



Development Assessment Commission

Minutes of the 572nd Meeting of the Development Assessment Commission held on Thursday, 9 March 2017 commencing at 9.30 AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Chris Branford Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
Secretary	Cathryn Longdon
DPTI Staff	Simon Neldner (Agenda Item 2.1.1) Robert Kleeman (Agenda Item 2.1.1) Dan Pluck (Agenda Item 2.1.1)

1.2. APOLOGIES – Helen Dyer

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Cedar Woods Properties Ltd 180/E022/16 **226 Fullarton Road, Glenside** City of Burnside

Proposal: Demolition of all non-heritage buildings, site remediation works, construction of regional detention basin and the removal 55 regulated and 28 significant trees, construction of a sales office and car park

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

Applicants(s)

- Mark Pivovarov (Presented)
- Patrick Archer (Presented)
- Michael Harvey
- Greg Vincent (Presented)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal generally accords with the objectives and principles of development control of the Burnside Development Plan.
3. To grant Development Plan Consent to the proposal by Cedar Woods Properties Ltd for the Demolition of all non-heritage buildings, site remediation works, construction of regional detention basin and the removal of 55 regulated and 28 significant trees and the construction of a sales office and associated signage and car park at 226 Fullarton Road, Glenside subject to the following conditions of consent.

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 180/E022/16:

Plans

- W&G Remediation Plan - Glenside Development – Greenhill – Fullarton Road – 150244 – SK301 – G dated 30/01/2017
- Hames Sharley – Demolition, Remediation, Tree Removal, Sales office, signage and fencing plan – Project# 31671 – Drawing# SD100-218 – Date: 03/11/16
- Hames Sharley – A000 – Front Page – 01/11/2016
- Hames Sharley – A100 – Site Plan – 01/11/2016
- Hames Sharley – A220 – Floor Plan – 01/11/2016
- Hames Sharley – A000 – Roof Plan – 01/11/2016
- Hames Sharley – A000 – Elevations 01 – 01/11/2016
- Hames Sharley – A000 – Elevations 02 – 01/11/2016
- Hames Sharley – A000 – Perspective 1 – 01/11/2016
- Hames Sharley – A000 – Perspective 2 – 01/11/2016
- Hames Sharley – A000 – Perspective 3 – 01/11/2016
- Hames Sharley – A000 – Perspective 4 – 01/11/2016
- W&G – Glenside Development – Stormwater Concept Services Layout Plan – Drawing# 150244 – Sheet SK01 Rev F – Dated 27/4/16
- W&G 'Typical Sections' – dwg 150244 SK301/F, Remediation Plan, 18/10/16
- Project Green, Fauna Inspection Report (S15615) dated 6 February 2017
- Tierra Environment – Glenside Hospital – Addendum to Concept Remediation Scheme dated 18 February 2016 (revised dated 17 October 2016).

Additional documentation

- Site Plan - Proposed Trees: Glenside - Drawing SD100-200 dated 2.3.2017 prepared by Hames Sharley
 - Wallbridge & Gilbert - Glenside Redevelopment: Engineering Bulk Earthworks Methodology Revision (Rv A) dated February 2017 - includes the following attachments:
 - Bulk Earthworks Levels v Existing Survey Rev D dated 27.2.2017
 - Basin Option 6 - Drawing 150244 Sheet SK106 Rev A dated 17.2.16
 - Design Cross Sections - Drawing 150244 Sheet SK109 Rev A dated 27.2.17
 - Tierra Environment - Summary of all Sample Locations Rev A AHJ15054 10, 27 February 2017
 - Tierra Environment - List of Site Contamination Assessment Reports dated 27.2.2017
 - Letter from Masterplan to DAC dated 2.3.2017
 - Email from Elmar Schaffeler (Tierra Environment) to Mark Pivovarov dated 2.3.2017.
 - Martins Brand House - On-Site Signage Proposal - Cedar Woods Properties Ltd - dated August 2016 - (marked up - removal of sign #2): includes elevation and plan view of proposed Billboard (1 of) and V-Sign (4 of) type panels.
2. The applicant shall provide a Tree Management Plan (TMP) prior to the commencement of each remediation stage of the project to the reasonable satisfaction of the Development Assessment Commission. The TMP for each stage shall contain the following information –
 - a. Confirmation of each tree to be removed and retained;
 - b. Indicative location and number of replacement trees for those regulated and significant trees removed, and those additional plantings to provide in excess of 400 new trees within the development;
 - c. Identification of critical tree protection zones for each regulated or significant tree to be retained for each stage;
 - d. Method of tree protection, monitoring and management during construction for those regulated and significant trees to be retained;
 - e. The further optimisation, identification, protection and management of additional trees that can be retained during construction works.
 3. Replacement tree planting shall occur within three years of the completion of each remediation stage and shall be maintained in good condition at all times and replaced if necessary.
 4. The recommendations for fauna management on pages 11 of the 'Project Green, Fauna Inspection Report (S15615) dated 6 February 2017' shall be implemented upon the commencement of site works.
 5. Prior to the commencement of site works a Dilapidation Report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of the retained State Heritage structures across the site. A copy of this report shall be provided to the Development Assessment Commission.
 6. That all vehicle car parks, driveways and vehicle entry and manoeuvring areas of the sales centre shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.

7. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
8. 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 minimize environmental harm and disturbance during excavation and construction works. The CEMP must incorporate measures and actions to address (but not be limited to) the following issues:
 - Air quality, including odour and dust control measures;
 - Vibration impacts - including the adoption of appropriate monitoring and mitigation strategies for the protection and conservation of service infrastructure and built development, including state heritage places;
 - Erosion and sediment control measures to avoid contaminated discharges to the local stormwater system or groundwater;
 - Management of contaminated soils, stockpile management, fill importation and prevention of soil contamination;
 - Asbestos fibre management;
 - Appropriate management of sediment related to vehicle drag out (i.e. daily clean-up of local roads to avoid off site migration of site contaminants);
 - Identification of tree protection zones and the strategies to be implemented to protect those regulated and significant trees to be retained;
 - Site security and public safety;
 - Control and eradication of environmental and declared weed species;
 - Appropriate storage of chemicals;
 - Establishment of temporary fencing;
 - Landowner/resident communication and complaints management;
 - Waste minimization and recovery.
9. 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.
10. That 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 the approved works and to monitor the likely impacts on tree stability and health to ensure any disturbance issues are minimised.
11. The five (5) freestanding marketing signs (approved herein):
 - a. shall be removed from the land not later than 9 March 2025;
 - b. shall not be internally illuminated.
 - c. shall not contain third party advertising.
12. The provision of a wayfinding plan that further identifies project elements, tenancies and/or adjacent land uses within the Glenside site to the reasonable satisfaction of the Development Assessment Commission.

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. 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 5 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).
- g. For further information relating to what Site Contamination is, refer to the EPA Guideline: 'Site Contamination – what is site contamination?'
- h. The applicant is advised of the future requirement to provide a definitive statement prepared by a site contamination consultant, demonstrating that the land is suitable for a more sensitive land use, subject to the successful implementation of a remediation management plan endorsed by an Environmental Auditor. An endorsed remediation management plan including the required definitive statement, must be submitted with any future application for a sensitive land use and may be subject to conditions of approval relating to that use.
- i. The former use of the Glenside site and the extent of demolition of historic buildings and walls over a long period of time give rise to a high likelihood of archaeological remains being encountered in the course of the proposed remediation works.
 - Section 27(1)(b) of the Heritage Places Act 1993 requires a permit from the SA Heritage Council to “excavate or disturb any land (not designated as a place of archaeological significance) knowing or having reasonable cause to suspect that the excavation or disturbance will or is likely to result in an archaeological artefact of heritage significance being discovered, exposed, moved, damaged or destroyed.”
 - You are therefore notified that you will need to obtain a Section 29 permit prior to any disturbance of the land. For further information, and to apply for a permit, please contact Hamish Angas (State Heritage Unit, Department of Environment, Water and Natural Resources) on 8124 4956 or hamish.angas@sa.gov.au
- j. Care should be taken in the movement of heavy machinery on the site and any temporary relocation of fill, so as to avoid damage to any elements of significance to the place. Where necessary, appropriate protection measures shall be installed prior to and for the duration of

works to any significant trees and built fabric that is in the vicinity of heavy machinery movement.

- k. 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.

- l. The applicant is reminded of the following legislative requirements:

Heritage Places Act 1993:

- 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.
- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
- For further information, contact the Department of Environment, Water and Natural Resources.

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) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

2.2. NEW APPLICATIONS – Nil

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS - Nil

3.2. NEW APPLICATIONS – Nil

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS – Nil

4.2. NEW APPLICATIONS – Nil

5. MAJOR DEVELOPMENTS

5.1. DEFERRED APPLICATIONS – Nil

5.2. **NEW APPLICATIONS** - Nil

6. **ANY OTHER BUSINESS**

7. **NEXT MEETING – TIME/DATE**

7.1. Thursday, 23 March 2017 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 1.15 PM

Confirmed 9/3/2017


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Simone Fogarty
PRESIDING MEMBER