



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 23 July 2015 commencing at 10.00 AM
Basement Level, 28 Leigh Street, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Sue Crafter David O'Loughlin Dennis Mutton
Council Members	ACC – John Hodgson (Agenda Item 2.1, 3.1, 3.2 & 3.3)
Secretary	Sara Zuidland
DPTI Staff	Alison Collins (Agenda Item 2.1) Connie Parisi (Agenda Item 3.1 & 3.2) Eleanor Freeman (Agenda Item 3.3)

1.2 APOLOGIES – Nil.

2. DEFERRED APPLICATIONS

2.1 Adelaide City Council

KT18 Pty Ltd C/- Intro (Australasia) Pty Ltd
DA 020/A007/15
157 Waymouth Street, Adelaide

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

- Applicant(s)
- Damien Ellis – Intro Design

- Nigel Howden – Intro Design
- Sing Teck Ong

Agency

- Di Snape - ODASA

The Commission discussed the application.

RESOLVED

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE to grant Development Plan Consent to the proposal by KT18 Pty Ltd for the 'Demolition of the existing building and construction of a 22 level mixed use building comprising retail, hotel and residential land uses with ancillary rooftop terrace' at 157 Waymouth Street, Adelaide, subject to the following conditions of consent.

Planning Conditions:

General

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, as submitted in Development Application 2015/02057/01 including:

Drawings /Plans by Intro Architects received 17 July 2015:

Number	Title
SK00	Title
SK01	Locality Plan
SK02	Site Plan
SK05	Demolition
SK09	Basement
SK10	Ground Floor Plan
SK11	Level 1
SK12	Level 2
SK13	Level 3-10
SK14	Level 11-16
SK15	Level 17-21
SK16	Roof Plan
SK20	Shadow diagrams
SK50	Northern and Southern Elevations
SK51	Eastern Elevation
SK52	Western Elevations
SK101	3D
SK102	3D
SK103	3D
SK104	3D
SK110	3D
SK111	3D
SK112	3D

Materials

2. A final detailed schedule of proposed external material finishes shall be provided to the reasonable satisfaction of the Development Assessment Commission.

Second floor terrace design

3. The applicant shall submit an amended second level plan identifying:
 - a. reconfigured south-eastern and south western terraces in such a way that they do not permit hotel patron access to a point within 1.5m of the southern edge of the proposed building
 - b. a reconfigured north-western terrace that does not permit hotel patron access to the northern-most hotel room on the second level.

Acoustics

4. The acoustic attenuation measures recommended in the Sonus Report dated April 2015, forming part of this consent, (or alternative solutions that provide a similar acoustic result or rating) have been fully incorporated into the building rules documentation. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Wind

5. The applicant shall submit details of wind barriers (such as panels or appropriate landscaping) to be installed to achieve walking, standing and sitting safety criteria within the roof top terrace to the reasonable satisfaction of the Development Assessment Commission.

Plant and equipment

6. Mechanical plant or equipment shall be designed, sited and screened 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:
 - a. 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

Construction and site works

Dilapidation

7. 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. 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 noise
 - e. occupational health and safety
 - f. confirmation that the site is fit for purpose in relation to potential soil and ground water contamination

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

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

8. 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 to the satisfaction of the Development Assessment Commission.

Landscaping

9. The applicant shall submit a detailed landscaping plan to the satisfaction of the Development Assessment Commission prior to the issue of full Development Approval.
10. The landscaping depicted on the plans shall be established prior to occupation and maintained in good health and condition at all times to the reasonable satisfaction of the Development Assessment Commission. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Development Assessment Commission.

Lighting

11. Lighting to the underside of all canopies over the footpath shall be installed in accordance with Adelaide City Council's Lighting Policy and Guidelines prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times.

Advisory Notes:

General / Procedural

- a) Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with Adelaide City Council.
- b) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions of approval.
- c) The applicant has 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 from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (Ph: 8204 0300)
- d) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- e) The applicant is advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- f) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

Environmental Duty

- 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/pub.html>
- i) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

Construction

- 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) As work is being undertaken 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.

Local authority requirements

- l) An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:
 - i. An annual fee may be charged in line with the Encroachment Policy.
 - ii. Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - iii. Unauthorised encroachments will be required to be removed.
- m) Improvements to the adjacent public realm areas, including the proposal to close the existing vehicular cross over and alter the parking time limits require the approval of the Adelaide City Council and are not part of this planning consent.
- n) Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.

Airport

- o) Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.

3. NEW APPLICATIONS

3.1 Adelaide City Council

University of South Australia

DA 020/A048/15

Hindley Street, Adelaide

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

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

Applicant(s)

- Rebecca Lawson-Cooke, UniSA
- Kate Jeffery, UniSA
- Kaare Krokene, JPE Design Studio
- Josephine Evans, JPE Design Studio
- Chris Vounasis, Future Urban Group
- Garth Rowland, Aurecon
- Ben Carr, WSP
- Rob Bremert, Tonkin

Agency

- Kirsteen Mackay – Government Architect
- Di Snape - ODASA

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to DEFER for further consideration.

Reason: The commission supports the project's ambition to establish an iconic building at this important location within the city and University of South Australia context. It supports the proposal in principle yet seeks to be satisfied with the project's interaction with and contribution to the public realm particularly as this relates to Hoj Plaza, Clarendon Street and Philip Street.

The Commission has consequently deferred a decision in respect of the application for planning consent to enable:

- *provision of amended and additional information (ideally incorporating 'fly-through' animation) illustrating integration of the western lobby and amphitheatre with the Hoj Plaza*
- *a concept plan illustrating remodelling of Hoj Plaza in response to the proposed building (in pursuit of interaction between Hoj Plaza and the proposed building)*
- *incorporation of recent amendments to the scheme (including those identified in the presentation provided the Commission) in the plans and information forming part of the application*

3.2 Adelaide City Council

Michael Loucas

DA 020/A045/15

Flinders Street Adelaide

Simone Fogarty and Peter Dungey declared a conflict of interest and were not present for the hearing of this item.

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

Applicant(s)

- Michael Loucas
- Louis Petridis
- Mark Separovic

Agency

- Kirsteen Mackay – Government Architect
- Di Snape – ODASA

The Commission discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal, subject to the following **conditions of consent**.

Planning Conditions:

General

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, as submitted in Development Application 020/A045/15 including:

Drawings /Plans by Loucas Zahos Architects Pty Ltd:

Plan Number	Title	Date
01	Development Summary	11 June 2015
02	Site Plan and Street Elevation	11 June 2015
03	Street Elevation and Site Section	11 June 2015
04	Basement Plans	11 June 2015
05	Ground Level and Mezzanine	11 June 2015
06	Typical Levels	11 June 2015
07	Typical Levels	11 June 2015
08	Levels	15 July 2015
09	Levels and Roof Plan	11 June 2015
10	Elevations – Tower 1	17 July 2015
11	Elevations – Tower 2	11 June 2015
13	Sections – Tower 1	11 June 2015
14	Perspectives – Tower 1	11 June 2015
15	Perspectives – Tower 2	11 June 2015
16	Shadow Diagrams	11 June 2015
17	Precinct Axonometric	11 June 2015
18	Plaza Sheet	11 June 2015
19	Plaza Sheet	11 June 2015
21	Plaza Lighting and Landscaping	11 June 2015
22	Tower 1 Apartment Layouts	11 June 2015
23	Tower 2 Apartment Layouts	11 June 2015
24	Tower 2 Apartment Layouts	11 June 2015

Reports / Correspondence:

- Planning Assessment and Design Statement, prepared by GHD dated 12 June 2015
- Development Ecologically Sustainable Design Statement, prepared by Loucas Zahos Architects dated 11 June 2015
- Traffic and Parking Assessment, prepared by Phil Weaver and Associates dated 10 June 2015
- Wind Analysis, prepared by Global Wind Technology Services Pty Ltd dated 9 June 2015
- Acoustic Services, prepared by BESTEC, dated June 2015
- Waste Management Plan, prepared by Veolia Environmental Services dated March 2015
- Infrastructure Statement, prepared by Loucas Zahos Architects, dated 11 June 2015

Balcony Size

2. That the resolution relating to balcony size for Apartment A (Tower 1) and the northern communal spaces in Tower 1 shall be to the satisfaction of the Development Assessment Commission.

Materials

3. A final detailed schedule of proposed external material finishes shall be provided to the reasonable satisfaction of the Development Assessment Commission and the Government Architect.

Plant and equipment

4. Mechanical plant or equipment shall be designed, sited and screened 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:
 - a. 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

Construction and site works

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. 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 noise
 - e. occupational health and safety

- f. confirmation that the site is fit for purpose in relation to potential soil and ground water contamination

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

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

6. 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 to the satisfaction of the Development Assessment Commission.

Landscaping

7. Final details relating to materiality and landscaping for the Plaza and other indicated planted areas shall be provided to the satisfaction of the Development Assessment Commission and the Government Architect prior to the issue of full Development Approval.
8. That the landscaping shall be established prior to occupation and maintained in good health and condition at all times to the reasonable satisfaction of the Development Assessment Commission. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Development Assessment Commission.

Site Contamination

9. An updated preliminary site investigation report by AEC Environment Pty Ltd shall be provided which outlines the recommended outlines pertaining to excavation of soil on the subject site.

Advisory Notes:

General / Procedural

- a) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions of approval.
- b) The applicant has 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 from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (Ph: 8204 0300)
- c) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d) The applicant is advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- e) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

Environmental Duty

- f) 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.
- g) 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>
- h) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements Heritage and Construction
- i) 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.
- j) As work is being undertaken 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.
- k) The applicant is reminded of the following requirements of the 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 under Section 27 of the Heritage Places Act 1993 is required prior to commencing excavation works.

- a. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

For further information, please contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960 or dewnr.stateheritageda@sa.gov.au

Local authority requirements

- l) An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:
 - i. An annual fee may be charged in line with the Encroachment Policy.
 - ii. Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - iii. Unauthorised encroachments will be required to be removed.

- m) Improvements to the adjacent public realm areas, including proposals to amend on street parking controls require the approval of the Adelaide City Council and are not part of this planning consent. Community consultation is also required for any changes to on street parking.
- n) Any disused crossovers resulting from the development must be closed at the applicant's expense.
- o) Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.

Airport

- p) Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.

3.3 **Adelaide City Council**

DTZ Project Management

DA 020/A042/15

97 King William Street, Adelaide

The Commission discussed the application.

RESOLVED

It is recommended that the Development Assessment Commission:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal, subject to the following **conditions of consent**:

Reserved Matters

- 1. Pursuant to Section 33(3) of the Development Act 1993, the following matter shall be reserved for further assessment prior to the granting of Development Approval, to the satisfaction of the Development Assessment Commission and in consultation with the Department of Environment, Water and Natural Resources:
 - a) Details of the location and fixing of the LCD display screens in the ground floor lift lobby and in particular, the intended path of the electrical supply.

Reason for reserve matter:

To ensure that the marble panels above and surrounding the existing directory boards and the bronze frame of the signage boards are not damaged in the process of installing the flat screen displays and that the electrical supply is installed in the most visually discreet way possible.

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, as submitted in Development Application 020/A042/15 identified as follows:

Drawings / Plans drawn by Hodgkison Architects, Project number 15023, drawn March 2015:

LEVEL	DWG NO.	DWG TITLE
-	0001	STANDARD NOTES AND LEGENDS
GROUND FLOOR	G011	GROUND FLOOR PLAN
	G012	GROUND REFLECTED CEILING PLAN
	G013	GROUND FINISHES PLAN
	G014	GROUND SIGNAGE & GRAPHICS PLAN
	G111	ZONE G1 TOILETS DEMOLITION PLAN
	G112	ZONE G1 TOILETS PROPOSED PLAN
	G121	ZONE G1 ACCESS TOILETS PROPOSED PLAN
	G122	ZONE G1 MALE TOILET PROPOSED PLAN
	G123	ZONE G1 FEMALE TOILET ELEVATION
	G124	ZONE G1 CLEANERS ROOM ELEVATION
	G211	ZONE G2 GAS ENCLOSURE PLAN
	MEZZANINE	M011
M012		MEZZANINE REFLECTED CEILING PLAN
M013		MEZZANINE FINISHES PLAN
M014		MEZZANINE SIGNAGE & GRAPHICS PLAN
M111		ZONE M1 TOILETS DEMOLITION PLAN
M112		ZONE M1 TOILETS PROPOSED PLAN
M211		ZONE M2 ENTRY LOUNGE DEMOLITION PLAN
M212		ZONE M2 ENTRY LOUNGE PROPOSED PLAN
M311		ZONE M3 BREAKOUT A PLANS
M321		ZONE M3 BREAKOUT A ELEVATIONS
M411		ZONE M4 MEETING ROOM PLANS
M312		ZONE M4 MEETING ROOM PROPOSED PLANS
1	1011	LEVEL 1 FLOOR PLAN
	1012	LEVEL 1 REFLECTED CEILING PLAN
	1013	LEVEL 1 FINISHES PLAN
	1014	LEVEL 1 SIGNAGE & GRAPHICS PLAN
	1111	ZONE 11 TOILETS DEMOLITION PLAN
	1112	ZONE 11 TOILETS PROPOSED PLAN
	1121	ZONE 11 ACCESS WC WITH SHOWER
	1211	ZONE 12 TOILETS & BREAKOUT DEMOLITION PLAN
	1212	ZONE 12 TOILETS & BREAKOUT PROPOSED PLAN
	1221	ZONE 12 TEA ROOM & FEMALE WC ELEVATION
	1222	ZONE 12 MALE TOILET ELEVATIONS
	1311	ZONE 13 RAISED FLOOR STAIR PLAN
2	2011	LEVEL 2 FLOOR PLAN
	2012	LEVEL 2 REFLECTED CEILING PLAN
	2013	LEVEL 2 FINISHES PLAN
	2014	LEVEL 1 SIGNAGE & GRAPHICS PLAN
	2111	ZONE 21 TOILETS DEMOLITION PLAN
	2112	ZONE 21 TOILETS PROPOSED PLAN
	2121	ZONE 21 MALE LOCKER ELEVATION
	2211	ZONE 22 BREAKOUT PLANS
	2221	ZONE 22 BREAKOUT ELEVATIONS
	2311	ZONE 23 WAITING AREA DEMOLITION PLAN
	2312	ZONE 23 WAITING AREA PROPOSED PLAN
	2411	ZONE 24 MEETING ROOM PLANS
2511	ZONE 25 ACCESS & FEMALE WC DEMOLITION PLAN	

	2512	ZONE 25 ACCESS & FEMALE WC PROPOSED PLAN
3	3011	LEVEL 3 FLOOR PLAN
	3012	LEVEL 3 REFLECTED CEILING PLAN
	3013	LEVEL 3 FINISHES PLAN
	3014	LEVEL 3 SIGNAGE & GRAPHICS PLAN
	3111	ZONE 31 TOILETS DEMOLITION PLAN
	3112	ZONE 31 TOILETS PROPOSED PLAN
	3211	ZONE 32 ENTRY AREA DEMOLITION
	3212	ZONE 32 ENTRY AREA PROPOSED PLAN
	3311	ZONE 33 BREAKOUT PLANS
	3321	ZONE 33 BREAKOUT ELEVATIONS
	3411	ZONE 34 MEETING ROOM PLANS
	3511	ZONE 35 ACCESSIBLE TOILET DEMOLITION PLAN
	3512	ZONE 35 ACCESSIBLE TOILET PROPOSED PLAN
	4	4011
4012		LEVEL 4 REFLECTED CEILING PLAN
4111		ZONE 41 ENTRY PLANS
4211		ZONE 42 TOILET PLANS
5	5011	LEVEL 5 FLOOR PLAN
	5012	LEVEL 5 REFLECTED CEILING PLAN
	5013	LEVEL 5 FINISHES PLAN
	5014	LEVEL 5 SIGNAGE & GRAPHICS PLAN
	5111	ZONE 51 TOILETS DEMOLITION PLAN
	5112	ZONE 51 TOILETS PROPOSED PLAN
	5211	ZONE 52 ENTRY AREA DEMOLITION
	5212	ZONE 52 ENTRY AREA PROPOSED PLAN
	5311	ZONE 53 CONFERENCE AND BREAKOUT AREA DEMOLITION PLAN
	5312	ZONE 53 CONFERENCE AND BREAKOUT AREA PROPOSED PLAN
5321	ZONE 53 BREAKOUT ELEVATIONS	
6	6011	LEVEL 6 FLOOR PLAN
	6012	LEVEL 6 REFLECTED CEILING PLAN
	6013	LEVEL 6 FINISHES PLAN
	6014	LEVEL 6 SIGNAGE & GRAPHICS PLAN
	6111	ZONE 61 TOILETS DEMOLITION PLAN
	6112	ZONE 61 TOILETS PROPOSED PLAN
	6211	ZONE 62 ENTRY DEMOLITION PLAN
	6212	ZONE 62 ENTRY PROPOSED PLAN
	6311	ZONE 63 CONFERENCE AND BREAKOUT AREA DEMOLITION PLAN
	6312	ZONE 63 CONFERENCE AND BREAKOUT AREA PROPOSED PLAN
	6321	ZONE 63 BREAKOUT ELEVATIONS
7	7011	LEVEL 7 FLOOR PLAN
	7012	LEVEL 7 REFLECTED CEILING PLAN
	7013	LEVEL 7 FINISHES PLAN
	7014	LEVEL 7 SIGNAGE & GRAPHICS PLAN
	7111	ZONE 71 TOILETS DEMOLITION PLAN
	7112	ZONE 71 TOILETS PROPOSED PLAN
	7211	ZONE 72 ENTRY DEMOLITION PLAN
	7212	ZONE 72 ENTRY PROPOSED PLAN
	7311	ZONE 73 BREAKOUT PLANS
	7321	ZONE 73 BREAKOUT ELEVATIONS
8	8011	LEVEL 8 FLOOR PLAN
	8012	LEVEL 8 REFLECTED CEILING PLAN
	8013	LEVEL 8 FINISHES PLAN
	8014	LEVEL 8 SIGNAGE & GRAPHICS PLAN

	8111	ZONE 81 TOILET & OFFICE DEMOLITION PLAN
	8112	ZONE 81 TOILET & OFFICE PROPOSED PLAN
	8211	ZONE 82 WAITING DEMOLITION PLAN
	8212	ZONE 82 WAITING PROPOSED PLAN
	8311	ZONE 83 OFFICES DEMOLITION PLAN
	8312	ZONE 83 OFFICES PROPOSED PLAN
	8411	ZONE 84 OFFICES DEMOLITION PLAN
	8412	ZONE 84 OFFICES PROPOSED PLAN
	8511	ZONE 85 DINING, LOUNGE & GALLERY DEMOLITION PLAN
	8512	ZONE 85 DINING, LOUNGE & GALLERY PROPOSED PLAN
	8611	ZONE 86 COURTYARD PLANS
	8711	ZONE 87 OFFICES DEMOLITION PLAN
	8712	ZONE 87 OFFICES PROPOSED PLAN
	8811	ZONE 88 OFFICES DEMOLITION PLAN
	8812	ZONE 88 OFFICES PROPOSED PLAN
	8911	ZONE 89 ACCESS TOILET PLANS
9	9011	LEVEL 9 FLOOR PLAN
	9012	LEVEL 9 ROOF
	9111	ZONE 91 ROOF PLANS
	E021	EXTERNAL ELEVATIONS
	E022	EXTERNAL ELEVATIONS 2
	E023	EXTERNAL ELEVATIONS 3
	E024	EXTERNAL ELEVATIONS 4

Reports / Correspondence:

- Conditional Survey of West Facades, prepared by Synergy, dated April 2015
 - Heritage Impact Assessment, prepared by Bruce Harry and Associates, dated April 2015
 - Signage details, prepared by Hodgkison Architects
 - Covering letter from Hodgkison Architects, dated 1 May 2015
2. Mechanical plant or equipment shall be designed, sited and screened 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:
 3. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.

Advisory Notes

- a) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions and/or reserved matters as contained herein.
- b) The applicant has 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 from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (Ph: 8204 0300).

- c) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d) The applicant is also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- e) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- f) 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.

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) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

4. **ANY OTHER BUSINESS** – Nil.

5. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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

6. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 3.15 PM.

Confirmed / /2015

.....
 Simone Fogarty
 PRESIDING MEMBER