



Development Assessment Commission

**Minutes of the 444th Meeting of the
Development Assessment Commission
held on Thursday 23 June 2011 commencing at 12.50pm
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Deputy Presiding Member	Betty Douflias
Members	Damien Brown Geoffrey Loveday Megan Leydon John Dagas
A/DAC Secretary	Frank Carpentieri
A/Principal Planner	Simon Neldner
DPLG Staff	Gabrielle McMahon (9.1) Glenn Searle (9.2) Phil Turvey (11.1 & 11.2) Ben Murphy (11.3) Yasmine Alliu (12.1) Joe Frederico – DPLG Graduate

1. **APOLOGIES** – Ted Byrt and Carolyn Wigg
 2. **CONFIRMATION OF THE MINUTES**
 - 2.1. **RESOLVED** that the Minutes of the 443rd meeting held on 9 June 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**

6.1. **Status of Enforcement Matters**

RESOLVED that the Report be received and noted.

7. **PRESIDING MEMBER'S REPORT**

8. **DETERMINATION OF CATEGORY 2 HEARINGS**

9. **SCHEDULE 10 APPLICATIONS**

9.1 **University of South Australia - Educational establishment, including library, teaching space, ancillary officers, student services, shop and restaurant - 217 – 243 Hindley Street, Adelaide - Mixed Use Zone: West End Policy Area 19 – Adelaide City Council (020/0012/11)**

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

Applicant(s)

- Marcus Rolfe (UPRS)
- Brian Phillips (UniSA)
- Sue Phillips (Pilkington Architects)

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 for Development Application 020/0012/11 by the University of South Australia to construct a building to be used as an educational establishment, including library, teaching space, ancillary offices, student services, shop and restaurant building for office and retail use at 217-243 Hindley Street, Adelaide, 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 amended plans submitted in Development Application No. 020/0012/11 and identified as follows and except where varied by the following conditions:
 - Project No. 0924, plans by Phillips/Pilkington Architects
 - Drawing No. A0000, Revision DP1, dated March 2011
 - Drawing No. A0130, Revision DP1, dated March 2011
 - Drawing No. A0131, Revision DP1, dated March 2011
 - Drawing No. A0132, Revision DP2, dated March 2011

- Drawing No. A0150, Revision DP1, dated March 2011
 - Drawing No. A0160, Revision DP2, dated February 2011
 - Drawing No. A0161, Revision DP2, dated February 2011
 - Drawing No. A0162, Revision DP1, dated February 2011
 - Drawing No. A1010, Revision DP3, dated March 2011
 - Drawing No. A1020, Revision DP3, dated March 2011
 - Drawing No. A1030, Revision DP3, dated February 2011
 - Drawing No. A1040, Revision DP3, dated March 2011
 - Drawing No. A1050, Revision DP3, dated March 2011
 - Drawing No. A1060, Revision DP3, dated February 2011
 - Drawing No. A1070, Revision DP3, dated March 2011
 - Drawing No. A1080, Revision DP3, dated March 2011
 - Drawing No. A1090, Revision DP3, dated March 2011
 - Drawing No. A3010, Revision DP3, dated February 2011
 - Drawing No. A3020, Revision DP5, dated February 2011
 - Drawing No. A3030, Revision DP3, dated March 2011
 - Drawing No. A3040, Revision DP4, dated February 2011
 - Drawing No. A3510, Revision DP3, dated May 2011
 - Drawing No. A3550, Revision DP3, dated May 2011
 - Drawing No. landscape Plan, dated March 2011
2. That external materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Development Assessment Commission.
 3. That lighting to the Philip Street Canopy shall be installed in accordance with the Adelaide City Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" (attached to this consent) at all times to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.
 4. That the connection of any storm water discharge from the Land to any part of the Adelaide City Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.
 5. That the canopy shall provide a minimum vertical clearance from the underside of the canopy to the Philip Street footpath of 3.0 metres, and a maximum of 3.7 metres. A minimum horizontal clearance of 600mm from the leading edge of the canopy and the Philip Street kerb face must be provided.
 6. That the walkway, courtyard and any other paved areas shall be graded, drained and paved/sealed so that no surface water or rubble from within the property is transported across the Philip Street or Hindley Street footpath.
 7. That all outdoor lighting on the Land shall be in accordance with Australian Standard AS4282, AS/NZS 1158(series) and luminance calculations to the satisfactions of the Adelaide City Council. The applicant or the person(s)

having the benefit of this consent shall submit to the Development Assessment Commission a detailed outdoor lighting plan prior to the granting of development approval to Stage 5 of the Development. Such lighting plan shall be to the reasonable satisfaction of the Development Assessment Commission.

8. That to the granting of development approval to Stage 3 the final details of the type, location and noise generation of air-conditioning plant and equipment shall be submitted to the Development Assessment Commission, for its approval.
9. The construction of the new development shall be undertaken in the following stages:

Stage 1: Demolition and site preparation
Stage 2: Structure and site services
Stage 3: superstructure
Stage 4: Interior fit-out
Stage 5: Exterior works
10. That an archaeological assessment report relating to the subject site shall be prepared and submitted to the Development Assessment Commission, prior to site works commencing.
11. That prior to the occupation or use of the building, a definitive statement by a site contamination consultant in accordance with Schedules A and B of the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and relevant guidelines issued by the EPA shall be provided to the Development Assessment Commission stating that the site does not pose unacceptable risks to human health and the environment taking into account the proposed use(s).

Note: Statements by site contamination consultants in relation to site contamination must be clearly qualified as to the existence of site contamination at the site by specifying the land uses that were taken into account in forming that opinion as required by Section 103ZA of the Environment Protection Act 1993.

12. That a Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction. A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

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

- air quality, including odour and dust
- surface water including erosion and sediment control
- soils, including fill importation, stockpile management and prevention of soil contamination
- groundwater, including prevention of groundwater contamination
- noise
- occupational health and safety
- environmental assessment following completion of the proposed works, to ensure the site is suitable for the intended use in accordance with the guidance provided to planning authorities in Planning Advisory Notice 20/02 Site contamination (<http://dataserver.planning.sa.gov.au/publications/715p.pdf>).

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

Advisory Notes

- a. If the archaeological assessment report, as required by condition 10m, relating to the subject site identifies potential archaeological sites or artefacts of heritage significance, a permit under the Heritage Places Act 1993 is required prior to the commencement of site works. This is in order to meet obligations under Section 27 of the Heritage Places Act 1993.
- b. The applicant is advised 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 is required prior to commencing excavation works.

For further information, the applicant should contact the Department of Environment and Natural Resources

- c. The proposal will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) and will need to be approved in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996. The application will be forwarded to the Civil Aviation Authority (CASA) and the Department of Infrastructure, Regional Development and Local Government for their assessment.
- d. If approved by the Department of Infrastructure, Regional Development and Local Government any associated lighting would need to conform to the airport lighting restrictions and be shielded from aircraft flight paths. Crane operations associated with construction, if approved, will also be subject to a separate application. If the applicant requires any additional information he/she should contact Brett Eaton, Airside Safety manager from Adelaide Airport on 8308 9245.
- e. The approval does not include any signage (other than directional), which would need to be the subject of a separate application to the relevant planning authority.
- f. 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.
- 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. Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of the building work on the site. To notify Council, contact City Services on 8203 7332.
- i. No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved.

- j. Development Approval will not be granted until Building Rules Consent and/or an Encroachment Consent have been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- k. 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:
- 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.

Please contact the Approvals Section (Adelaide City Council) on 8203 7421 for further information.

- l. A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
- Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure
- m. Insecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.
- n. In reference to street trees adjacent to the proposed development:
- The sewerage serving the development shall be laid out and designed in such a manner which ensures retention of the existing street tree(s) notwithstanding the requirements of the Regulations under the Sewerage Act, 1929;
 - The existing street tree(s) will not be pruned to maintain lines of sight to the proposed sign or the building /façade;
 - The street tree(s) will not be removed. Any pruning of the tree(s), necessary to maintain the clearance between the tree(s) and the structure shall only be carried out by Adelaide City Council.
- o. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly

defined, by a Licensed Surveyor, prior to the commencement of any building work.

- p. 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.
- q. 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.
- r. 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.
- s. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- t. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- u. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day of receiving this notice or such longer time as the Court may allow.
- v. The applicant should contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

9.2 **G Andrew - Demolition of four (4) remaining poultry sheds, change in land use from intensive animal keeping to rural residential; and a land division (1 allotment into 2) - Pieces 20 & 21 in DP 24963 Bridgewater-Carey Gully Road, Mount George – Watershed (Primary Production) Zone (Non-Complying) - Adelaide Hills Council (473/D032/10)**

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

Applicant(s)

- Grant Andrew
- Frank McIntyre (Nolan Rumsby)

Agencies

- Gerry Thomson (EPA)

The Commission discussed the application.

RESOLVED

1. That the Development Assessment Commission supports – in principle – the application by Mr G Andrew for the demolition of four (4) remaining poultry sheds, a change in land use from intensive animal keeping to rural residential and a land division (1 into 2 allotments) - Pieces 20 & 21 in DP 24963 Bridgewater-Carey Gully Road, Mount George to achieve a beneficial environmental outcome on the land.
2. That the Development Assessment Commission DEFER further consideration of the application subject to the confirmation of site contamination and remediation requirements that are appropriately staged to ensure the land is suitable for its intended use. An amended

recommendation will then be prepared for the Commission's consideration.

10. **SECTION 34 APPLICATIONS** - Nil.

11. **SECTION 35 APPLICATIONS**

11.1 **M & J Lverage - Land division (1 into 2 allotments) - Lot 1 in DP 43732 Colemans Road, Clinton - General Farming (Non-Complying) - District Council of Yorke Peninsula (544/D028/10)**

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 the decision of Council to grant development plan consent and land division consent to the application by MA Lverage for land division (1 into 2) on allotment 1 in DP 43732 Kainton contained in certificate of title volume 5323 folio 222, Gardiners Road, Loveridge Road and Kulpara Road in the Hundred of Clinton

11.2 **Linke holdings Pty Ltd - Land division (1 allotment into 2) - Pieces 91 & 92 in FP 200047 Arthurton-Ardrossan Road, Petersville - General Farming (Non-Complying) - District Council of Yorke Peninsula (544/D035/10)**

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 NOT CONCUR with the decision of Council to grant development plan consent and land division consent to the application by Linke Holdings for Land division (1 into 2, original allotment comprising two pieces) in Allotment comprising pieces 91 & 92 in FP 200047 in certificate of title volume 5240 folio 889, Petersville, Arthurton-Ardrossan Road and H Linkus Road in the Hundred of Cunningham for the following reasons:

General Farming Zone:

Objectives 1, 2

Principles of Development Control 1,6,7

3. That the Commission write to the District Council of Yorke Peninsula that the use of a Land Management Agreement (LMA) as an instrument of a planning policy should not be used as a substitute for a more wide-ranging policy review on the division of land to meet a variety of social and economic needs within the General Farming Zone.

11.3 **Australian Bluegum Plantations Pty Ltd - Land Division (1 allotment into 2) - Section 160, Spence-Coles Road, Spence - Primary Production (Non-Complying) - Naracoorte & Lucindale Council (674/D002/11)**

The Commission discussed the application.

RESOLVED

1. That the proposed development is SERIOUSLY AT VARIANCE with the policies in the Development Plan
2. That the Development Assessment Commission NOT CONCUR with the Naracoorte Lucindale Council's decision to grant Development Plan Consent to Development Application No. 674/D002/11 by Australian Bluegum Plantations Pty Ltd for a Land Division (1 into 2) as it is at variance with the following provisions of the Development Plan:

Primary Production Zone

Objectives 2 and 4

Desired Character Statement

Principles of Development Control (PDCs) 1, 2, 3, 9 and 11

Council Wide

Land Division Objective 5

12. OTHER APPLICATIONS

12.1 **Aspex Building Designers - Conversion of Cinema to Multiple Uses - 609-611 Magill Road, Magill - Neighbourhood Centre Zone - City of Campbelltown (170/0313/10)**

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

Applicant(s)

- Ben Green (Consultant Planner)
- Joe Scinto (Aspex)

Council

- Nigel Litchfield

In attendance (but did not speak)

- Clara Lin
- Susie Shine
- Andrew Fisher

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 to Development Application No 170/313/10 for the Conversion of a Cinema to Multiple Uses and the construction of a new building for purposes of student accommodation at 609-611 Magill Road, Magill subject to the following reserved matters, conditions and advisory notes:

Reserved Matter

1. That pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval.

- 1.1 Details on Environmentally Sustainable Development (ESD) initiatives, including:
 - 1.1.1 Incorporation of a suitably sized stormwater retention and reuse system to reflect the significant potential for stormwater collection given the roof area proposed.
 - 1.1.2 Incorporation of other design features (i.e. solar hot water etc) to improve the overall energy efficiency and sustainability of the proposed mix used development.
- 1.2 Amended plans detailing the location of an accessible, secure and undercover bicycle parking storage area for residents of the student apartments.

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 170/313/10.
 - Plan numbers:
 - Overall Site Plan PD01 B date 02.2011
 - Existing Conditions/Demolition Site Plan PD02 B date 02.2011
 - Existing /Demolition Floor Plans PD03 B date 02.2011
 - Overall Car Parking Plan PD04 C date 02.2011
 - New Building First Floor Plan PD05 B date 02.2011
 - New Building Second Floor Plan PD06 B date 02.2011
 - Existing Building Ground Floor Plan PD07 B date 02.2011
 - Existing Building Mezzanine Floor Plan PD08 B date 02.2011
 - Existing Office Building Floor Plan PD09 B date 02.2011
 - Existing Building Elevations PD10 B date 02.2011
 - Existing Building Elevations PD11 C date 02.2011
 - Location Plan PD12 A date 02.2011
 - Landscape Plan PD13 A 11.2010
 - TMK Consulting Engineers Civil Plan 1011086-C1/PA date DEC'10
 - Tree Environs Arboricultural Assessment dated 23 November 2010
2. That the residential apartments shall only be used for the purposes of 'student accommodation'.
3. That a construction environment management plan (CEMP) which has been prepared by a site contamination consultant in accordance with the EPA publication "Environmental Management of On-site Remediation" and other relevant guidelines issued by the EPA shall be provided to the Development Assessment Commission. The management plan must incorporate, without being limited to, the following matters:
 - a. air quality, including odour and dust
 - b. surface water including erosion and sediment control
 - c. soils, including fill importation, stockpile management and prevention of soil contamination
 - d. groundwater, including prevention of groundwater contamination
 - e. noise
 - f. occupational health and safety

- g. environmental assessment following completion of the proposed works, to ensure the site is suitable for the intended use in accordance with the guidance provided to planning authorities in Planning Advisory Notice 20/02 Site contamination (<http://dataserver.planning.sa.gov.au/publications/715p.pdf>).

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

4. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering practices to ensure that stormwater does not adversely affect any adjoining property or public road.
5. Stormwater shall drain to the street or to underground systems via an on-site detention system for each building or dual purpose rainwater/detention tank. This system must be designed by a qualified engineer.
6. That all landscaping shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any or diseased or dying plants being replaced.
7. That all car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times.
8. That all car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete, paving bricks or crushed gravel in accordance with sound engineering practice to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
9. That 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.
10. That the air conditioning or air extraction plant or ducting shall be screened such that no nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the Development Assessment Commission.
11. That any demolition, construction works or paving in the vicinity of the *Pinus canariensis* shall proceed as per the specifications in the Arborists Report dated 23 November 2010 by Tree Environs.

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 the Notification must be completed within 3 years of the date of the Notification unless the 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 Provisional Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant should 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. The Development Assessment commission is aware that a portion of the land is subject to a right of way. This decision does not affect rights accruing from this right of way. For this reason the applicant should seek and rely on legal advice as to the effect of implementing this development decision rights arising from this right of way.

13. CROWN/INFRASTRUCTURE APPLICATIONS

13.1 Report on Minister's Decisions

RESOLVED that the Report be received and noted.

14. MAJOR DEVELOPMENTS

14.1 Major Developments update

RESOLVED that the Report be received and noted.

15. MATTERS DELEGATED BY THE GOVERNOR

16. COMMITTEES

16.1 Building Fire Safety – Nil.

16.2 Building Rules Assessment– Nil.

17. DELEGATIONS

17.1 Section 33 and Section 49 Decisions _- Nil

17.2. Section 48 Major Development Decisions determined by the Presiding Member – Nil.

18. DEVELOPMENT APPLICATION STATISTICS

18.1 Monthly Update - Nil

19. PRINCIPAL PLANNER'S REPORT

19.1 A/Principal Planner's report - Nil

20. ANY OTHER BUSINESS - Nil

21. **NEXT MEETING – TIME/DATE**

Thursday 28 July 2011,
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide

The Deputy Presiding Member thanked all in attendance and closed the meeting at 3pm

Confirmed 11/ Aug /2011

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Betty Douflias
DEPUTY PRESIDING MEMBER

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Frank Carpentieri
A/SECRETARY