/15



Woodforde – 2 Bedroom Terrace Type 2A.2 & 2A.2 – Roof Plan 2A.1 & 2A.2 – Project No 15008 – Drawing No A2.103 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2A.2 & 2A.2 – West Elevation 2A.1, West Elevation 2A.2, East Elevation Option 1&2, Section Option 1 – Project No 15008 – Drawing No A2.104 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2A.1 – North Elevation 2A.1, South Elevation 2A.1 – Project No 15008 – Drawing No A2.105 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2A.2 – North Elevation 2A.2, South Elevation 2A.2 – Project No 15008 – Drawing No A2.106 [A] – 09/12/15

### **Type 2B.1 and 2B.2**

Woodforde Development Type 2B.1 – Western Perspective, Western View, Eastern View

Woodforde Development Type 2B.2 – Western Perspective, Western View, Eastern View

Woodforde – 2 Bedroom Terrace Type 2B.1 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.201 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2B.2 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.202 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2B.2 & 2B.2 – Roof Plan 2B.1 & 2B.2 – Project No 15008 – Drawing No A2.203 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2B.2 & 2B.2 – West Elevation 2B.1, West Elevation 2B.2, East Elevation Option 2B.1, East Elevation 2B.2, Section – Project No 15008 – Drawing No A2.204 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2B.1 – North Elevation 2B.1, South Elevation 2B.1 – Project No 15008 – Drawing No A2.205 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2B.2 – North Elevation 2B.2, South Elevation 2B.2 – Project No 15008 – Drawing No A2.106 [A] – 09/12/15

### **Type 2C.1**

Woodforde Development Type 2C.1 – North Western Corner, Western View, Eastern View

Woodforde – 2 Bedroom Terrace Type 2C.1 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.301 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2C.1 – Roof Plan – Project No 15008 – Drawing No A2.302 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2C.1 – West Elevation 2C.1, West Elevation 2C.2, Section – Project No 15008 – Drawing No A2.303 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2C.1 – North Elevation Option 3, South Elevation Option 3 – Project No 15008 – Drawing No A2.304 [A] – 09/12/15

### **Type 2D.1**

Woodforde Development Type 2D.1 – North Western Corner, Western View, Eastern View

Woodforde – 2 Bedroom Terrace Type 2D.1 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.401 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2D.1 – Roof Plan – Project No 15008 – Drawing No A2.402 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2D.1 – West Elevation, East Elevation, Section Option 1 – Project No 15008 – Drawing No A2.403 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2D.1 – North Elevation Option 1, South Elevation Option 1 – Project No 15008 – Drawing No A2.404 [A] – 09/12/15

### **Type 2E.1**

Woodforde Development Type 2E.1 – North Western Corner, Western View, Eastern View

Woodforde – 2 Bedroom Terrace Type 2E.1 – Upper Floor and Street Ground Level – Project No 15008 – Drawing No A2.501 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2E.1 – Roof Plan – Project No 15008 – Drawing No A2.502 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2E.1 – West Elevation 2E.1, East Elevation 2E.1, Section – Project No 15008 – Drawing No A2.503 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2E.1 – North Elevation 2E.1, South Elevation 2E.1 – Project No 15008 – Drawing No A2.504 [A] – 09/12/15

### **Type 2F.1**

Woodforde Development Type 2F.1 – North Western Corner, South Western View, South Eastern View

Woodforde – 2 Bedroom Terrace Type 2F.1 – Lower Ground Level 2F.1 – Project No 15008 – Drawing No A2.601 [A] – 09/12/15

Woodforde – 2 Bedroom Terrace Type 2F.1 – Upper Ground Level 2F.1 – Project No 15008 – Drawing No A2.602 [A] – 09/12/15  
Woodforde – 2 Bedroom Terrace Type 2F.1 – Roof Plan 2F.1 – Project No 15008 – Drawing No A2.603 [A] – 09/12/15  
Woodforde – 2 Bedroom Terrace Type 2F.1 – West Elevation 2F.1, West Elevation 2F.1, Section– Project No 15008 – Drawing No A2.604 [A] – 09/12/15  
Woodforde – 2 Bedroom Terrace Type 2F.1 – North Elevation 2E.1, South Elevation 2E.1– Project No 15008 – Drawing No A2.605 [A] – 09/12/15

### **Type 2G.1**

Woodforde Development Type 2G.1 – North Western Corner, Western View, Eastern View  
Woodforde – 2 Bedroom Terrace Type 2G.1 – Upper Floor 2G.1, Lower Ground Level 2G.1 – Project No 15008 – Drawing No A2.701 [A] – 09/12/15  
Woodforde – 2 Bedroom Terrace Type 2G.1 – Roof Plan 2G.1 – Project No 15008 – Drawing No A2.702 [A] – 09/12/15  
Woodforde – 2 Bedroom Terrace Type 2G.1 – West Elevation 2G.1, West Elevation 2G.1, Section – Project No 15008 – Drawing No A2.704 [A] – 09/12/15  
Woodforde – 2 Bedroom Terrace Type 2G.1 – North Elevation 2G.1, South Elevation 2G.1 – Project No 15008 – Drawing No A2.705 [A] – 09/12/15

### **Type 3A.1 and 3A.2**

Woodforde Development Type 3A.1 – Western Perspective, Western View, Eastern View  
Woodforde Development Type 3A.2 – Western Perspective, Western View, Eastern View  
Woodforde – 3 Bedroom Terrace Type 3A.1 – Upper Floor and Lower Ground Level – Project No 15008 – Drawing No A3.101 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3A.2 – Upper Floor and Lower Ground Level – Project No 15008 – Drawing No A3.102 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3A.2 & 3A.2 – Roof Plan Option 3A.1, Roof Plan Option 3A.2 – Project No 15008 – Drawing No A3.103 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3A.1 & 3A.2 – West Elevation 3A.1, West Elevation 3A.2, East Elevation, Section– Project No 15008 – Drawing No A3.104 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3A.1 – North Elevation 3A.1, South Elevation 3A.1 – Project No 15008 – Drawing No A3.105 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3A.2 – North Elevation 3A.2, South Elevation 3A.2 – Project No 15008 – Drawing No A3.106 [A] – 09/12/15

### **Type 3B.1 and 3B.2**

Woodforde Development Type 3B.1 – Western Perspective, Western View, Eastern View  
Woodforde Development Type 3B.2 – Western Perspective, Western View, Eastern View  
Woodforde – 3 Bedroom Terrace Type 3B.1 – Upper Floor and Lower Ground Level – Project No 15008 – Drawing No A3.201 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3B.1 – Roof Plan Option 3B.1 – Project No 15008 – Drawing No A3.202 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3B.2 – Upper Floor and Lower Ground Level – Project No 15008 – Drawing No A3.203 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3B.2 – Roof Plan Option 3B.2 – Project No 15008 – Drawing No A3.204 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3B.1 & 3B.2 – East Elevation Option 3B.1, Easter Elevation Option 3B.2, West Elevation Option 3B.1 & 3B.2, Section– Project No 15008 – Drawing No A3.205 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3B.1 – North Elevation 3B.1, South Elevation 3B.1 – Project No 15008 – Drawing No A3.206 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3B.2 – North Elevation 3B.2, South Elevation 3B.2 – Project No 15008 – Drawing No A3.207 [A] – 09/12/15

### **Type 3C.1**

Woodforde Development Type 3C.1 – Western Perspective, Western View, Eastern View  
Woodforde – 3 Bedroom Terrace Type 3C.1 – Upper Floor and Lower Ground Level – Project No 15008 – Drawing No A3.301 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3C.1 – Roof Plan – Project No 15008 – Drawing No A3.302 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3C.1 – West Elevation, West Elevation, Section – Project No 15008 – Drawing No A3.303 [A] – 09/12/15  
Woodforde – 3 Bedroom Terrace Type 3C.1 – North Elevation, South Elevation– Project No 15008 – Drawing No A3.304 [A] – 09/12/15

### **Type 3D.1**

Woodforde Development Type 3D.1 – North Western Corner, Western View, Eastern View

Woodforde – 3 Bedroom Terrace Type 3D.1 – Upper Ground Floor and Lower Ground Level – Project No 15008 – Drawing No A3.401 [A] – 09/12/15

Woodforde – 3 Bedroom Terrace Type 3D.1 – Roof Plan – Project No 15008 – Drawing No A3.402 [A] – 09/12/15

Woodforde – 3 Bedroom Terrace Type 3D.1 – West Elevation 3D.1, East Elevation 3D.1, Section– Project No 15008 – Drawing No A3.403 [A] – 09/12/15

Woodforde – 3 Bedroom Terrace Type 3D.1 – North Elevation, South Elevation – Project No 15008 – Drawing No A3.404 [A] – 09/12/15

### **Type 3E.1**

Woodforde Development Type 3E.1 – South Western Corner, Western View, Eastern View

Woodforde – 3 Bedroom Terrace Type 3E.1 – Upper Ground Floor and Lower Ground Level – Project No 15008 – Drawing No A3.501 [A] – 09/12/15

Woodforde – 3 Bedroom Terrace Type 3E.1 – Roof Plan – Project No 15008 – Drawing No A3.502 [A] – 09/12/15

Woodforde – 3 Bedroom Terrace Type 3E.1 – West Elevation, East Elevation, Section– Project No 15008 – Drawing No A3.503 [A] – 09/12/15

Woodforde – 3 Bedroom Terrace Type 3E.1 – North Elevation, South Elevation – Project No 15008 – Drawing No A3.504 [A] – 09/12/15

### **Street Elevations**

Woodforde – North Western Road A Elevation, North Western Road C Elevation – Project No 15008 – Drawing No A4.101 [A] – 09/12/15

Woodforde – South Western Road A Elevation, South Western Road C Elevation – Project No 15008 – Drawing No A4.102 [A] – 09/12/15

Woodforde – North Eastern Road B Elevation, North Eastern Road C Elevation – Project No 15008 – Drawing No A4.103 [A]

Woodforde – South Eastern Road B Elevation, South Eastern Road C Elevation – Project No 15008 – Drawing No A4.104 [A] – 09/12/15

### **Reports**

Planning Statement Townhouses, Glen Stuart Road, Woodforde – December 2015 – Intro Design Pty Ltd

### **Additional Information**

Intro Design Pty Ltd – Email to: Laura Kerber – Subject: DA 473/E032/15 – Woodforde dwelling application – Date 15/02/2016

Intro Design Pty Ltd – Email to: Laura Kerber – Subject: DA 473/E032/15 – Woodforde dwelling application – Date 16/02/2016

2. Privacy screens shall be installed on either side of the second floor terraces (where it directly abuts a residential dwelling) for allotments 72-96 to a minimum height of 1.5 metres. The screens should be permeable to sunlight but provide appropriate visual screening of the adjoining premises.
3. Shading devices shall be installed or an appropriate level of glazing provided on all west facing windows for allotments 41-69 to reduce solar heat gains and assist with the energy efficiency of the dwellings.
4. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

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

- a. air quality, including odour and dust
- b. surface water including erosion and sediment control
- c. soils, including fill importation, stockpile management and prevention of soil contamination

- d. groundwater, including prevention of groundwater contamination
- e. noise
- f. occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*.

A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

**4. INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE – Nil.**

**5. MAJOR DEVELOPMENTS –**

**5.1 City & Central Consulting Pty Ltd  
American River, Kangaroo Island**

Proposal: Major Development - Guidelines

Helen Dyer declared a conflict of interest and was not present for the hearing of this item.

The Commission discussed the application and Guidelines.

**RESOLVED**

1. RESOLVE to DEFER for further consideration

**6. ANY OTHER BUSINESS**

**6.1. Schedule 10 Section 14 Determination**

**RESOLVED**

1. RESOLVE that the Development Assessment Commission revoke the delegation of the General Manager, City Development, City of Salisbury for DA 361/387/2016/2B and for the Commission to determine the application.
2. RESOLVE that the design of the proposal should be discussed with the applicant to ensure that the development is in accordance with general planning principles and the development character of the existing town centre as envisaged by the Salisbury Council Development Plan.

**7. NEXT MEETING – TIME/DATE**

- 7.1. Thursday, 10 March 2016 in Leigh Street, Adelaide SA

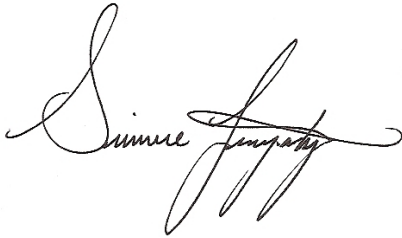
**8. CONFIRMATION OF THE MINUTES OF THE MEETING**

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

**9. MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 5.15 PM

Confirmed                      26/02/2016

A handwritten signature in black ink, appearing to read 'Simone Fogarty', with a large, stylized flourish extending from the end of the name.

.....  
Simone Fogarty  
PRESIDING MEMBER