



Development Assessment Commission

**Minutes of the 454th Meeting of the
Development Assessment Commission
held on Thursday 19th January 2011 commencing at 1:35 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Presiding Member	Ted Byrt
Members	Betty Douflias Carolyn Wigg John Dagas
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPLG Staff	Damian Dawson (17.1) Tom Victory (19.2) Yasmine Alliu (19.3) Sam Bayford Stephanie Ryan

1. APOLOGIES

Geoffrey Loveday
Megan Leydon
Damian Brown

2. CONFIRMATION OF THE MINUTES

2.1 **RESOLVED** that the Minutes of the 453rd meeting held on 8 December 2011 be taken as read and confirmed.

3. DEFERRED APPLICATIONS

3.1 **Status of Deferred Applications** – Nil.

4. OUTSTANDING MATTERS

4.1 **Status of Outstanding Matters** – Nil.

5. COURT MATTERS

- 5.1 **Status of Court Matters** – Nil.
6. **ENFORCEMENT MATTERS**
6.1 **Status of Enforcement Matters** – Nil.
7. **PRESIDING MEMBER’S REPORT** – Nil.
8. **DETERMINATION OF CATEGORY 2 HEARINGS** – Nil.
9. **MINISTER’S DECISIONS – UPDATE** – Nil.
10. **MAJOR DEVELOPMENTS – UPDATE** – Nil.
11. **MATTERS DELEGATED BY THE GOVERNOR** – Nil.
12. **COMMITTEES REPORT**
12.1 **Building Fire Safety** – Nil.
12.2 **Building Rules Assessment** – Nil.
13. **DELEGATION REPORT**
13.1 **s33 & s49 Decisions** – Nil.

13.2. **s48 Decisions determined by the Presiding Member** – Nil.
14. **DEVELOPMENT APPLICATION STATISTICS** – Nil.
15. **PRINCIPAL PLANNER’S REPORT**
15.1 The Principal Planner identified an opportunity to speed up the endorsement process for meeting minutes by signing the minutes at the conclusion of each meeting.

RESOLVED that minutes be adopted and signed at the conclusion of each meeting and that an ongoing item '24. - Endorsement of Minutes by chair' be placed on the agenda in order to formalise the process of endorsing minutes at the end of proceedings.

15.2 The Principal Planner advised of a number of current applications in the system that will be coming to the Commission in the near future.
16. **ANY OTHER BUSINESS**
16.1 Review of Delegations

RESOLVED To adopt the amended Delegations and Guidelines for Delegations contained in Attachments A and B respectively, subject to Item 3.10 of the delegations being amended to appoint only the Principal Planner as the delegate.
17. **DEFERRED APPLICATIONS**

17.1 Right Invest Pty Ltd – Partial demolition of existing building and the construction of a seven (7) level apartment building with ground floor car parking – 14-20 Surfleyn Street, Adelaide – Mixed Use Zone; King William Street South Policy Area 28 – Adelaide City Council (020/0036/11)

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To GRANT Development Plan Consent for Development Application 020/0036/11 by Right Invest Pty Ltd for the partial demolition of the

existing building and the construction of a seven (7) level apartment building with ground floor car parking at 14-20 Surflen Street, Adelaide subject to the following reserved matter, conditions and advisory notes:

Reserved Matter:

1. Pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed proposals for the following reserved matter requiring further assessment and approval by the Development Assessment Commission prior to Development Approval of any superstructure stage:
 - a. An acoustic report that considers the potential for noise transfer and disturbance between apartments adjoining the rear light wells. Noise sources include the air conditioning units as well as residents utilising the balconies and courtyards.

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 plans, including the amended plans as submitted in development application number 020/0044/10 (Council reference DA/733/10) including:

Plans by JPE Design, Project Number 02411

Existing Site Plan - Drawing SK00 dated June 2011
Proposed Site Plan - Drawing SK01 dated June 2011
Ground Floor Plan - Drawing SK02B dated January 2012
Level 1 Plan - Drawing SK03 dated June 2011
Level 2 Plan - Drawing SK04 dated June 2011
Level 3 Plan - Drawing SK05 dated June 2011
Level 4 Plan - Drawing SK06 dated June 2011
Level 5 Plan - Drawing SK07 dated June 2011
Level 6 Plan - Drawing SK08 dated June 2011
Roof Plan - Drawing SK09 dated June 2011
Typical Apartment Layouts - Drawing SK10 dated June 2011
West Elevation - Drawing SK11 dated June 2011
South Elevation - Drawing SK12 dated June 2011
East Elevation - Drawing SK13 dated June 2011
North Elevation - Drawing SK14 dated June 2011
Section AA - Drawing SK15 dated June 2011
Section BB - Drawing SK16 dated June 2011
Section CC - Drawing SK17 dated June 2011
Detailed Section BB - Drawing SK18 dated August 2011
Detailed Section CC - Drawing SK19 dated August 2011
Ground Floor Plan – Disabled Car Spaces Option – Drawing SK20 dated December 2011
Sketch Plans SK901 to SK907
Sketch Plans SK908 to SK909 dated 20 December 2011

2. The development shall be undertaken in the following stages:

Stage 1: Demolition, site preparation and footings
Stage 2: Substructure works
Stage 3: Superstructure, interior fit out and external services

3. All mechanical plant or equipment, shall be designed, sited and screened within approved plant areas to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive

location in or adjacent to the site shall not exceed 50 dB(A) between 7am and 10pm or 40dB(A) at any other time.

4. Continual monitoring of soil condition and appearance shall be undertaken during any site works upon the site including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall cease all earthworks and notify the Commission. Appropriate testing and remediation/removal of the soil shall be undertaken in accordance with standard industry procedures, as advised by an appropriately qualified person, to the satisfaction of the Commission prior to the recommencement of earthworks upon the site.
5. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction. A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

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

- (a) air quality, including odour and dust
- (b) surface water including erosion and sediment control
- (c) soils, including fill importation, stockpile management and prevention of soil contamination
- (d) groundwater, including prevention of groundwater contamination
- (e) noise
- (f) occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*: www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

6. External materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Development Assessment Commission.
7. Lighting to the Surfleen Street pedestrian and bicycle entrances shall be installed in accordance with Council's guideline entitled “Under Verandah/Awning Lighting Guidelines” at all times to the reasonable satisfaction of the Commission and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Commission.
8. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Commission.
9. Final details of the proposed waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent, shall be submitted to and approved by the Development Assessment Commission prior to the granting of development approval to the Development. Such details shall include a Waste Management Plan which shall cover:

- Resource recovery during demolition of the building, occupation and use of the Development including proposed methods of recycling of all recyclable materials.
- Movement and collection of waste and recyclable materials.

The applicant or the person(s) having the benefit of this consent, shall ensure that such waste management practices are adopted on the Land at all times to the reasonable satisfaction of the Commission.

10. The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Commission.
11. The finished floor level of the car park entry and exit points on the Land shall match the adjacent road level unless otherwise agreed to by the Commission.
12. The landscaping depicted on the plans, including the internal green walls, shall be maintained in good health and condition at all times with any dead or diseased plants or trees being replaced.
13. The proposed car parking layout and vehicular entry points shall be designed and constructed to conform to the Australian Standard 2890.1:2004 (including Amdt 1) for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities. On-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
14. Prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council and the Development Assessment Commission.
15. The car parks herein approved shall only be used by visitors and/or residents in a manner that is ancillary to the residential development upon the site.

Advisory Notes:

- a) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- b) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- c) 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.

- d) You are 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.
- e) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- f) Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- g) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- h) It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- i) Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- j) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- k) Access to buildings and designated disabled car parking spaces shall be designed and provided in accordance with the relevant Australian Standards.
- l) No on street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved.
- m) Adelaide City Council has indicated that there is no objection to the proposed vehicle crossing place however the work will be undertaken by Council and the cost of the work will be charged to the applicant. A separate application for the crossing place(s) is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, or telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken. Council have also indicated that a protuberance maybe necessary to improve sightlines for drivers exiting the site, further discussions with Council in this regard are encouraged.
- n) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
 - Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure

18. MAJOR DEVELOPMENTS – Nil.

19. SCHEDULE 10 APPLICATIONS

19.1 This item was withdrawn from the agenda prior to commencement of the meeting, at the request of the applicant.

19.2 Robe District Council – CWMS Upgrade - Lot 101 in DP73542, Evans Cave Road, Robe – Infrastructure Zone – Robe District Council (822/0105/11)

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

Applicant(s)

- Carmen Wentrock (for the applicant)
- David Hutchison

Representor(s)

- Trevor Shahne Thomas

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To GRANT development plan consent for the CWMS upgrade by the Robe District Council (822/0105/11), subject to the following reserved matter, conditions and advisory notes:

Reserved Matters:

1. Pursuant to Section 33 (3) a detailed landscaping plan shall be submitted to the Commission which outlines a range of appropriate species and heights to appropriately screen the proposal. Consideration to also be given to landscape mounds to reduce the visual impact of the lagoon wall and security fencing.

Planning Conditions:

2. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans as submitted in development application number 822/0105/11, including:
 - Tonkin Consulting, JN 2007.0783, Location Plan, Aug 2010
 - Tonkin Consulting, JN 2007.0783, New Storage Lagoon Plan, Sheet Number 02, Revision C
 - Tonkin Consulting, JN 2007.0783, Cross Sections, Sheet Number 03, Revision C
 - Tonkin Consulting, JN 2007.0783, Cross Sections, Sheet Number 04, Revision C
 - Tonkin Consulting, JN 2007.0783, Cross Sections, Sheet Number 05, Revision C
 - Tonkin Consulting, JN 2007.0783, Discharge Rising Main Plan and Longitudinal Section, Sheet Number 06, Revision C
 - Tonkin Consulting, JN 2007.0783, Discharge Rising Main Plan and Longitudinal Section, Sheet Number 07,
 - Tonkin Consulting, JN 2007.0783, Discharge Rising Main Plan and Longitudinal Section, Sheet Number 08, Revision A
 - Tonkin Consulting, JN 2007.0783, Discharge Rising Main Plan and Longitudinal Section, Sheet Number 09, Revision A

- Tonkin Consulting, JN 2007.0783, Discharge Rising Main Plan and Longitudinal Section, Sheet Number 10, Revision A
 - Tonkin Consulting, JN 2007.0783, Discharge Rising Main Plan and Longitudinal Section, Sheet Number 11, Revision A
 - Tonkin Consulting, JN 2007.0783, New Storage Lagoon and Rising Main Details Sheet 1, Sheet Number 12, Revision A
 - Tonkin Consulting, JN 2007.0783, New Storage Lagoon and Rising Main Details Sheet 2, Transfer Pipe, Sheet Number 13, Revision A
 - Tonkin Consulting, JN 2007.0783, New Storage Lagoon and Rising Main Details Sheet 3, Sheet Number 14, Revision A
 - Tonkin Consulting, JN 2007.0783, New Storage Lagoon and Rising Main Details Sheet 4, Sheet Number 15, Revision A
 - Tonkin Consulting, JN 2007.0783, New Storage Lagoon Setout Plan, Sheet Number 16, Revision C
 - Tonkin Consulting, JN 2007.0783, New Rising Mains Setout Plan, Sheet Number 17, Revision A
 - Tonkin Consulting, JN 2007.0783, Pump Station Setout - Sheet 1, Sheet Number 34, Revision A
3. That the banks of the lagoon shall be planted with grass or other vegetation (that does not affect the structural stability of the banks).
 4. That the pump shed shall be finished with materials of low reflectivity and colours to blend with the natural environment to the reasonable satisfaction of the Development Assessment Commission.

Conditions Directed by the Environment Protection Authority

5. The wastewater lagoon must be lined with 1.5mm high-density polyethylene (HDPE) installed to manufacturer's specifications.
6. A minimum freeboard of 600mm must be maintained in the lagoon at all times, to provide adequate buffer capacity in cases of heavy rainfall events and high inflows.
7. A Construction Environmental Management Plan (including Soil Erosion Drainage Management Plan) must be prepared and implemented to the satisfaction of the EPA prior to construction commencing. The plan must address the mitigation or minimisation of impacts (especially from noise, dust and waste) and prevention of soil, sediment and pollutants leaving the site or entering waters during construction. Note: The objectives and requirements of a Soil Erosion and Drainage Management Plan are described in the 'Stormwater Pollution Prevention General Code of Practice for Local, State and Federal Government' (www.epa.sa.gov.au/pdfs/govcop1.pdf).
8. Prior to commissioning of the CWMS hereby approved, a minimum of three groundwater monitoring bores must be installed and must be capable of measuring the depth to groundwater (the standing water level) and collect samples for analysis to determine bore water quality and any potential breach of the HDPE liner. Note: EPA Guidelines *Regulatory Monitoring and Testing, Groundwater Sampling, June 2007* will provide guidance on complying with this condition.
9. All chemicals used in the process must be stored within a bunded compound/area, which has a capacity of at least 120% of the volume of the largest container to be stored within the bund, and which is designed and constructed to prevent the escape of material into surface or underground water resources. Note: EPA Guidelines on Bunding and Spill Management will assist with meeting this condition.

10. Pipeline warning markers must be installed at suitable locations prior to commissioning of the CWMS herein approved and must be maintained at all times (to prevent the wastewater transfer and distribution pipelines from being dug up accidentally).

Advisory Notes:

- a) The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b) You are 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.
- c) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- d) You have a right of appeal against the conditions which have been imposed on this Provisional Development Plan Consent or Development Approval.
- e) Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow.
- f) Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- g) Companies/persons responsible for the design, construction and operation of this development is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- h) Council's attention is drawn to the associated ongoing maintenance costs of adopting a risk based approach as the primary means of addressing inherent risks associated with the proposal, rather than the provision of engineering controls such as leak detection / removal at development stage. This may include repair and/or reconstruction of the HDPE liner or the retrospective installation of engineered solutions to remove groundwater from the base of the liner.
- i) With regard to the de-sludging process, the applicant's attention is drawn to the *South Australian Biosolids Guideline for the Safe Handling and Reuse of Biosolids, May 2009*
- j) An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- k) A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- l) 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: www.epa.sa.gov.au

- 19.3 Jokar Developments Pty Ltd – Land Division – 6 into 266 allotments – Lots 2, 3, 15, 19, 31 and 704 Ryans Road, Parafield Gardens, Certificate of Titles: 5539/932, 5508/101, 5063/346, 5433/967 and 6016/721 – Industry, Landscape Buffer and Residential Zones – City of Salisbury Council (361/D071/2009)

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

Applicant(s)

- Joe Belperio
- Scott Searle (consultant)

City of Salisbury Council

- Karen Pepe

Representor(s)

- Albert Gerace
- Rosemarie Gerace
- Tony Leonello

The Commission discussed the application.

RESOLVED

1. That the proposed development contained in Application No 361/D071/09 is NOT seriously at variance with the policies in the Development Plan.
2. To GRANT Development Plan Consent and Land Division Consent to Development Application No. 361/D071/09 by Jokar Developments Pty Ltd and the City of Salisbury for Land Division - 6 into 266 allotment, subject to the concurrence of the Minister for Planning and the following conditions 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 and plans, including the amended plans as submitted in development application number 361/D071/09.
 - City of Salisbury DEV NO: 361/D071/09 Proposed Plan of Division Drawing No:G1675-PROP-V13 Bleeze Neale & Associates Pty Ltd amended 17/05/2010
 - City of Salisbury DEV NO: 361/D071/09 Proposed Plan of Division Drawing No: G1675-PROP-V13 Bleeze Neale & Associates Pty Ltd received by DAC in an email dated 22 December 2011 from Connor Holmes labelled attachment A-Turnaround Area 1945-037
 - The Statement of Effect Prepared by Connor Holmes received 1 March 2010 including appendices A – E
2. The turnaround areas must be designed and constructed in accordance with the plan titled "Attachment A- Turnaround Area 1945-037", received 22 December 2011 and the accompanying letter from Connor Holmes received 22 December 2011.
3. The Environmental Site Audit Report shall be finalised and issued by a suitably qualified environmental auditor to the satisfaction of Development

Assessment Commission prior to large infrastructure works commencing onsite. Where no such works are deemed necessary then consent of the consulting environmental consultant should be sought to ensure that allotments are appropriate for their intended use prior to Section 51 clearances being issued to the satisfaction of the Development Assessment Commission.

4. In accordance with the email dated 11 January 2012 the land division shall provide a minimum of 15% Affordable Housing allotments.
5. All irrigation pipes, building material, rubbish and deleterious material are to be removed from the site prior to development.
6. Any existing bores and wells previously used for irrigation that are not required by Council are to be identified, abandoned, plugged and backfilled in accordance with the Water Resources Act 1997 to prevent contamination, degradation and wastage of groundwater. A copy of the well construction permit, the geophysical log and the completion certificate from the Water Resources Group, Department of Environment Heritage and Aboriginal Affairs (DEHAA) for the particular bore or well are to be forwarded to Council.
7. Before civil works for development of residential allotments are commenced, earthworks for the major storm drainage system of detention basins and channels are to be completed to protect against flooding.
8. Allotment fill will be required to ensure that the floor levels of proposed residential development are a minimum 300mm above the top of kerb of the proposed road frontage of internal roads. Allotments adjacent to the major storm drainage and wetland system in the reserve are to be filled to a minimum of 450mm above the top water level for the 1 in 100 year ARI flood level in the detention basins.
9. A stormwater drainage study shall be undertaken to determine the extent of the drainage system required for the development to provide protection for the 1 in 100 year ARI major storm.
10. The surface drainage system is to be located within the proposed reserve area on the western side of the proposed residential development designed to collect surface inflows from roads as well as the road piped drainage system.
11. The drainage study is to include modelling of the hydrology, hydraulics and sizing of wetland ponds for detention storage and water quality treatment.
12. The internal roads are to be designed to grade out through the development to the proposed major storm drainage system thus providing overland surface flowpaths within the road reserves to accommodate the peak flow for the 1 in 100 year ARI major storm event.
13. The detention storage capacity to be provided in the major drainage system of detention basins, wetlands and drainage channels shall be sized to cater for the runoff from the development for the 1 in 100 year ARI major storm event and any inflows from the upstream catchment.
14. The stormwater drainage system for the roads is to be designed to cater for the 1 in 5 year ARI minor storm event with connection to the proposed major drainage system and may include water sensitive urban design elements such as grassed and vegetated swale drains grassed and buffer strips to reduce the extensive use of concrete kerb and gutters, stormwater pits and underground piped drainage systems.

15. Stormwater runoff from the development is to undergo primary water quality treatment before discharge to the main drainage system. The major storm drainage and detention system is to be constructed as a series of wetlands to treat the storm runoff before discharge into Council's downstream drainage system. The developer shall contribute to the upgrade construction works for the downstream drainage system designed to cater for the low flow discharge from the detention system of the development.
16. As part of the constructed wetland system the stormwater treatment train is to incorporate gross pollutant traps (GPTs) followed by sedimentation ponds to treat runoff from roads and pavements of the land division.
17. The wetland system is to be planted with appropriate aquatic plants to assist in water quality improvement with landscaping plans and details of plantings submitted to Council for approval.
18. The Developer shall enter into appropriate agreements with Council to supply recycled water to the development for irrigation of the open space areas.
19. A stormwater drainage assessment and report of the proposed drainage and detention system for the site shall be submitted to Council for approval to ensure that the finished allotment levels are protected from flooding for the 1 in 100 year ARI major storm. adjacent to the drainage reserve are a minimum of 450mm above the top water level for the 1 in 100 year ARI flood level in the detention basins of the wetland system.
20. The road layout and road widths are related to the road hierarchy as follows:
 - Main collector road – 20.0m wide road reserve, 10.0m wide road carriageway;
 - Local access road – 15.0m wide road reserve, 7.5m wide road carriageway;
 - Local access roads adjacent to reserves – 12.5m wide road reserve, 7.2m wide road carriageway.
 - Access place (Autocourt to serve a maximum of 3 lots) – 13.2 m wide road reserve, 7.2m wide road carriageway.

Note: For local access roads where traffic volumes are low (AADT < 300 vehicles per day) and the vehicle speed environment is 15 Kph the road reserve width may be reduced to 14.0m with a road carriageway width of 7.2m.

21. Auto courts with no vehicle turnarounds provided should be limited to servicing a maximum of 3 allotments with layout plans submitted to Council to demonstrate sufficient on-street parking, driveway access and serviceability by the design vehicle garbage truck and emergency vehicle.
22. Vehicle turning paths overlaid on road plans for road ends other than cul-de-sac heads of 9.0m minimum radius shall be submitted to Council to demonstrate that the design vehicle garbage truck and emergency vehicle can gain access to all allotments and complete turning manoeuvres safely.
23. Cut-off corners on collector roads and at proposed roundabout locations are to be adequate to comply with line of sight, footpath and service access requirements. Minimum cut-off dimensions to be 5.0m x 5.0m for collector roads and, 3.0m x 3.0m for local access roads.

24. Traffic control devices and intersections are to be designed to comply with the Austroads Guide to Traffic Engineering Practice.
25. A concrete block footpath 1.50m wide is to be provided on both sides of main collector roads and on one side of all internal local access roads.
26. "Colorbond" fencing 1.8m high is to be provided on all allotment boundaries common with reserves.
27. Detailed landscaping and irrigation design plans for the open space reserves, and wetland systems are to be submitted to Council for approval. All irrigation services associated with landscaped open space areas are to comply with Council's requirements.
28. Detailed designs and specifications for all civil engineering works, including roads, footpaths and stormwater drainage works are to be submitted to Council for approval. No work on such works is to commence prior to the written approval by Council.
29. A Soil Erosion and Drainage Management Plan are to be prepared in accordance with Environmental Protection Authority Guidelines. The plan is to be submitted to Council for approval prior to the commencement of earthworks.
30. Street trees of a minimum height at time of planting of 1.5 metres shall be planted either side of all public roads within the subject site after completion of each road.
31. The general level of each residential allotment shall be raised in layers of 150mm of compacted fill and graded to a minimum of at least 0.5% towards the road frontage.
32. Stormwater systems shall be designed and constructed to cater for minor storm flows. (Residential ARI= 5 years, Industrial / Commercial ARI=10 years). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land and that no ponding of water occurs.
33. The excavation and filling of land must be undertaken in accordance with specifications approved by Council. Those specifications shall comply with AS3798- 1990-Guidelines for Earth Works – Commercial and Residential Development. Geotechnical documentation is to be provided to Council demonstrating that filling complies with the requirements of AS2879-1998-Residential Services Footing Code.
34. Council must ensure that no stormwater from this development is permitted to discharge on-surface to Port Wakefield Road. In addition, Council should ensure that any existing drainage of Port Wakefield Road is accommodated in the development and that any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.
35. The detailed design of the stormwater management system must meet the following quality targets:
 - a) Suspended Solids 80% retention of the typical urban annual load with no treatment;
 - b) Total Phosphorus 45% retention of the typical urban annual load with no treatment;
 - c) Total Nitrogen 45% retention of the typical urban annual load with no treatment;

- d) Achieve run off rates as near as practicable to pre-development levels; and mitigate flood risk.
36. As per the recommendation contained in the acoustic report prepared by Sonus Pty Ltd, S3334C2 and dated 1 December 2009, an acoustic barrier with a height of 3 metres or greater must be built along the entire length of the interface between the industrial and residential zones. This barrier may be constructed of sheet steel (such as "Colorbond"), provided it is airtight from the ground to its top, and at all junctions.
37. A That an appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.
38. Elevations and details are to be provided for the 3 metre high acoustic fence.
39. That the applicant shall submit a detailed landscaping plan of the swale/wetland, open space area and mounding/acoustic fence area for approval by the Development Assessment Commission prior to the issue of Section 51 clearance. The landscaping shown on that approved plan 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.

Land Division Requirements

1. That the financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 90096/09/Water/Sewer).
2. That the necessary easements shall be granted to the SA Water Corporation free of cost.
3. That two copies of a certified survey plan shall be lodged for Certificate purposes.

Advisory Notes:

- a) The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b) The applicant is also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Commission.
- c) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d) SA Water Corporation further advises that approximately 300 metres of 225mm diameter approach sewer main is required to serve proposed allotment 239.
- e) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act*, to take all reasonable and

practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

- f) 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/pub.html>
- g) Construction activities must be undertaken in accordance with Division 1 of the *Environment Protection (Noise) Policy 2007* at all times.
- h) A common effluent, sewer system, or other suitable system which collects, treats to suitable levels and re-uses the treated wastewater in an environmentally acceptable manner is required to be designed for this land division and installed (for future dwelling connections) and must ensure that the *Environment Protection Water Quality Policy 2003* is complied with.
- i) DTEI has reviewed the TIS and is satisfied that the development will have a minor impact on the arterial road network. However, it is noted that the TIS does not take into account traffic generations resulting from other land division applications in this immediate area (361/D156/05, 361/D095/05, 361/D003/06 and 361/D514/02). It is recommended that Council ensure that any further land divisions in this locality take into consideration the cumulative affect of the approved land divisions.
- j) The Metropolitan Adelaide Road Widening Plan shows that a strip of land up to 17.0 metres in width may be required from the Ryans Road frontage of this plan of division for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required for all building works on or within 6.0 metres of the possible requirement.
- k) This proposed land division abuts a section of Ryans Road that was proclaimed as controlled access road on 30 May 1991 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there is one proclaimed and one permitted means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site. These are described as follows:
 - 4.0 metres wide, centrally located at a point 24.12 metres south east of the north western corner of proposed Reserve Allotment 235.
 - Permit (numbered 5/91) 4.6 metres wide, centrally located 32.19 metres south east of the north western corner of proposed Reserve Allotment 235.

It should be noted that there is no proclaimed or permitted means of access to serve proposed Allotment 239 via Ryans Road. Accordingly, an amendment to this division must be made to allow Allotment 239 access to the internal/local road network. All vehicular access to/from the proposed allotments in this division shall be gained via the abutting internal/local road network or the service road adjacent to Port Wakefield Road only.

- l) Where there are other existing mains/infrastructure located on land for which there is no registered easement, ETSA Utilities have a statutory easement pursuant to Schedule 1 Paragraph 2 of the Electricity Corporations (Restructuring and Disposal) Act 1999. A statutory easement is of undefined width and enables ETSA Utilities to enter the land and maintain and upgrade the existing equipment.

- m) The easement owner will need to be amended in favour of Transmission Lessor Corporation (subject to Lease 9061500 and ElectraNet Pty Ltd T2563493. No building or permanent structure can be placed on this easement. In addition, Regulations under the Electricity Act prescribe safety clearance zones that affect this property and prohibit the construction of any permanent or temporary structures, alteration or storage of material within this zone. In this instance, the regulations prescribe a horizontal safety clearance zone of 25 metres measured from the centre of the transmission line.

Furthermore, fences within this zone are restricted to no more than 2.0 metres in height and any fence line that crosses the ElectraNet easement must have an access gate installed under the conductors to allow heavy vehicles access along the entire length of the easement. Restrictions on landscaping also exist. Please note that the easement width (30.48 metres) does not coincide with the current building restrictions. The restrictions in relation to the easement and Electricity Act apply separately.

- n) Epic Energy wish to be contacted before the development construction works commence to ascertain the impact to the pipeline as it is adjacent to the development. Changes to the current land use or zoning to the land surrounding the pipeline are to be communicated to Epic Energy. Any change in land use or zoning, in accordance with Australian Standard AS2885.1 may result in additional measures being required to ensure the ongoing integrity of the pipeline system is maintained. It is advised this is done in the early stages of the development process and may involve a number of costs should physical alteration to the pipeline system be required. All costs associated with any physical alteration to the pipeline system will need to be borne by the landowner/developer and this should be noted as part of the development approval process. Epic Energy would then work with the landowner/developer and advise accordingly.

20. **SECTION 35 APPLICATIONS** – Nil.

21. **SECTION 34 APPLICATIONS** - Nil.

22. **CROWN/PUBLIC INFRASTRUCTURE** – Nil.

23. **OTHER APPLICATIONS**

24. **NEXT MEETING – TIME/DATE**

Thursday, 9 February 2012

Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

Carolyn Wigg advised that she will be an apology for the next meeting.

The Presiding Member thanked all in attendance and closed the meeting at 3:45 PM

Confirmed / /2012

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Ted Byrt
PRESIDING MEMBER