



Development Assessment Commission

**Minutes of the 451st Meeting of the
Development Assessment Commission
held on Thursday 10 November 2011 commencing at 12:50 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Deputy Presiding Member	Betty Douflias
Members	Geoffrey Loveday Megan Leydon Damian Brown Carolyn Wigg
Secretary	Rocío Barúa
Principal Planner	Mark Adcock
DPLG Staff	Andrew Grear (Agenda Item 16.1) Nitsan Taylor (Agenda Item 19.1) Joe Federico (Agenda Item 19.3) Daniel Pluck (Agenda Item 19.4) Yasmine Alliu (Agenda Item 20.1) Gabrielle McMahon (Agenda Item 22.2)
City of Salisbury Staff	Luke Gray (Agenda Item 19.2)

1. **APOLOGIES** Presiding Member Ted Byrt and Member John Dagas
2. **CONFIRMATION OF THE MINUTES**
 - 2.1 **RESOLVED** that the Minutes of the 450th meeting held on 27 October 2011 be taken as read and confirmed.
3. **DEFERRED APPLICATIONS**
 - 3.1 **Status of Deferred Applications**

RESOLVED that the Report be received and noted.

4. **OUTSTANDING MATTERS**

4.1 **Status of Outstanding Matters**

RESOLVED that the Report be received and noted.

5. **COURT MATTERS**

5.1 **Status of Court Matters**

RESOLVED that the Report be received and noted.

6. **ENFORCEMENT MATTERS – Nil.**

7. **DEPUTY 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**

16. **ANY OTHER BUSINESS**

16.1 **McLaren Vale and Barossa Protection Bills & the Development Plan Amendment**

The Deputy Presiding Member welcomed Andrew Gear, Director – Planning and Assessment and Steve Copus, Senior Planner (DPLG) to address the Commission.

The Deputy Presiding Member thanked both Andrew and Steve.

RESOLVED that the briefing be received and noted.

16.2 **Meeting dates for the Commission New Year period**

RESOLVED that the meeting dates for December 2011 and January 2012 will be 8 December 2011 and 19 January 2012, unless other exceptional circumstances warrant a change to these dates.

16.3 **Meeting Attendance sheet for DAC Members**

RESOLVED that the Secretary reinitiate the meeting attendance report for all DAC Members to be able to advise what meetings they are unable to attend.

17. **DEFERRED APPLICATIONS** - Nil.

18. **MAJOR DEVELOPMENTS** - Nil.

19. **SCHEDULE 10 APPLICATIONS**

19.1 **Northgate Joint Venture - Land division – 1 into 238 - Folland Avenue, Northgate - Residential Zone, Policy Area 50 – Port Adelaide Enfield Council (040/D137/11)**

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

Applicant(s)

- Michael Osborn (Connor Holmes)
- Melissa Mellen (Traffic)

Council Representatives

- Brett Miller (PAE)

Present but did not speak

- Peter Gatsios (CIC Australia)
- Alan Miller (CIC Australia)

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission GRANT Development Plan Consent and Land Division Consent to the application by the Northgate Joint Venture for a division of land (1 into 238) with the creation of 237 additional allotments comprising Stages 14 & 15 of the Lights View Residential Estate at Northgate in Development Application number 040/D137/11 subject to 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 040/D137/11.
2. That the detailed design of the stormwater management system (including the bio-filtration swale drains) must:
 - a. Meet the following water quality targets:
 - i. Suspended Solids – 80% retention of the typical urban annual load with no treatment
 - ii. Total phosphorus – 45% retention of the typical urban annual load with no treatment

- iii. Total nitrogen – 45% retention of the typical annual load with no treatment
3. That all run-off 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 to the storm water system, to the reasonable satisfaction of the Development Assessment Commission.
 4. That dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, shall be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site, to the reasonable satisfaction of the Development Assessment Commission.
 5. That prior to construction commencing, a Construction Management Plan must be prepared and implemented that demonstrates compliance with Section 23(1) of the Environment Protection (Noise) Policy 2007 including any noise mitigation measures to be undertaken, and identifies air quality protection measures to be employed prior to the commencement of site works. A copy of the plan shall be submitted to the Development Assessment Commission.
 6. That prior to construction commencing, a final Soil Erosion and Drainage Management Plan must be prepared and implemented in accordance with the EPA Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry and Handbook for Pollution Avoidance on Commercial & Residential Building Sites (Second Edition) to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the suite and construction of dwellings. A copy of the plan shall be submitted to the Development Assessment Commission and the City of Port Adelaide Enfield.

Land Division Requirements

7. That the proposed roads and associated road reserves shall be designed to the following specifications:

Roads

22.0m Road Reserve:

Road verge width	6.5 m(possible indented parking)
Carriageway (including bicycle lanes)	11.0 m
Road verge width	4.5 m(possible indented parking)
Overall Width	22.0m

20.0m Road Reserve:

Road verge width	4.5 m(possible indented parking)
Carriageway (including bicycle lanes)	10.0 m
Road verge width	4.5 m(possible indented parking)
Overall Width	20.0m

18.0m Road Reserve:

Road verge width	4.5 m(possible indented parking)
Carriageway (including bicycle lanes)	11.0 m

Road verge width (Reserve side)	2.5 m (possible indented parking)
Overall Width	18.0m

16.2m Road Reserve:

Road verge width	4.5 m(possible indented parking)
Carriageway	7.2 m
Road verge width	4.5 m(possible indented parking)
Overall Width	16.2m

8.0m Laneway:

Overall Width	8.0 m (6m carriageway)
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Section 51 Clearance will not be issued until detailed design of road reserve configurations are submitted to the satisfaction of Council. Note: - An amended Plan of Division will be required for any alterations to the road reserve area.

8. Roads, water tables and kerbing to be constructed in accordance with Regulations 51 and 53 of the Development Regulations 1993 and the Real Property (Land Division) Regulations 1995.
9. Road reserve treatment regarding street tree locations, common service pit lids locations, bollard locations and street light locations to be approved to the satisfaction of Council.
10. The road verge for new roads is to be graded up at 2% from the top of kerb to the boundary. All road verges of new roads are to be finished with a minimum of 50mm of topsoil and with a raked finish and with no material greater than 10mm diameter.
11. All junctions created shall be designed using the Aust roads large single unit vehicle (12.5 m radius), all turning movements to be contained within the road carriageway. Proposed overhang of vehicles must not conflict with any street furniture or proposed street trees.
12. Provide a pavement bar layout and associated line marking at 90 degree bends in accordance with AS 1742.2 – Manual of uniform traffic devices – general requirements.
13. All line-marking to be provided in accordance with the relevant Australian Standards and the DTEI Pavement Marking Manual 2007.
14. Section 51 clearance will not be issued until detailed design of traffic control devices is submitted to the satisfaction of Council. An amended Plan of Division will be required for any alterations to the road reserve area. Council require a roundabout at the junction adjacent Lot 1423 and Lot 1458. This may require more road reserve at this location.
15. Design details of rear loaded laneways to be provided prior to Section 51 clearance. This design should incorporate street tree planting within the laneways. Such plantings are to be semi mature at the time of planting and include clean stem, high canopy species to the satisfaction of Council and shall be planted at approximately 25-40 metre intervals. Some laneways that marginally meets Australian Design Standards may need to function as one-way lanes for traffic purposes.
16. Swept paths are required to be provided to demonstrate that Council's Acco-F series garbage truck can gain access along the laneways. Swept paths are also required which demonstrate that Austroads Design Large Single Unit Vehicle (12.5 m radius) can gain access along the

laneways. An amended Plan of Division will be required for any alterations to the road reserve area.

17. 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.
18. The car parking to minor collector and local streets must comply with AS 2890 Parking Facilities. Provide a driveway and parking plan indicating on street parking at a ratio of at least one on-street car park per two allotments. Where Lot frontages are between 7m and 12m driveways should be paired to maximise the availability of on-street parking.
19. Bicycle lanes are required for the entire length of East Parkway.
20. On-street car parking shall be provided along 'East Parkway' either by indented car parking bays within road reserve or the use of kerb protuberances.
21. Council require speed control every 200m of major collector road as per the Development Plan. The distance along East Parkway between the eastern "S" bend and the Francis St Roundabout is nearly 400m therefore Council require a roundabout on East Parkway at the intersection adjacent Lot 1526.
22. On-street car parking should be provided on all 16.2m width roads, and driveways (between 7m and 12m) should be paired to maximize the availability of on-street parking.
23. Road pavements to be designed to a 30 year design life. Where traffic volumes are appropriate, design to the Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide.

Design must consider the Department for Transport, Energy and Infrastructure (DTEI) – The Supplement to Aust roads Guide to the Structural Design of Road Pavements.
24. All roads to be constructed with Department of Transport, Energy and Infrastructure approved quarry or recycled pavement material specification.
25. All roads are required to be surfaced with asphalt to a minimum thickness of 30mm. Roads to be primed or primer sealed prior to application of asphalt. All parking bays to be surfaced with a minimum of 30mm of asphalt.
26. Cross falls on Roads should be typically 3% otherwise approved by Technical Services. The minimum longitudinal grade on roads shall be 0.5% and the maximum longitudinal grade to be no greater than 12%.
27. Council to be notified by the Superintendent of the following stages of road construction:

Sub grade - inspection of proof roll prior to application of sub base
Base course - inspection prior to sealing
Drainage – prior to backfilling trenches
28. A copy of compaction test results in accordance with AS 1289 – Methods of testing soils for engineering purposes, to 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 in Roads

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

29. Survey level check of the road base is required at 30 m intervals to check the level of the crown before the next layer can be constructed.
30. Common Service Trenches (CST) to be compacted to 90% modified compaction. Results of compaction test in accordance with AS 1289 – Methods of testing soils for engineering purposes, to be provided to Council by the Superintendent.
31. All Civil Engineering Construction detailed drawings to comply with Document SK1071 (Standard Civil Engineering Construction Drawings).
32. All public utility service excavations under the road pavement are to be completed at the time of road construction, prior to placement of any (road) pavement material. Public service trenches are to be backfilled and compacted in accordance with AS 1289 – Methods of testing soils for engineering purposes.
33. Footpaths at a minimum width of 1.5 m are required to be provided on both sides of all streets. Pedestrian access in accordance with the DDA requirements and AS 1428.1 – Design for access and mobility, to be provided from footpaths within the development to the reserve area. Shared Use paths shall be a minimum of 2.5m wide.
34. Pedestrian ramps are to be provided at every road crossing where footpaths are to be provided and are to align with existing footpaths in accordance with the Disability Discrimination Act (DDA) requirements and AS 1428.1 – Design for access and mobility.
35. The Developer is required to apply for Engineering Approval based on detailed designs and calculations of the Stormwater Management in accordance with the Northgate Stage 3: Precinct 1 Strategy and Precinct 2 Strategy that was submitted as part of the Land Division Application. The detail must include the wetlands and all detention basins, bio-filtration areas and drainage network.
36. The stormwater system must be designed to the following requirements.
 - a. 20% blockage factor of pits for roads on grade and 50% blockage where there are allotments on the low side of a cul-de-sac.
 - b. Where there are changes in direction of Overland Flow Paths, the capacity of the flow paths must allow for full energy conversion.
 - c. Inlet capacities to be sufficient for designed flows, with deflectors installed where gutter grades exceed 2.0%.
 - d. Gutter flow widths are not to exceed 2.5 metres for the 5 year ARI storm event.

37. Flood paths via the road network and reserves shall be provided to cater for stormwater between the 1 in 5 year ARI event and the 1 in 100 year ARI event. There shall be no inundation of any property for the 1 in 100 year ARI event.
38. The pipe work is to be designed to Australian Rainfall and Runoff 1987 and ARRB Special Report No.34 standards to cater for a five year (minimum) ARI storm event, with a minimum size of 375mm diameter reinforced concrete or similar approved by Council with rubber ring joints.
39. All stormwater pits and associated works to be in accordance with Council's specification. All stormwater pipes to be constructed of steel reinforced concrete and are to have rubber ring joints conforming to AS 4058- Precast Concrete Pipes.
40. Pipe class design is to include consideration of construction loads on pipelines in accordance with manufacturers' specifications with a minimum size of 375mm diameter reinforced concrete or similar approved by Council.
41. All box culvert structures to have a concrete characteristic strength of 50 MPa and contain 30% fly ash (by weight). The minimum cover to the steel reinforcement is to be 40mm. Specification detail of this are to be provided in the engineering drawings that are to be provided to Council for Engineering Approval.
42. All stormwater sumps and associated works to be in accordance with Council's specification. All stormwater pipes to be constructed of reinforced concrete and are to have rubber ringed joints conforming to AS 4058 Precast Concrete Pipes.
43. Rear of allotment drainage to be minimised. Where required, rear of allotment drains are required to be 225 mm minimum diameter UPVC pipe, with minimum 3.0m wide easement to be provided for rear of allotment stormwater drains, and 4.0m if sewer is also incorporated.
44. Where rear allotment drainage is to be provided, an amended Plan of Division which shows rear allotment easements must be submitted to the Development Assessment Commission (DAC).
45. Provide one 110mm UPVC sleeve per allotment on the side of the driveway in the kerbing for stormwater connections, unless detailed or directed otherwise. Sleeves shall be located a minimum of 500mm from the edge of the driveway crossover layback.
46. Testing of trench bedding and backfill material compaction to be at the rate of one test per layer at approximately 30 lineal metre intervals.
47. 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.
48. A Camera Inspection (CCTV) Video and report is required to be submitted to Council by the Superintendent, to allow for a proper assessment of the condition of stormwater pipes after construction of the final pavement, immediately prior to bitumen seal. The CCTV is required to be in CD-Rom or DVD format. Practical Completion will not be accepted until the CCTV has been received to Council's satisfaction.

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. An easement shall be provided and shown within an amended plan of division for any services that have been included within the reserve.
51. Allotment filling soil to have engineering properties to the natural surface, finished site levels to be to Council's satisfaction.
52. The names of roads are to be in accordance with Council's Policy for Street Naming.
53. Street signs are to be installed on a post at locations approved by Council. A plan is to be provided to Council which shows proposed locations of street signage.
54. Any modification to existing Service Authorities infrastructure as a result of this development will be at the developer's cost.
55. All Public Utility Service pits are required to be located outside of the footpath within the road verge area.
56. 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.
57. Prior to construction of works, Engineering Approval by Council is required. Construction drawings are to include; hydraulic and hydrological calculations with longitudinal drainage sections, detailed design of civil structures, the road layout and geometry (including traffic management measures), road pavement calculations, parking and driveway plan (including the location and width of splays in relation to driveway openings at the boundary of each allotment) and specifications. Designs of traffic management devices shall be submitted to Council for approval in principle prior to construction drawings. Council approval of these items is required prior to the issue of Engineering Approval.
58. Provide Council with a hard copy and an electronic copy of the final design plans formatted to Auto CAD DWG/DXF or Micro station DGN. The electronic design plans should be date protected and referenced to the hard copy of the plans. The datum and coordinate system is to be GDA94, MGA. In the case where original survey coordinates have been truncated reference to the original coordinate system must be provided.
59. All lighting of streetscapes, public spaces and open space should be in accordance with AS/NZ 1158. 3 – Lighting for Roads and Public Spaces. Street lighting is required to be installed in accordance with ETSA P4 category requirements. Poles and fittings to be standard ETSA items or an ETSA approved fitting subject to the applicant providing to Council's satisfaction a written confirmation from ETSA that they will accept all

ongoing maintenance costs. Lamps are required to be 42W compact fluoro for 16.2m road reserves and 8.0m laneways. Street lighting is to be kept 5m clear of street trees. Practical Completion will not be accepted until a copy of the Practical Completion Certificate that all electrical works have been constructed, energised and certified by ETSA, has been received by Council from the Superintendent.

60. 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.
61. 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.
62. The applicants' street tree plantings are to comply with Council's approved planting schedule.
63. Public open space areas designated as Reserves shall be vested in 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 by the Developer to include; areas of drainage, paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and any other infrastructure to be assessed by the Open Space Group for approval.
64. Easements will only be granted on reserves where they are shown on the plan of division and agreed to by Council prior to development approval being granted, easement terms and conditions must be contained in "long form" documentation to Council's satisfaction.
65. 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 90142/10 Water/Sewer).
66. That the necessary easements shall be granted to the SA Water Corporation free of cost.
67. 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. 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 of the day on which you receive 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 0300).
- g. 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.
- h. Any information sheets, guidelines documents, codes of practice, technical bulletins etc that are referenced above can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- i. Construction must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (Noise) Policy 2007 at all times.

19.2 Peregrine Corporation - Integrated petrol filling complex comprising a control building incorporating a shop, canopy, signage including two illuminated pylon signs (9m & 3m in height), car wash and a two storey office building with associated car parking and landscaping – 7-9 Central Link and 14-20 Capital Street, Mawson Lakes (lots 1008 and 600) O- MFP (The Levels) Zone (within the locality made up of a mix of commercial and residential land uses, vacant land, an arterial road and a large public car park – Salisbury Council (361/1106/11)

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

Representor(s)

- Wayne Gladigau (for J Elson and others)
- Jarrod Elson

Applicant(s)

- Jamie Botten
- Phil Weaver (Traffic Engineer)

Present, but did not speak

- Chris Bradford (representor)
- Jason Turner (Sony Acoustics - applicant)
- Aden Miegel (Peregrine - applicant)
- N Wynn (applicant)
- P Pilioses (applicant)

The Commission discussed the application.

RESOLVED

1. That, pursuant to Section 33 of the Development Act 1993, the Development Assessment Commission GRANT Development Plan Consent to application number 361/1106/2011/MB for a Integrated petrol filling complex comprising a control building incorporating a shop, canopy, signage including two illuminated pylon signs (9m & 3m in height), car wash and a two storey office building with associated car parking and landscaping at 7-9 Central Link and & 14-20 Capital Street, Mawson Lakes in accordance with the plans and details submitted with the application and subject to the following conditions

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 submitted in Development Application No 361/1106/2011/MB:

sk01e Site Plan.....	24/10/11
sk02a Elevation.....	24/08/11
sk03d Site Plan.....	24/10/11
sk04a Elevation.....	24/08/11
sk05 Elevation.....	24/08/11
sk06 Floor Plan.....	07/06/11
sk07 Elevation.....	07/06/11
Figure 1: Tanker refuelling position.....	04/10/11

Acoustic Report: Sonus Pty Ltd report 'On the Run Elder Smith Road, Mawson Lakes, Environmental Noise Assessment', June 2011: Report No S3723C1

2. Detailed engineering site plans showing floor levels, service locations and connection points, pavement levels, design grades and stormwater drainage layout including connections to Council's existing underground drainage systems are to be submitted to Council for approval. No work is to commence prior to full Development Approval being granted.
3. Individual car parking bays shall be clearly line marked and driveways and car parking areas shall be established prior to the approved use commencing and maintained at all times to the satisfaction of Council.
4. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to compliment the approved buildings and site layout and achieve a high level of amenity. Shade trees shall be planted throughout the car parking areas and screening shrubs shall be located to obscure views of large blank walls and less attractive elements of the development. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed prior to the approved use commencing.
5. The Developer shall employ measures to eliminate dust emission from the site during construction period so as not to cause nuisance to nearby residents.
6. All mechanical services to the buildings shall be designed, installed and operated in such a manner that any person or persons working within

or living adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

7. All trade waste and other rubbish shall be contained and stored in covered containers pending removal in the service yard as depicted on the herein approved plan. All rubbish is to be collected between the hours of 9:00am and 7:00pm on a Sunday or public holiday and 7:00am and 7:00pm on any other day.
8. All lighting associated with the herein approved use shall be constructed and maintained in such a way as to limit any nuisance or inconvenience to traffic and residents in the locality, particularly those apartments adjacent the subject land. All lighting is to be kept in good repair and post construction, should light spillage be deemed unreasonable by Council, further adjustment and or screening may be required.
9. Apart from any signs, which may be permitted for the zone, no advertisement or advertising display, including portable easel or A-frame signs, other than those depicted on the approved plans, shall be erected and/or displayed within the subject land or on any building or structure within the subject land.
10. The car parking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1-2009 - Off-Street Car Parking and AS 2890.6-:2009 - Parking Facilities - Part 6: Off-street parking for people with disabilities'.
11. Access to the proposed building shall be designed and constructed in accordance with AS 1428.1-2009 'Design for access and mobility, Part 1: General requirements for access - New Building Work'.
12. All tanker/fuelling vehicles must frequent the site in daylight hours and must be outside of am and pm peak times for the facility.
13. Indented parking bays shall be designed in order to provide sufficient car parking on Capital Street to off-set those lost as part of this proposal. Full details of proposed works must be provided to Council and approved prior to full Development Approval being issued.
14. The following DTEI Conditions shall be complied with:
 - a. The Elder Smith Road entry point shall be limited to left in movements only.
 - b. The Elder Smith Road access shall be provided with a channelized left turn lane. The channelized left turn lane and any modifications to the channelized left turn lane serving Central Link shall be designed and constructed to the satisfaction of DTEI, with all costs being borne by the applicant.
 - c. The applicant shall enter into a Deed of Agreement with DTEI regarding the proposed works on Elder Smith Road prior to the commencement of construction.
 - d. Line marking and signage shall be provided to reinforce the desired traffic flow through the site.
 - e. All vehicles shall enter and exit the site in a forward direction.

- f. All deliveries shall be undertaken outside of peak periods in order to minimise the potential for vehicular conflict.
 - g. The proposed signs shall not contain any elements that flash, scroll or more.
 - h. Any use of an LED display within the signage associated with the site shall be limited to the fuel price board only. This component of the sign shall be restricted to white text on a black background only.
 - i. The illumination of the signs shall be limited to a low level in order to minimise the impact of the sign on road safety.
 - j. All stormwater run-offs shall be collected on-site and disposed of safely without entering and jeopardising the safety and integrity of Elder Smith Road.
15. The following EPA requirements shall be complied with:
- a. Following installation of tanks hereby approved all trafficked areas must be hard surfaced using either bitumen, concrete or other suitable impervious material.
 - b. All hard surfaced areas must be kept clean by regular sweeping such that dust generation does not impact off-site and so that potential for off-site transfer of material is minimised.
 - c. Underground fuel storage tanks must be fitted with a Stage 1 vapour recovery system that directs the displaced vapours back into the tanker during filling.
 - d. The petrol refuelling area/covered forecourt must be protected from the entry of external surface waters from the uncovered forecourt area at the canopy line by either a grade change or grated drains, or a combination of grade change and grated drain system. This designated drainage area must not be connected to the stormwater system.
 - e. Vehicles must not be refuelled outside of the designated drainage area.
 - f. All stormwater runoff from the hard paved areas outside of the petrol refuelling/covered forecourt area must be directed to a Class 1 full retention oil separator (with alarm) before entering the stormwater system.
 - g. Clean stormwater from roof areas must be collected for on-site use with overflow discharged via underground pipes directly off site (to the Council stormwater system if provided or otherwise to the nearest drainage line in a manner that does not result in erosion).
 - h. Wastewater from air conditioners, cooling towers, and compressors is considered contaminated and must not be discharged into any stormwater drainage system.
 - i. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared to the satisfaction of the City of Salisbury council and implemented in accordance with the EPA's Handbook for Pollution Avoidance on Building Sites 2004 (available at:

http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the retail petrol station.

- j. Any material stored on-site which has the potential or is likely to degrade water (such as oils/lubricants, paints, solvents, coolants, degreasing agents and similar substances) and all chemicals, whether or not they are waste, must be stored within a bunded compound or area suitable for preventing the escape of material/liquids into surface or underground water resources. Note: The EPA Guideline – 'Bunding and Spill management' will assist with appropriate design and management of bunded areas: http://www.epa.sa.gov.au/xstd_files/Waste/Guideline/guide_bunding.pdf
- k. A spill kit containing absorbent material must be maintained on-site to deal with spill containment.
- l. Acoustic measures recommended on pages 5 to 7 of the Sonus Pty Ltd report 'On the Run Elder Smith Road, Mawson Lakes, Environmental Noise Assessment', June 2011: Report No S3723C1 must be carried out prior to operation of the development herein approved. These are repeated below, but are not an exact copy of those recommendations. Acoustic measures that must be undertaken are:
 - i. Install sealed glass doors on the residence side of the automatic carwash which automatically close when the carwash is operated;
 - ii. Within the automatic carwash, install a 6mm thick compressed fibre cement sheet ceiling with 50mm thick acoustic insulation with a minimum surface density of 32kg/m³ (kilograms per cubic metre) laid directly above;
 - iii. Restrict the maximum opening height on the residence side of the manual carwash to 2.5 metres. The material used to reduce the effective height must have a surface density of at least 8kg/m³ (kilograms per cubic metre) (such as sheet steel or equivalent) and must be sealed airtight at all junctions;
 - iv. Install 50 millimetre thick acoustic insulation (with a minimum density of 32 kg/m³ (kilograms per cubic metre) to the underside of the roof and the side walls above 1.2m within all manual wash bays. This insulation may be protected with a perforated material (such as sheet steel or fibre cement sheeting) with an open area of at least 15%. The perforated material should be spaced from the insulation on the walls and installed in accordance with the detail provided in the diagram labelled 'Proposed Wall Insulation' on page 6 of the Sonus Pty Ltd report No S3723C1;
 - v. Install solid core doors to the entry of the plant room, incorporating acoustic door seals around all sides;

- vi. Ensure that the standalone vacuum unit is a 'Carma Insulated Low Volume Vacuum Unit' supplied by Car Kleen (now WashTec) (or equivalent having lower noise impact) with a maximum noise level of 45 dB(A) (decibels with A-weighting applied) at 1 metre;
 - vii. Reduce alarms and general operation noise produced by the car wash pay machines and other alarms as far as practical;
 - viii. Ensure the placement of any roof-mounted units on the control building and mixed use building is as far as practicable from the nearest residences, towards Elder Smith Road;
 - ix. Construct a noise barrier (or barriers for each unit) that extends at least 500 millimetres above the top of the air conditioning and refrigeration units and extends sufficient distance to the sides such that line of sight to the existing residences on Capital Street is blocked. The barriers must also be airtight to the roof and at all junctions, and may be constructed from 'Colorbond' sheet steel or any other solid material with a similar or greater surface density.
 - x. Restrict operation of the automatic and manual car wash bays to the day time period only (being 7am to 10pm);
 - xi. Restrict the hours for rubbish collection from the site to those mentioned in Division 3 of the Environment Protection (Noise) Policy 2007. That is, between the hours of 9am and 7pm on a Sunday or public holiday, and 7am and 7pm on any other day.
 - xii. Dedicated rubbish containers must be provided for the collection of all solid waste material generated by the development. All containers used to store waste must be covered at all times to prevent the entry of stormwater or dispersal by wind, sealed to prevent leakage; not used for toxic materials, chemicals, solvents, any liquids or sludge, located on hard stand areas.
16. In addition to Condition 8, that the lighting associated with the car wash facilities be dimmed after the closure of the facility at 10pm each night.
17. Appropriate measures shall be undertaken to alert customers to the existence of residential development adjacent the site and that care should be taken to minimise any disruption whilst exiting the facility. Such measures may include signage installed at both vehicle exits onto Capital Street. The message, size and location of any signs or details of other measures proposed must be provided to Council prior to full Development Approval being issued.

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 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.
- c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- 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 of the day on which this notice is received 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 0300).
- 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 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. 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. Compliance with the Department of Premier and Cabinet and the Metropolitan Fire Service regulations for the licensing and storage and safe handling of Hazardous / Dangerous goods is required.
- j. All product equipment including tanks, fuel lines, fill points and any waste oil tanks must meet or exceed equipment level 1 specifications, as detailed in Table 3.1 of the Australian Standard 4897-2008: The Design, Installation and Operation of Underground Petroleum Storage Systems.'
- k. On site activities are required, at all times, to comply with the *Environment Protection (Noise) Policy 2007*.
- l. Peregrine Corporation Pty Ltd is advised to contact the City of Salisbury Council if roof mounted refrigeration/air conditioning plant/equipment is likely to be different to that on which the SONUS assessment was based, and have a sound power output of 5dB(A) greater than that considered in the SONUS assessment. Council may require that an amended application including an amended noise report be submitted.
- m. Water used within the car washing facility should be recycled as much as practicable to pre-treatment and disposal to the sewer (where applicable) e.g. final rinse residue can be used as a pre-rinse for the next vehicle.

19.3 Richard Smith – Land vision (1 into 3) – Lot 2, Morgan Road, Taylorville, CT 5909/487 – Flood Zone, Fringe Zone and Dryland Farming Zone – District Council of Loxton Waikerie (551/D027/10)

The Commission discussed the application.

RESOLVED

1. That the Development Assessment Commission, pursuant to Section 39(4)(d) of the Development Act 1993 and Regulation 17(3)(a) of the Development Regulations 2008, REFUSE Development Application No. 551/D027/10 without proceeding to make an assessment for the following reasons.
 - a. The proposal will not meet the Objectives and PDC's of the Flood and Fringe Zone as the proposed land division would result in three separate allotments with two dwellings and a potential for a third dwelling where only one allotment and two dwellings previously existed.

19.4 **M Green – Land division (1 into 2 allotments) – Allotment 1 in DP 48886, Murbko Road, Murbko (CT 5542/93) – River Murray Flood Zone and Dryland Farming – Loxton Waikerie Council (551/D016/10)**

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

Applicant(s)

- Bryan Henning
- Matthew Green

The Commission discussed the application.

RESOLVED

1. That, the Development Assessment Commission, pursuant to Section 39(4)(d) of the Development Act 1993 and Regulation 17(3)(a) of the Development Regulations 2008, REFUSE Development Application No. 551/D016/10 without proceeding to an assessment for the following reasons:
 - a. The policies contained in the Loxton Waikerie Development Plan suggest the proposal does not promote orderly and economic division of land and that the proposed creation of one additional rural living style allotment and a likely additional development opportunity is not suitable in this location. The proposal has potential to fragment existing rural land and represents the potential encroachment of rural living development in this location.
 - b. The proposal for Dryland Farming Zone seek to restrict the creation of additional development opportunities within the zone, to protect the zone's agricultural use and to prevent (increased) development potential which can result in uneconomic demands on the provision of services.

20. SECTION 35 APPLICATIONS

20.1 **Loreto College – demolition/dismantling of superstructure and brick base to glasshouse – 316 Portrush Road, Marryatville – Education Zone, Loreto College Policy Area – City of Norwood, Payneham & St Peters (155/0408/03)**

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission CONCUR with development application 155/0408/03 by Loreto College, Marryatville for Demolition/dismantling of superstructure and brick base to glasshouse at 316 Portrush Road, Marryatville.
3. That the Council be requested to provide the following additional advice to the applicant: That the superstructure together with the red brick plinth and any other materials associated with the former structure be offered to an organisation interested in such structures (such as the Botanic Gardens).

21. SECTION 34 APPLICATIONS – Nil.

22. CROWN/PUBLIC INFRASTRUCTURE

22.1 **Adelaide Convention Centre (ACC) – Redevelopment of the existing convention centre, including demolition and replacement of the plenary building, expansion over the existing railway lines and associated works - North Terrace and Montefiore Road, Adelaide - Institutional (Riverbank) Zone – Adelaide City Council (020/V009/11)**

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

Applicant(s)

- Stuart Mosley (Connor Holmes)
- Gavin Kain (Woods Bagot)
- Jackie Bishop (DTEI) – did not speak

Integrated Design Commission

- Tim Horton
- Sky Allen

Council Representatives

- Rebecca Rutschack

The Commission discussed the application.

RESOLVED

1. That the proposed development contained in Application No 020/V009/11 is NOT SERIOUSLY AT VARIANCE with the policies in the Development Plan and to advise the Minister for Planning of this pursuant to Section 49.8(a) of the Development Act 1993.
2. That the Development Assessment Commission recommend that the Minister for Planning APPROVE Development Application No. 020/V009/11 by the Adelaide Convention Centre for the redevelopment the existing convention centre, including demolition and replacement of the plenary building, expansion over the existing railway lines and associated works, to be constructed in two stages, subject to 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 020/V009/11.

Plans by Woods Bagot. Project No. 5-50 1280, dated 27/10/11

Description	Plan Number	Revision Number
Floor Plan FP-Level 05-Plaza.dwg -Plan	SK1001	C
Truck access diagram	SK1002	
Stage 1 site boundary	SK1003	
Stage 2 footprint	SK1004	
Carpark level 1	SK2001	Q
Carpark level 2	SK2002	R
Carpark level 3	SK2003	Q
Terrace	SK2004	W
Plaza	SK2005	AA
Upper	SK2006	Y
Roof	SK2008	J
TGL/ Upper	SK2015	F
Site Elevations	SK3001	B
Site Sections	SK3003	J
Site Sections	SK3004	J
Site Sections	SK3005	H
Site Sections	SK3006	G
IMAGES / LANDSCAPE / URBAN CONTEXT		
Riverbank elevation	SK8052	A
Montefiore Rd & North Tce	SK8053	A
Western Exhibition	SK8054	A
Promenade	SK8055	A
Demolition Plan - Condition under Construction	SK8058	X
Tram Substation - New Stair Site Plan	SK8060	A
Tram Substation - New Stair Plan Detail	SK8061	A
Plenary overhang (A1)	SK9005	B
Southern Loading Area	SK9015	

- Landscape Concept Plans (views LR, V1- V4), October 2011
- Report by Connor Holmes, dated June 2011 and appendices 1 to 15 Appendixes
- Appendix 1 Certificates of Title
- Appendix 2 Architectural Plans and Report, 28 June 2011, Woods Bagot
- Appendix 3 Return Brief, June 2011, Woods Bagot
- Appendix 4 Contamination approach (letter), Aurecon, 17 May 2011
- Appendix 5 Site History Report – Area 2 and Area 3, Aurecon, Report ref: 208219- 003 5 May 2011 Revision 4
- Appendix 6 Convention Centre Traffic Report, Aurecon Report ref: 208219 23 May 2011 Revision 1
- Appendix 7 ESD Report for Office of Sustainability, Cundall, June 2011
- Appendix 8 Financial and Economic Analysis of the ACC Expansion and
- Redevelopment Report 6 May 2011 Ernst and Young
- Appendix 9 Ground Level Wind Impact, Aurecon, May 2011

- Appendix 10 Construction Vibration Report, Aurecon, 17 May 2011
 - Appendix 11 Vibration Engineering, Aurecon, May 2011
 - Appendix 12 Heritage Impact Statement, Bruce Harry and Associates
 - Appendix 13 Stormwater Management Concept Report, Aurecon, 16 June 2011
 - Appendix 14 Vegetation Survey, DTEI, 20 June 2011
 - 20.1
 - Appendix 15 Riverbank Precinct Master Plan DRAFT Guiding Principles
- Planning Report by Connor Holmes, dated 30 September 2011 and appendices 1 to 6 Planning
 - Appendix 1 Response to IDC
 - Appendix 2 Landscape Concept Package Oxigen
 - Appendix 3 Investigations into the Eastern Access Road
 - Appendix 4 Turn Paths Diagram, Aurecon
 - Appendix 4 Stormwater Concept Report, Aurecon
 - Appendix 5 ESD report, Cunall

Stage 1

2. That the applicant shall submit to the Minister for Planning for approval additional detailed information and amended plans on the following elements, prior to the commencement of works to the sub structure (not including piling) of the western expansion:

2.1 Detailed landscaping Plan associated with Stage 1 of the development. This should be considered in context of the North Terrace Master Plan. Details shall include:

- Increasing the areas of soft landscaping including shade trees in the open plazas
- Species of trees, shrubs and ground covers.
- Type and colour of paved and hard surfaces.
- Details of seating and shelters
- Details of public art and sculptures

2.2 Details of the selection of materials and colours for the western expansion and the public realm.

2.3 Details of the screening of the cooling towers which are to be located on the roof of the structure.

The intent of the condition is for more detailed plans to be provided for further assessment, prior to construction works starting. The exception to this is the piling works which may be undertaken without the provision of any additional information.

3. A detailed lighting plan shall be prepared in consultation with the Adelaide City Council and submitted to the Minister for Planning for approval prior to the occupation of the site for Stage 1 of the development. The following details are required:

- a. All areas open to the public are well illuminated at night to meet the Australian Public Lighting Standards. This should include particular attention to pathways, areas where changes in height such as steps are provided and areas that are obscured from natural surveillance

- b. Under canopy lighting shall be provided to canopies that shadow/obstruct adjacent street lighting from penetrating to the footpath area to meet ACC requirements.
- c. The proposal includes a lighting master plan to integrate this project linkage into areas adjacent to the project site.

Stage 2

4. That the applicant shall submit to the Minister for Planning for approval additional detailed information and amended plans on the following elements, prior to the commencement of any works for Stage 2 of the development.
 - 4.1 Detailed plans and perspectives of the proposed structures.
 - 4.2 Detailed plans of the proposed amendments to the North Terrace façade.
 - 4.3 Detailed landscaping plan (including art work), considered in context of the Riverbank Master Plan. Details shall include:
 - Increasing the areas of soft landscaping including shade trees in the open plazas
 - Species of trees, shrubs and ground covers.
 - Type and colour of paved and hard surfaces.
 - Details of seating and shelters
 - Details of public art and sculptures
 - 4.4 Details of the selection of materials and colours of the buildings and the public realm.
 - 4.5 Details of the Gallery – including the north and south sections closing mechanism. There shall be no obstruction to free pedestrian traffic through the Gallery on most occasions – with the exception of specific events that for security reasons require this area to be locked to the public. The type of doors or closing system shall reflect the intended use of this space as a public environment and pedestrian pathway.
 - 4.6 That a cycling and walking plan that is consistent with the Riverbank Precinct Master Plan shall be provided to the Minister for Planning for approval. Details of the location and number of bicycle parking shall be provided. The parking spaces shall be location in a safe and convenient location and well lit. Visitor spaces shall be easily accessible to the event spaces.
 - 4.7 Further details and plans of the eastern pedestrian link and consideration on how this space will be further activated as a pedestrian space.
 - 4.8 A detailed lighting plan shall be prepared in consultation with the Adelaide City Council and submitted to the Minister for Planning for approval prior to the occupation of the site for Stage 2 of the development. The following details are required:
 - All areas open to the public are well illuminated at night to meet the Australian Public Lighting Standards. This should include particular attention to pathways, areas where changes in height such as steps are provided and areas that are obscured from natural surveillance.

- Under canopy lighting shall be provided to canopies that shadow/obstruct adjacent street lighting from penetrating to the footpath area to meet ACC requirements.
- The proposal includes a lighting master plan to integrate this project linkage into areas adjacent to the project site.

General Conditions

5. That the applicant shall undertake an AIMSUN assessment to determine the transport impacts (bus, tram and vehicles) of the proposed access arrangements at the North terrace/Morphett Street/ Exhibition car park intersection and adjacent road network. This shall be prepared in consultation with DTEI and the City of Adelaide and to the satisfaction of the Minister for Planning. That any changes required minimising the overall transport impacts shall be designed and constructed to the satisfaction of the Minister for Planning, with all costs being borne by the applicant.
6. That alternative vehicle access to the loading bay (Eastern Access Road) shall be further investigated. The details of the negotiations and outcomes to implement this alternate loading bay access shall be provided to the Minister for Planning within two (2) years of the date of the approval to determine if the alternative access arrangements are viable. If this access is viable then it shall be implemented as soon as practicably possible and the North Terrace access point removed.
7. That all car parking, manoeuvring area and entry points shall be designed and constructed to conform to AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
8. That further information shall be submitted for the approval of the Minister of Planning, in consultation with the City of Adelaide on the Management of Coach and VIP drop off areas along Montefiore Road and provision of an appropriate width drop off.
9. That all commercial vehicle areas shall be designed and constructed to conform to AS 2890.2:2002.
10. That all bicycle facilities shall be designed and constructed to conform to AS 2890.3:1993 and the Austroads Guides.
11. That wind effects mitigation measures as identified in the Aurecon report (Ground Level Wind Impact), dated May 2011 for positions 2, 4, 5 and 6 shall be and shall utilise soft landscaping so as to provide additional amenity value for pedestrians to the reasonable satisfaction of the Minister for Planning.
12. That a Crime Prevention Through Urban Design (CPTUD) report shall be undertaken by a suitably qualified expert with any recommendations incorporated into the design, in consultation with the Adelaide City Council and to the reasonable satisfaction of the Minister for Planning.
13. That the ground floor building levels, site levels and vehicle entry points to the site shall match existing footpath levels adjacent to access points to the site, unless otherwise approved by the Adelaide City Council.

14. That 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.
15. That all external lighting of the site shall be designed and constructed to conform with Australian Standards and shall be located, directed and shielded so not to cause distraction to drivers on adjacent public roads.
16. That all plant and equipment located outside of the building shall be screened from pedestrian view from all streets and the Riverbank.
17. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
18. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times. Graffiti shall be removed within five business days of the graffiti becoming known or visible with the timely removal of the graffiti being the responsibility of the operators of the development.
19. That the landscaping shown on the plans forming part of the application 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.
20. That the development shall be constructed and operated in accordance with the ESD provisions outlined in the Cundall Report, dated 25 August 2011.
21. That a Construction Environmental Management Plan shall be prepared to the satisfaction of the Minister for Planning.
22. That the Construction Environmental Management Plan shall include a Traffic Management Plan, prepared to the satisfaction of the Minister for Planning.
23. That prior to the commencement of the site for the proposed use (occupation), a Site Contamination Audit Report (SCAR) must be completed by a site contamination auditor accredited under the Environment Protection Act 1993, which certifies that:
 - a. The land is suitable for the proposed development; and
 - b. The construction works and landscaping proposals in the application are consistent with the outcome of the site contamination audit report.Or
 - c. As it is acknowledged that SCAR is being conducted over the whole of the Adelaide Convention Centre site, if occupation of the site the subject of this application is required prior to the completion of the SCAR for the larger audit area, then an Interim Audit Advice (IAA) shall be produced which advises that the site/s to be occupied is suitable for its intended purpose; and
 - d. The construction works and landscaping proposals in the application are consistent with the outcome of the

site contamination audit report (or the interim audit report); and

e. The following matters will need to be addressed in an audit review letter which accompanies the IAA:

23.1 That the site contamination auditor carrying out the site contamination audit for the site subject to this approval must be made aware by the applicant of the conditions of development approval as soon as practicable after consent has been granted in relation to the subject land as they may be relevant to the practicable completion of the site contamination audit.

23.2 That the document 'Site Contamination Management Plan - Area 2&3 Adelaide Convention Centre Redevelopment DETI 4 August 2011' must be implemented at the site. Note: If amendments to these documents are required, these are to be endorsed by the site contamination auditor carrying out the audit for the site subject to this approval, prior to implementation.

23.3 That copies of the monitoring reports completed during the development activities as required in the document 'Site Contamination Management Plan - Area 2&3 Adelaide Convention Centre Redevelopment DETI 4 August 2011' must be provided to the site contamination auditor, within 14 days of their completion.

23.4 That the applicant must notify the site contamination auditor as soon as reasonably practicable should potentially contaminated materials be discovered during construction which necessitates the stoppage of work.

23.5 That the applicant must notify the site contamination auditor as soon as reasonably practicable of becoming aware that either the document 'Site Contamination Management Plan - Area 2&3 Adelaide Convention Centre Redevelopment DETI 4 August 2011' or the 'Construction Environmental Management Plan' have been inadequately or inappropriately implemented.

24. That all stockpiling of materials must be undertaken as follows:

a. Stockpiles within the site must have a maximum height not exceeding 3 metres.

b. A minimum set back, of five metres must be maintained between all stockpiles and external boundary fences, or as otherwise agreed with the site contamination auditor.

c. Within five metres of structures, the height of all stockpiles must not exceed the height of the nearest structure.

d. Stormwater must be diverted away from stockpile areas.

e. Each stockpile must have adequate spacing to allow access for vehicles and materials handling and management.

f. Areas between stockpiles must be kept free of obstruction and allow for easy movement of vehicles at all times.

- g. Stockpiles must be managed on site in discrete components with clear signage to identify the classification of each stockpile (classified in accordance with the EPA Information Bulletin 'Current Criteria for the Classification of Waste – including Industrial and Commercial Waste (Listed) and Waste Soil').
 - h. All stockpiles must be effectively managed to prevent dust generation.
 - i. Materials with a potential to produce leachate and contaminated runoff must be stored in a sealed and bunded area in order to divert stormwater away from the waste, and contain and prevent impact from potentially contaminated runoff.
25. That any material stored or held on site, which is likely to degrade surface water or cause contamination of the site (e.g. fuel, oils/lubricants, paints, solvents, coolants, degreasing agents, chemicals etc), must be contained within a bunded compound/area suitable for preventing the escape of material into surface or underground water resources. Note: The EPA Guidelines Bunding and spill management will assist with appropriate design and management of bunded areas and can be obtained from:
http://www.epa.sa.gov.au/xstd_files/Waste/Guideline/guide_bunding.pdf
 26. That a final Construction Environmental Management Plan (including Soil Erosion Drainage Management Plan) which addresses the mitigation or minimisation of impacts (especially from noise, dust and waste) and the prevention of soil, sediment and pollutants leaving the site or entering watercourses during construction must be implemented at the site 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
<http://www.epa.sa.gov.au/pdfs/govcop1.pdf>
 27. That all stockpiled soils identified as hydrocarbon contaminated must be covered with an impervious plastic membrane to ensure no uncontrolled release of volatile hydrocarbons to the atmosphere.
 28. That all costs associated with any proposed changes to the existing traffic signals are to be at the expense of the applicant.
 29. That 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.
 30. That the connection of storm water to any part of Council's underground drainage system, or alterations to the existing system shall be in accordance with the attached guidelines.
 31. That all stormwater design and construction shall be in accordance with Australian Standards and Council's engineering requirements to ensure that stormwater does not affect adjoining property or public road.
 32. That a Building Site Management Plan is required prior to construction commencing (not including piling). 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

The applicant should contact Mr Louis Palumbo (Adelaide City Council), Team Leader, Building Assessment and Compliance on telephone 8203 7301, for further clarification or additional information.

33. That there is no objection in principle to the proposed vehicle crossing place(s)/alterations to the existing vehicle crossing place(s), however the work will be undertaken by the Corporation and the cost of the work will be charged to the applicant. Separate application for the crossing place work is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, telephone 8203 7236 .A quotation for the work will be provided by the Corporation prior to the work being undertaken.

Advisory Notes

- a. The proposal is to be constructed in 2 stages, being:
- Stage 1 Western expansion
1) southern loading bay; 2) central steel structure; 3) north building; 4) central building; 5) bridge interface; 6) roof
- Stage 2 Plenary
1 sub-structure; 2) plenary building; 3) link building; 4) plaza works and North Terrace façade upgrade
- b. Any changes to the proposal may give rise to heritage impacts requiring further consultation with the Department for Environment and Natural Resources, or an additional referral to the Minister for Environment and conservation. Such changes would include for example a) an application to vary the planning consent, or b) Building Rules documentation that differs from the planning documentation.
- c. The applicant is advised of the following requirements of the Heritage Places Act 1993.
- i. 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.
- ii. 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.
- d. 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.
- e. 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>

- f. Construction must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (Noise) Policy 2007 at all times. Supplementary information on construction noise management can be found in the EPA 'Guidelines for the Use of the Environment Protection (Noise) Policy 2007' dated June 2009 (available at: http://www.epa.sa.gov.au/xstd_files/Noise/Guideline/guidelines_noise_epp.pdf) and Construction Noise Information Sheets (available at: www.epa.sa.gov.au).
- g. 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.
- h. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 6 years of the date of the Notification unless this period is extended by the Minister for Planning.
- i. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

23. **OTHER APPLICATIONS** – Nil.

24. **NEXT MEETING – TIME/DATE**

Thursday, 24 November 2011
 Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

The Deputy Presiding Member thanked all in attendance and closed the meeting at 4:45PM.

Confirmed / /2011

.....
 Betty Douflias
 DEPUTY PRESIDING MEMBER

.....
 Rocío Barúa
 SECRETARY