



Development Assessment Commission

Minutes of the 551st Meeting of the
Development Assessment Commission
held on Thursday, 23 June 2016 commencing at 9.00 AM
28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford David O'Loughlin Dennis Mutton
Council Representative	Ross Bateup (ACC)
Secretary	Cathryn Longdon
Unit Manager	Robert Kleeman
DPTI Staff	Simon Neldner (Agenda Item 2.2.1) Ben Scholes (Agenda Item 3.1.1) Tom Victory (Agenda Item 3.1.1) Connie Parisi (Agenda Item 3.2.1) Jason Bailey (Agenda Item 3.1.1 & 3.2.1)

1.2. APOLOGIES – Sue Crafter, Peter Dungey.

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil.

2.2. NEW APPLICATIONS

2.2.1 Department of Treasury and Finance DA 020/L076/15 & 020/L017/16

Lundie Gardens - South Terrace, Adelaide & ANZAC Centenary
Memorial Garden Walk - Kintore Avenue, Adelaide
Adelaide City Council

Proposal: Removal and relocation of the Dardanelles War Memorial.

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

Applicant(s)

- Rob Manton
- Marcus Rolfe
- Elizabeth Little

Representor(s)

- Michael Von Berg
- Leon Eddy
- Laurie Lewis
- Jim Jacobsen
- Kelly Henderson
- Walter Dollman

Agency

- Peter Wells – DEWNR Heritage

The Commission discussed the application.

RESOLVED

DA 020/L076/15

It is recommended that the Development Assessment Commission:

- 1) The proposed development (DA 020/L076/15) is NOT seriously at variance with the policies in the Development Plan.
- 2) That Development Plan Consent be granted for the removal of the Dardanelles (Wattle Grove) Memorial from Lundie Gardens (DA 020/L073/15), South Terrace, Adelaide subject to the concurrence of the Adelaide City Council and the Minister for Planning, and the following conditions and advisory notes:

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in Development Application No 020/L076/15:

Plans and Information

- Letter to DAC prepared by Grieve Gillett Dimitty Anderson Architects (GGDAA) dated 21 September 2015
- Statement of Effect prepared by Grieve Gillett Dimitty Anderson Architects (GGDAA) dated 1 December 2015
- Site Record & Site Plan – Wattle Grove WWI War Memorial (Dardanelles Campaign, also called Gallipoli Campaign) Off South Terrace, Adelaide, Place No: 26394

- Out of Session Paper – Adelaide City Council – Proposed Relocation of the Dardanelles Memorial (2013/03272) dated 7.9.2015 (including Schedule of Stone Repair Works).
 - Photographic Record of Memorial
 - Further information response to DAC prepared by Grieve Gillett Dimitty Anderson Architects (GGDAA) dated 18 December 2015
 - Revised Scope of Works – Conservation of the Dardanelles Memorial – prepared by ArtLab Australia dated 15 December 2015
 - Response to representations prepared by URPS dated 16 February 2016
2. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, garden areas etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council or state agency specifications. All costs associated with these works shall be met by the proponent.

State Heritage Unit (DEWNR)

3. A scope of works for the disassembly, storage, transportation and reassembly of the conserved Wattle Grove Memorial to the new location on Kintore Avenue shall be provided to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to works being undertaken.

Reason for condition: To ensure the works are undertaken in a manner that preserves the condition and conserves the significance of the memorial. Information was requested of the applicant in November 2015 in relation to the disassembly, storage and movement of the monument, however the response noted that this information was subject to works to be undertaken by another contractor. The above scope of works is therefore requested to ensure the safety and stability of the monument.

Advisory Notes:

- a. The development must be substantially commenced within twelve months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The applicant also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by the Commission.
- c. Any request for an extension of time must be lodged with the Assessment Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- d. The proponent's attention is drawn to the following legislative requirements:

Heritage Places Act 1993

- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.

Aboriginal Heritage Act 1988

- (c) 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
- e. Any changes to the proposal for which development authorisation is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation.

Such changes would include for example (a) an application to vary the development authorisation or (b) building certification documentation that incorporates differences from the proposal as documented in the planning application.

Any enquiries in relation to this application should be directed to Stephanie Votino on telephone (08) 8124 4922 or e-mail DEWNR.StateHeritageDA@sa.gov.au

- f. It is suggested that the applicant consults with the Adelaide City Council and the Wattle Day Association to explore the options for interpretative information at the site of the original memorial location.

DA 020/L017/16

The Development Assessment Commission:

RESOLVED

- 1) The proposed development (DA 020/L017/16) is NOT seriously at variance with the policies in the Development Plan.
- 2) That Development Plan Consent be granted for the installation of the Dardanelles (Wattle Grove) Memorial on the ANZAC Centenary Memorial Garden Walk (DA 020/L017/16), Kintore Avenue, Adelaide subject to the concurrence of the Adelaide City Council and the Minister for Planning, and the following conditions and advisory notes:

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in Development Application No 020/L017/16:

Plans and Information

- Letter to DAC prepared by Grieve Gillett Dimitty Anderson Architects (GGDAA) dated 21 September 2015
- Statement of Effect – Relocation of the Dardanelles (Wattle Grove) Memorial prepared by Grieve Gillett Anderson Architects (GGAA) dated 26 April 2016
- Plan / Elevation / Section detail, relocated Memorial Cross Base Detail and marked-up elevation plan showing memorial sections
- New Works – ANZAC Centenary Memorial Garden Walk - Drawing 2030-AR-2015 Rev 1 – dated 18.9.2015
- Site Plan 03 - ANZAC Centenary Memorial Garden Walk - Drawing 2033-AR-2015 Rev 1 – dated 18.9.2015

- Planting Plan Sheet 03 - ANZAC Centenary Memorial Garden Walk - Drawing 2040 -LA-2015 Rev 1 dated 18.9.2015 (including Enlargement)
 - Fence Elevation and Details -ANZAC Centenary Memorial Garden Walk - Drawing 2045 -AR-2015 Rev 1 dated 18.9.2015
 - Out of Session Paper – Adelaide City Council – Proposed Relocation of the Dardanelles Memorial (2013/03272) dated 7.9.2015 (including Schedule of Stone Repair Works).
 - Further information response to DAC prepared by Grieve Gillett Dimitty Anderson Architects (GGDAA) dated 18 December 2015
 - Revised Scope of Works – Conservation of the Dardanelles Memorial – prepared by ArtLab Australia dated 15 December 2015
 - Response to representations prepared by URPS dated 18 May 2016
2. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, garden areas etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council or state agency specifications. All costs associated with these works shall be met by the proponent.
 3. That the landscaping shown on the plans forming part of the application shall be established prior to the installation of the memorial shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
 4. That a watering system shall be installed and operated so that all plants receive sufficient water to ensure their survival and growth.

State Heritage Unit (DEWNR)

5. A scope of works for the disassembly, storage, transportation and reassembly of the conserved Wattle Grove Memorial to the new location on Kintore Avenue shall be provided to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to works being undertaken.

Reason for condition: To ensure the works are undertaken in a manner that preserves the condition and conserves the significance of the memorial. Information was requested of the applicant in November 2015 in relation to the disassembly, storage and movement of the monument, however the response noted that this information was subject to works to be undertaken by another contractor. The above scope of works is therefore requested to ensure the safety and stability of the monument.

6. An Interpretative panel shall be installed close to the Wattle Grove Memorial at its new location on Kintore Avenue, which includes information relating to the memorial's heritage significance, its original commemoration in 1915, the association of the Wattle Day League and its two relocations (1940 and 2016). Details of the panel's wording, size, materials, location etc. should be provided to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to works being undertaken. It is recommended that the format of existing interpretive panels associated with other memorials on North Terrace should be used as the basis for this panel.

Reason for condition: To provide an understanding of the memorial's altered location and the significant association with the Wattle Day League.

Advisory Notes:

- a. The development must be substantially commenced within twelve months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.

- b. The applicant also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by the Commission.
- c. Any request for an extension of time must be lodged with the Assessment Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- d. The proponent's attention is drawn to the following legislative requirements:

Heritage Places Act 1993

- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.

Aboriginal Heritage Act 1988

- (c) 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
- e. Any changes to the proposal for which development authorisation is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation.

Such changes would include for example (a) an application to vary the development authorisation or (b) building certification documentation that incorporates differences from the proposal as documented in the planning application.

Any enquiries in relation to this application should be directed to Stephanie Votino on telephone (08) 8124 4922 or e-mail DEWNR.StateHeritageDA@sa.gov.au

3. INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS

- 3.1.1 Rod O'Neil C/- Williams Burton Leopardi
DA 020/A094/15
248-253 East Terrace, Adelaide
Adelaide City Council
Proposal: 8 storey residential flat building and basement car park.

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

Applicant(s)

- Rod O'Neil
- Joe Sommariva
- David Burton
- David Handsaker
- Graham Burns
- Michael Brock

Representor(s)

- Bernard Larkin
- Luciana Larkin
- Julie Lewis (on behalf of Luciana Larkin)

Agency

- Philippe Mortier (ODASA)

The Commission discussed the application.

RESOLVED

- 1) The proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) The Development Assessment Commission is satisfied that the proposal meets the key objectives of the City Living Zone and East Terrace Policy Area 29.
- 3) To grant Development Plan Consent to the proposal by Rod O'Neill for an eight storey residential flat building and removal of one significant tree at 248-253 East Terrace, Adelaide subject to the following conditions of consent.

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 020/A094/15.

Drawing Title	Drawing No.	Date
Site Plan	S01.2	26 April 2016
Basement	S02.2	26 April 2016
Ground 1	S03.2	26 April 2016
Typical Floor Plan (1 st – 7 th)	S04.2	26 April 2016
Typical Floor Plan (1 st – 7 th) overlay	S04.2A	26 April 2016
Roof Plan	S05.2	26 April 2016
Long Section	S06.2	26 April 2016
Short Section	S07.2	26 April 2016
East Elevation	S08.2	26 April 2016
West Elevation	S09.2	26 April 2016
North Elevation	S10.2	26 April 2016
South Elevation	S11.2	26 April 2016
Carpark	S12.2	26 April 2016
People Movement	S13.2	26 April 2016
Boundary Offsets	S14.2	26 April 2016
Fire Safety	S15.2	26 April 2016
Hydraulic & Inground Services	S16.2	26 April 2016
Mechanical Schematic Layout	S17.2	26 April 2016
Stormwater Collection	S18.2	26 April 2016

Waste Disposal	S19.2	26 April 2016
Structural Framing	S20.2	26 April 2016
Typical Floor Plan (north apartment)	S21	23 April 2016
Typical Floor Plan (south apartment)	S22	23 April 2016

Reports / Correspondence / Pre-lodgement Agreement

- Planning Report Reference 14790REP01 dated 29 October 2015 undertaken by Masterplan SA;
 - Design Intent Documentation dated 30 November 2015 and Sun Shadow Diagrams dated 26 April 2016 undertaken by Williams Burton Leopardi;
 - Schedule of Materials and Finishes undertaken by Williams Burton Leopardi;
 - Crime Prevention Statement undertaken by Williams Burton Leopardi;
 - Sustainability Statement undertaken by Williams Burton Leopardi;
 - Traffic and Parking Assessment dated 21 October 2015 undertaken by Frank Siow & Associates;
 - Tree Report Reference Au-0271A undertaken by Gordon Sykes, Horticultural & Arboricultural Consultant dated 3 September 2014;
 - Emails with attachments from Williams Burton Leopardi dated 16 February 2016, 16 March 2016, 18 March 2016 and 23 March 2016.
 - Email with attachments from Masterplan SA dated 26 April 2016; and
 - Email with attachment from Masterplan SA dated 30 May 2016.
2. Prior to Development Approval for substructure works, a final detailed schedule of external materials and finishes including details of the refinement to the exposed concrete frame shall be provided to the satisfaction of the Development Assessment Commission (in consultation with the Government Architect or Associate Government Architect) to ensure the final execution is consistent with the current intent.
 3. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
 4. Semi-mature trees (greater than 1 metre in height) shall be planted on a 3 for 1 basis to compensate for the removal of the significant tree. The replacement tree planting shall occur prior to the operation of the development.
 5. 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.
 6. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
 7. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

8. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards to minimise environmental harm and disturbance during construction. The management plan must incorporate, without being limited to, the following matters:
 - 1) air quality, including odour and dust;
 - 2) surface water including erosion and sediment control;
 - 3) soils, including fill importation, stockpile management and prevention of soil contamination;
 - 4) groundwater, including prevention of groundwater contamination;
 - 5) noise;
 - 6) occupational health and safety; and
 - 7) confirmation that the site is fit for purpose in relation to potential soil and ground water contamination.

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

9. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, street lighting etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

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. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

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.

- 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, (telephone number 8204 0289).

3.2. NEW APPLICATIONS

3.2.1 United Communities C/- Jensen Planning and Design DA 020/A027/16

10 Pitt Street, Adelaide
Adelaide City Council

Proposal: 19 storey building, comprising function centre, shops, offices, accommodation and car parking.

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

Applicant(s)

- Ben Ward – Trice
- David Barone – Jensen
- Alex Hall – Woods Bagot
- Emily Anderson – Woods Bagot

Agency

- Aya Shirai-Doull (ODASA)
- Nick Tridente (ODASA)

The Commission discussed the application.

RESOLVED

- 1) The proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) The Development Assessment Commission is satisfied that the proposal meets the key objectives of the Capital City Zone and the Central Business Policy Area of this Zone.
- 3) To grant Development Plan Consent to the proposal by Uniting Communities c/- Jensen Planning and Design for demolition of the existing buildings and construct a 19 storey building comprising a range of community and social services uses, function centre spaces, retail, offices, 18 disability respite accommodation apartments, 21 specialist disability apartments and 46 independent living units together with basement carparking, communal open spaces and plaza space at 24 Franklin Street Adelaide subject to the following conditions of consent.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 020/A027/16:

Plans by Woods Bagot: (date of issue: 18 May 2016)

- A-SK0001 Cover Sheet
- A-SK0002 Locality Plan
- A-SK0003 Survey
- A-SK0004 Demolition Plan
- A-SK0005 Site Plan
- A-SK0006 Basement 2
- A-SK0007 Basement 1
- A-SK0008 Ground
- A-SK0009 Level 01
- A-SK0010 Level 02
- A-SK0011 Level 03
- A-SK0012 Level 04-07
- A-SK0013 Level 08
- A-SK0014 Level 9
- A-SK0015 Level 10-12
- A-SK0016 Level 13
- A-SK0017 Level 14-17
- A-SK0018 Level 18
- A-SK0019 North Elevation
- A-SK0020 East Elevation
- A-SK0021 South Elevation
- A-SK0022 West Elevation
- A-SK0023 North-South Section
- A-SK0024 East-West Section

Reports/Correspondence

- Planning Report by Jensen Planning and Design updated 30 May 2016
- Contamination Testing Summary by Coffey Environments dated 31 March 2016
- Wind Impact Assessment by Vipac dated 23 May 2016
- ESD Summary by WSP Buildings dated 23 May 2016

- Acoustic Services Design Report by Bestec dated May 2016
 - Traffic and Parking Assessment Report by Phil Weaver and Associates dated 24 May 2016
 - Waste Management Plan by Rawtec dated May 2016
 - Stormwater Management Report by Bonacci dated May 2016
2. The respite accommodation on levels 8 and 9 shall be occupied on a short term basis.
 3. Prior to Development Approval for superstructure works, a final schedule of external materials demonstrating durability and longevity of finishes shall be provided to the satisfaction of the Development Assessment Commission (in consultation with the Government Architect or Associate Government Architect).
 4. Prior to Development Approval for superstructure works, final details of the ground level building articulation shall be provided to the satisfaction of the Development Assessment Commission (in consultation with the Government Architect or Associate Government Architect).
 5. The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Development Assessment Commission.
 6. The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) by approximately 17 metres, which is in protected airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Civil Aviation Safety Authority (CASA) for their comment. No part of the development shall commence until approval has been granted by the Department of Infrastructure and Regional Development.
 7. The proposed car parking layout shall be designed and constructed to conform to the Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities.
 8. The basement car park and loading/service areas shall be established in accordance with the Traffic and Parking Assessment Report prepared by Phil Weaver and Associated dated 24 May 2016. In particular, traffic mirrors in the extension to Penaluna Place and to the ramp connecting basement levels 1 and 2 shall be installed in accordance with the said report prior to the occupation of the development.
 9. Height clearance for access to the loading area from Penaluna Place shall be designed and provided in accordance with the relevant Australian Standards.
 10. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
 11. All external lighting of the site shall be designed, located, shielded and constructed to conform with relevant Australian Standards.
 12. 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.

13. Prior to the commencement of sub-structure works, a detailed landscaping plan shall be provided to the satisfaction of the Development Assessment Commission.
14. The landscaping shown on the final approved plans 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.
15. A bin wash down area shall be provided within the dedicated ground floor waste room prior to the occupation of the building.
16. Continual monitoring of soil condition and appearance shall be undertaken during any site works including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall cease all earthworks and notify the Commission. Appropriate testing and remediation/removal of the soil shall be undertaken in accordance with standard industry procedures, as advised by an appropriately qualified person, to the satisfaction of the Commission prior to the recommencement of earthworks upon the site.
17. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

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

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

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

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

ADVISORY NOTES

- a. The development must be substantially commenced within 3 years of the date of this Notification, unless this period has been extended by the Development Assessment Commission. The authorisation will lapse if not commenced within 3 years of the date of this Notification.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 5 years of the date of the Notification unless this period is extended by the Commission.
- 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, (telephone number 8204 0289).

Environmental

- d. 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.
- e. 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.
- f. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.

Construction

- g. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- h. 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.
- i. An Encroachment Permit will need to 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:
 - An annual fee may be charged in line with the Encroachment Policy.
 - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - Unauthorised encroachments will be required to be removed.
- j. Pursuant to Regulation 74, the Council must be given one business days' 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.
- k. The proponent may need to obtain approval under the regulations for any equipment or cranes to be used on site that will intrude into prescribed airspace before entering into a commitment to construct any building at the site.

Advisory Notes by the Department of Environment, Water and Natural Resources

- l. 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.

- m. 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.
- n. 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.

Advisory Notes by the Adelaide City Council

- o. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling, etc), these shall meet Council's requirements at cost of the developer.
- p. All damage to ACC's infrastructure, including damage to public lighting and underground ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Council's requirements and the cost of the developer.

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

- 4.1. DEFERRED APPLICATIONS – Nil.
- 4.2. NEW APPLICATIONS – Nil.

5. MAJOR DEVELOPMENTS – Nil

6. REPORTING

- 6.1. Delegations / Decisions
- 6.2. Appeals / Enforcements
- 6.3. Crown / Major Developments
- 6.4. BRAC

RESOLVED that all reports be received and noted.

7. ANY OTHER BUSINESS

- 7.1. Briefing: Cactus Beach

RESOLVED that the briefing be received and noted.

- 7.2. Briefing: City of Holdfast Bay Variation to Development Regulations

RESOLVED that the briefing be received and noted.

8. NEXT MEETING – TIME/DATE

- 8.1. Thursday, 14 July 2016 at 28 Leigh Street, Adelaide SA

9. CONFIRMATION OF THE MINUTES OF THE MEETING

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

10. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.30 PM

Confirmed

23/06/2016

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

.....
SIMONE FOGARTY
PRESIDING MEMBER