



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 14 August 2014 commencing at 10.00AM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Ted Byrt
Members	Megan Leydon (Deputy Presiding Member) Geoffrey Loveday Carolyn Wigg Andrew Ford Simone Fogarty <i>Council Representative</i> ACC - Michael Llewellyn-Smith AM
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Damian Dawson (Agenda Item 3.1)

1.2 APOLOGIES -Damien Brown

2. DEFERRED APPLICATIONS - Nil.

3. NEW APPLICATIONS

3.1 Adelaide City Council

Palladio Property Group/ Pruszinski Architects

DA 020/0024/14A

Proposal: Demolition of existing buildings and construction of two mixed use commercial and residential towers, both with basement car parking

Address: 87 - 109 Angas Street, Adelaide

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

Applicant(s)

- Paul Pruszinski – Pruszinski Architects
- Carl Reeves – Pruszinski Architects
- Zhi (James) Dong – Palladio Property Group
- George Tsiakiridis – Palladio Property Group
- Jiayan (Peter) Zhang – Palladio Property Group
- Chris Vounasis – Connor Holmes
- Jurij Polischko - DMITRE

Representor

- Madge McGuire – Catherine House
- Simon Tonkin - Masterplan
- Joyce Van der Sman – Adelaide Day Centre
- Kym Kelly – Adelaide Day Centre

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 Pruszinski Architects for the demolition of the existing buildings and construction of two mixed use commercial and residential development towers, both with basement car parking at 87- 109 Angas 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 plans, including the amended plans as submitted in development application number 020/0024/14A.

Plans by Pruszinski Architects, received 7 August 2014:

Floor Plans

- Lower basement P5
- Upper Basement P5
- Ground P6
- Level 1 P1
- Level 2 P2
- Level 3-6 P3
- Level 7 P1
- Level 8 P2
- Level 9-11 P2
- Level 12 P2
- Level 13 P2
- Roof P1

Elevations

- Sheet 1 P2
- Sheet2 P2

Reports / Correspondence

- Letter from Pruszinski Architects dated 28 July 2014
 - Acoustic report prepared by Aurecon – 16 June 2014
 - Planning report prepared by Connor Holmes – June 2014
 - Wind Impact Assessment prepared by Aurecon – 16 June 2014
 - Sustainability report prepared by Lucid – 18 June 2014
 - Traffic report prepared by GTA – 19 June 2014, including additional correspondence dated 31 July 2014 and 8 August 2014
 - Landscape plans and details provided by Oxigen dated 18 June 2014
2. The applicant shall provide a final schedule of external materials and colours for the development.
 3. The vehicular entry points shall be designed and constructed to conform to the relevant Australian Standard in regard to sightlines. The necessary sightlines shall be kept clear at all times and shall not be in-filled or treated in anyway so as to obstruct the vision of drivers exiting the site.
 4. The boundary wall on the south western corner of the subject land adjoining 21 Queen Street shall be retained and incorporated within the construction of the adjoining townhouses herein approved. Details of the retention and incorporation of the wall shall be provided to the satisfaction of the Commission prior to the issue of Building Rules Consent for the demolition of structures within the western portion of the site.
 5. Final details of the retention and reuse of stormwater upon the site shall be provided to the satisfaction of the Commission prior to the grant of Development Approval for any substructure works.
 6. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
 7. The acoustic attenuation measures recommended in the Aurecon acoustic report dated 16 June 2014 forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the Development and any additional measures implemented as required when plant and equipment details are finalised.
 8. 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:

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.
 9. 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:

- 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

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 Adelaide City Council prior to construction.

10. The final details of the proposed waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent during the construction of the Development, shall be submitted to Adelaide City Council prior to the granting of development approval to the Development. Such details shall include a Waste Management Plan which shall cover the three phases of the Development, namely:
 - resource recovery during demolition
 - waste minimisation and resource recovery during construction; and
 - resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials.
11. 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' and be to the reasonable satisfaction of the Commission.
12. Prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council.
 - During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
 - The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 - All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
13. The landscaping shown on the plans forming part of the application shall be established prior to the occupation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
14. Vertical landscaping upon the southern facade of the eastern tower to achieve screening of the development 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. 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.
16. The applicant shall submit to the Development Assessment Commission a definitive statement from a suitably qualified environmental auditor advising that the land is suitable for its intended purpose. If required by the auditor, the applicant shall prepare a Phase 2 Site Assessment Report, prior to commencement of further works.

Advisory Notes:

- a) 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.
- b) Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- c) 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>

- d) 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.
- e) 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.
- f) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.
- g) 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

- h) 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.
- i) 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.
- j) 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.
- k) The development must be substantially commenced within one (1) year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- l) You are 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.
- m) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- n) You have 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 of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

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 11.55AM.

Confirmed / /2014

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 Ted Byrt
 PRESIDING MEMBER