



Development Assessment Commission

Minutes of the 581st Meeting of the Development Assessment Commission held on Thursday, 6 July 2017 commencing at 9.30AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey David O'Loughlin Ruan Perera (IMDAC)
Secretary	Alison Gill
DPTI Staff	Nitsan Taylor (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1) Anna Provasas (Agenda Item 2.2.1) Daniel Pluck (Agenda Item 2.2.2) Simon Neldner (Agenda Items 2.1.1, 2.2.1, 2.2.2 and 2.2.3) Tom Victory (Agenda Items 3.2.1 and 3.2.2) Karl Woehle (Agenda Items 3.2.1 and 3.2.2) Reece Svetec (entire meeting) Peter Douglass (entire meeting)
1.2. APOLOGIES	Dennis Mutton David O'Loughlin (Agenda Items 2.2.1 and 3.2.2)

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.1.1 **Woodforde T&A Pty Ltd**

DA 473/E009/17

25 Glen Stuart Rd, Woodforde

Adelaide Hills Council

Proposal: Construction of a five storey mixed use building.

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

Applicants

- Craig McRostie, Starfish Developments
- Patrick Stabile, Starfish Developments
- Anthony Gatti, Intro (presented)
- Damien Ellis, Intro (presented)
- Enzo Caroscio, Enzo Caroscio Architects (presented)
- Paul Morris, GTA Consultants (presented)
- Roman Charles, Lucid Consulting
- Deiter Lim, Tract

Council

- Derryn Atkinson, Adelaide Hills Council

Agency

- Nick Tridente, Associate Government Architect

The Commission discussed the application.

RESOLVED

The Development Assessment Commission resolved to defer the proposal by Woodforde T & A Pty Ltd for construction of a 4 and 5 storey residential flat building comprising 46 dwellings and ground level /undercroft carparking and associated landscaping and siteworks, at part lot 1002 in DP115165 (lot 157 in DA 473/D049/15), 25 Glen Stuart Road, Woodforde, pending the receipt of the following information:

- An on street carparking allocation plan for the wider development site (Hamilton Hill) showing visitor carparking spaces allocated to each allotment/dwelling.
- Plans and details showing the intended treatment of the reduced alignment of Lewis Walk which includes cross sections and verge treatments.
- Justification from a suitably qualified traffic engineer that the on site visitor carparking will function in the context of the altered street design and anticipated use of Lewis Walk.
- Refined plans of the carparking level that are compliant with relevant car parking standards and showing the location of accessible and secure bike parking for residents.
- Amended plans showing sunshading or other solutions to the penthouse to demonstrate the visual impact of meeting energy efficiency requirements.

2.2. NEW APPLICATIONS

2.2.1 Mr Thomas Playford

DA 473/D018/16
92 Lobethal Rd, Norton Summit
Adelaide Hills Council
Proposal: Land division (4 into 5).

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

Applicant

- Thomas Playford (presented)

Consultant

- Geoff Van Senden

Agency

- Matthew Henderson, Transport – DPTI

Council

- Derryn Atkinson, Adelaide Hills Council

Representor

- Kevin Crawshaw (presented)

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 is satisfied that the proposal generally meets the key objectives and principles of development control for the division of land under the Adelaide Hills Council Development Plan
3. To grant Development Plan Consent and Land Division Consent to the proposal by Thomas Playford for a division of land (4 into 5 allotments) at 70A, 70B & 70C Crescent Drive and 123 Woods Hill Road, Norton Summit, subject to the following conditions of consent and the concurrence of the Adelaide Hills Council and the Minister for Planning:

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. 473/D018/16:

Plans Prepared by Olden & van Senden Pty Ltd

Plan of division and Enlargement, Reference 2859da LD2 V2, Plan of division Version 2 dated 30/11/2016 and Enlargement Version 3 dated 26/6/2017.

Access Road Layout Plan and Details, Project Number 2016-5403NS, Issue P2, Dated 9/11/16

2. Prior to Section 51 Clearance the applicant shall undertake the following to the satisfaction of the Development Assessment Commission:
 - a. Construction of the driveway for Lots 4 and 5 in accordance with the approved plans;
 - b. Preparation of a Stormwater Management Plan (by a professional engineer) that details the method in which stormwater run-off from the proposed driveway access for Lots 4 and 5 will be managed.

LAND DIVISION REQUIREMENTS

3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

ADVISORY NOTES

- a) The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b) The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c) The applicant is also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Commission.
- d) The applicant has no right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e) The applicant is advised of the following requirements under the Heritage Places Act:
 - o 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; and
 - o 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.

2.2.2 Mr Peter Fullston

DA 473/D029/16

Yvonne Avenue, Charleston

Adelaide Hills Council

Proposal: Land division (2 into 22)

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

Applicants

- Shayne Henning, Surveyor (presented)

Representor

- Robert Fechner (presented)

The Commission discussed the application.

RESOLVED

The Development Assessment Commission resolved to defer the application to enable the applicant to respond to the issues raised at the public hearing. In particular issues related to the lack of footpaths, potential impact of flooding and future impact on regulated trees and / or native vegetation in relation to the proposed allotment one.

2.2.3 Roger Hartley

DA 520/D012/16

Lot 105 Muston Rd, Pelican Lagoon (KI)

Kangaroo Island Council

Proposal: Land division (1 into 2)

Peter Dungey and Sue Crafter declared a conflict of interest and left the meeting.

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

Council

- Aaron Wilksch, Kangaroo Island Council (via phone - presented)

The Commission discussed the application.

RESOLVED

1. That the Development Assessment Commission considers that the proposal to further divide land within the Coastal Conservation Zone is inconsistent with the intent of zone provisions that seek to limit such development.
2. That the Development Assessment Commission not concur with the decision of the Kangaroo Island Council to grant Development Plan consent to the division of land (1 into 2 allotments) under DA 520/D012/16 by Roger Hartley at Muston Road, Pelican Lagoon.

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS - Nil

3.2. NEW APPLICATIONS

3.2.1 Palumbo Pty Ltd

DA 020/0043/13A V1

104-108 Currie St, Adelaide

Adelaide City Council

Proposal: Variation to Development Authorisation 020/0043/13A for deletion of double skin façade system, other miscellaneous amendments, resolution of reserved matter 1.2 and conditions 4, 6 and 12

Chris Branford declared a conflict of interest and left the meeting.

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

Applicants

- Daniel Palumbo, Palumbo (presented)
- Con Kaporis, Palumbo (presented)

Consultant

- Richard Dwyer, Ekistics (presented)

Agency

- Belinda Chan, ODASA
- Nick Tridente, Associate Government Architect

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 is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the City of Adelaide Development Plan.
3. To grant Development Plan Consent to the proposal by Palumbo Pty Ltd for a variation to Development Authorisation 020/0043/13A for the deletion of a double skin façade system, other miscellaneous amendments, resolution of reserved matter 1.2 and conditions 4, 6 and 12 at 104-108 Currie 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 020/0043/13A V1:

Plans by Palumbo Pty Ltd - Job No. 12PR14-N

Drawing Number	Drawing Title	Revision
Sheet A00	Title Page	D
Sheet A0300	Basement Level Plan	C
Sheet A0301	Ground Floor Plan	C
Sheet A0302	Mezzanine Level Plan	C
Sheet A0303	Level 0.5 Floor Plan	C
Sheet A0304	Level 1 Carpark/Hotel Office Plan	C
Sheet A0305	Level 2 Carpark/BOH	C
Sheet A0306	Level 3 Carpark/Pool	C
Sheet A0307	Level 4 Carpark/Gym	C
Sheet A0308	Level 5 Carpark/Hotel	C
Sheet A0309	Level 6 Carpark/Hotel	C
Sheet A0310	Level 7 Carpark/Hotel	C
Sheet A0311	Level 7.5 Plant Room/Storage	C
Sheet A0312	Level 8 Restaurant	C
Sheet A0313	Level 9 Club Lounge	C
Sheet A0314	Level 10 Ballroom/Conference	C
Sheet A0315	Levels 11-22 Typical Hotel Floor Plan	C
Sheet A0319	Level 23 Hotel guestroom floor plan	C
Sheet A0320	Level 24 Hotel guestroom floor plan	C

Sheet A0321	Level 25 Residential apartment level floor plan	E
Sheet A0322	Level 26 Residential apartment level floor plan	A
Sheet A0323	Level 27 Residential apartment level floor plan	A
Sheet A0324	Level 28 Residential apartment level floor plan	A
Sheet A0325	Level 29 Residential apartment level floor plan	C
Sheet A0326	Level 30 Residential apartment level floor plan	A
Sheet A0327	Level 31 Residential apartment level floor plan	A
Sheet A0328	Level 32 Residential apartment level floor plan	A
Sheet A0329	Level 33 Roof Plant level floor plan	C
Sheet A0330	Level 33 Roof Plan	A
Sheet A0500	East Elevation	C
Sheet A0501	West Elevation	D
Sheet A0502	North & South Elevation. Rev C – No change	C
Sheet A0503	Burnett & Solomon Street Elevations & Perspectives	C
Sheets A0600 to A0607 (8 x sheets)	Building Sections A to K	A
Sheet A1000	Canopy Plan	A
Sheet C0002	Porte Cochere Concept Plan	A
Sheet C0005	External Façade Lighting Concept Perspectives	B
Sheet C0006	External Façade Lighting Concept Elevations	B

Reports and Correspondence

- Vipac Report dated 6/4/17 – Wind Impact Assessment - Façade effects & pedestrian comfort.
- Inhabit Report dated 07/05/17 - Thermal Assessment of Facades – 4536-CAN-FC0002 [01]

2. Prior to commencement of superstructure works, the applicant shall submit a final detailed schedule and samples of external materials and finishes for the screening of the carparking levels to minimise visibility of the cars and headlights and contribute to streetscape amenity for review in consultation with the Associate Government Architect and to the reasonable satisfaction of the Development Assessment Commission.
3. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
4. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

5. Stormwater runoff from the proposed commercial development must be retained within the property boundaries, collected and discharged to the Currie Street road reserve.
6. Collected ground seepage water in the basement must not be discharged to the building stormwater disposal system. Ground seepage water should be discharged to either sewer or a water reuse system.
7. Lighting shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the Adelaide City 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 the Development Assessment Commission. All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements and all costs associated with these works will be borne directly by the developer.
8. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) 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.
9. Proposed boundary levels for the Porte Cochere entrances (Rosina Street and Burnett Street) and carpark entrance (Burnett Street) must be designed to provide adequate freeboard flood protection to the 100 year ARI rainfall event.
10. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
11. 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.
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.
13. The waste and general storage and service/operational areas shall be kept in a neat, tidy, safe and healthy condition at all times.
14. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
15. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
16. The building must not exceed a maximum height of 158.8 metres AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, construction cranes, lightning rods, any roof top gardens plantings, exhaust flues, etc.
17. The vertical exhaust plume to a velocity in excess of 4.3 m/s from the building must not exceed a maximum height of 162.6 metres AHD.

18. The building must be obstacle lit by low intensity steady red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to ensure the building can be observed in a 360 degree radius as per subsection 9.4.3 of the Manual of Standards Part 139 – Aerodromes (MOS Part 139). Characteristics for low intensity lights are stated in subsection 9.4.6 of MOS Part 139.
19. The building must ensure obstacle lighting arrangements have a remote monitoring capability, in lieu of observation every 24 hours, to alert AAL reporting staff of any outage. For detailed requirements for obstacle monitoring within the OLS of an aerodrome, refer to subsection 9.4.10 of the MOS Part 139.
20. The proponent must ensure obstacle lighting is maintained in serviceable condition and any outage immediately reported to AAL.
21. Separate approval must be sought under the Regulations for any cranes required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations.

Advisory Notes:

- a. This approval does not include approval for the external signage shown indicatively on the plans referred to in condition 1. All external signage will require further approval under the *Development Act 1993*.
- b. 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.
- c. 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. 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. The development must be substantially commenced within two (2) years of the date of the original Development Authorisation Notification, unless this period has been extended by the Development Assessment Commission.
- g. You are also advised that any act or work authorised or required by this Notification must be completed within four (4) years of the date of the original Authorisation Notification (plus any extension given by the Commission).
- h. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- i. 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 0289).

- j. As outlined in the Vipac Report dated 6/4/17 – Wind Impact Assessment - Façade effects & pedestrian comfort, it is recommended that a management plan be adopted in the development in regards to ensuring occupants are informed and adhere to methods of ensuring loose furniture or other items on balconies are appropriately tied down, to minimise adverse safety concerns during high wind events.

Council advisory notes

- k. 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
- l. 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.
- m. 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.
- n. 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.
- o. All damage to Adelaide City Council's infrastructure, including damage to public lighting and underground ducting caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- p. The 'No Standing Hotel Loading Only' zone and 'New Coach Bus Parking' zone shown on the Ground Floor Plan are subject to permission/consultation with Adelaide City Council.

- q. Approval will be required from the Adelaide City Council for any encroachment over public space prior to the commencement of any construction of the encroachment.
- r. 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) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- s. All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- t. All damage to ACC's infrastructure, including damage to public lighting and u/g ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- u. Obtrusive Lighting – Lighting design and installation is to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant is required to confirm compliance. The applicant should provide relevant lighting calculation grid detailing property boundary lines for Councils record. If concerns are raised by nearby residents or Council to the new lighting, the development shall address and resolve them to the satisfaction of the relevant parties.
- v. The proposed development works will impact on the public lighting within the proximity of the development site.
 - Currie Street – the existing street lighting is owned and maintained by Council and consists of a lighting column with outreach and street light and associated electrical u/g cabling/pits; a Wifi unit is also installed on the lighting outreach that is owned and maintained by Internode. Internode will need to be contacted to arrange relocation if required to meet their requirements.
 - Burnett Street - the existing street lighting consists of a Council wall mounted light and associated electrical u/g cable and pit near the Currie Street end of the street, and the remaining street lighting installed is owned and maintained by SA Power Networks and consists of wall mounted lighting and overhead catenary electrical cabling.
 - Soloman Street – the existing street lighting is owned and maintained by SA Power Networks and consists of a stobie column with light attached with overhead catenary electrical cabling.
 - Rosina Street – the existing street lighting is owned and maintained by SA Power Networks and consists of lighting columns with street lights attached and associated u/g electrical cabling/pits.

3.2.2 **Salta Properties C/- Masterplan SA Pty Ltd**

DA 020/A035/17

124 Wakefield St, Adelaide

Adelaide City Council

Proposal: Demolition of existing building structures and construction of an 18 storey motel comprising a café/bar, carparking and associated site works.

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

Applicants

- Fabian Barone, Masterplan (presented)
- Thomas Carter-Key, Salta Properties (presented)
- Joseph Fonti, Salta Properties
- Justin Northrop, Techne (presented)

Agency

- Nick Tridente, Associated Government Architect
- Aya Shirai-Doull, ODASA

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 is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the Adelaide City Council Development Plan.
3. To grant Development Plan Consent to the proposal by Salta Properties C/- Masterplan SA for DA 020/A035/17 at 124 Wakefield Street, Adelaide subject to the following conditions of consent for Demolition of existing building structures and the construction of an eighteen storey motel with café/bar, car parking and associated site works.

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/A035/17.

Drawing Title	Drawing No.	Rev	Date
Proposed Site Plan	TP10	D	17/03/2017
Proposed Ground Floor Plan	TP11	C	17/03/2017
Proposed Level 1 Floor Plan	TP12	C	17/03/2017
Proposed level 2 & levels 3 – 17 (typ)	TP13	C	17/03/2017
Proposed Roof Plan	TP14	C	17/03/2017
Proposed Elevation (Sheet 1)	TP20	B	17/03/2017
Proposed Elevation (Sheet 2)	TP21	B	17/03/2017
Proposed Elevation (Sheet 3)	TP22	B	17/03/2017
Proposed Streetscape Elevation	TP23	B	17/03/2017
Proposed Sections	TP24	B	17/03/2017
Proposed Landscape Plan	TP30	B	17/03/2017
Materials Legend	Page no 3		22/03/2017
Perspectives (Southeast – Northeast Perspectives)	Page no 4		22/03/2017
Facade	Page no 20		19/04/2017
Design Concept – Materials Schedule	Page no 21		19/04/2017
Design Concept (artist impression)	Page no 22		19/04/2017
Design Concept (artist impression)	Page no 23		19/04/2017
Design Concept (artist impression)	Page no 24		19/04/2017

Reports / Correspondence

- Correspondence Reference 15112LET03 dated 9 May 2017 by Master Plan Pty Ltd
 - Stormwater Management Plan Reference 30 13517 01c dated February 2017 by Bonacci
 - Waste Management Plan – 124 Wakefield St dated February 2017 by Rawtec
 - External Noise Intrusion Assessment Reference 20161550.1 dated 30/03/2017 by Acoustic Logic
2. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) 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.
 3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
 4. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction
 5. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
 6. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
 7. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths 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.
 8. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 9. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
 10. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
 11. The finished floor level of the ground floor level entry shall match that of the existing footpath unless otherwise agreed to by the Development Assessment Commission.
 12. The acoustic attenuation measures recommended in the external noise intrusion assessment, dated 30/03/2017 by Sotirios Giannikopoulos shall be fully incorporated into the building rules documentation 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.

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 authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. 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.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- g. No additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
- h. 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.
- i. 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.
- j. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. Email: cityworks@adelaidecitycouncil.com
- k. 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.
- l. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties in accordance with the *Environment Protection (Noise) Policy 2007*.
- m. The *Environment Protection (Noise) Policy 2007* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to meet indicative noise factors for different land use categories. The policy creates offences that can result in on-the spot fines or legal proceedings. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.

- n. Due consideration should be given to the residential context of the subject site. In particular, consideration should be given to management of noise associated with patron behaviour, vehicle movements etc outside of normal operating business hours.
- o. 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.
- p. The Adelaide City Council has advised that an authorisation may be required under Section 221 of the *Local Government Act 1999* for the encroachment of your structure or building in, on, across, under or over the public road. Please note that the council may charge an annual fee and that the authorisation may be issued on an annual basis for any encroachment that attracts such a fee. The council may also require any unauthorised encroachments to be removed.

4. **PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE**

4.1. **DEFERRED APPLICATIONS** - Nil

4.2. **NEW APPLICATIONS** - Nil

5. **MAJOR DEVELOPMENTS**

5.1. **DEFERRED APPLICATIONS** - Nil

5.2. **NEW APPLICATIONS** - Nil

6. **ANY OTHER BUSINESS**

7. **NEXT MEETING – TIME/DATE**

7.1. Thursday, 13 July 2017 in Leigh Street, Adelaide SA 5000

8. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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

9. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 3.32pm.

Confirmed 06/07/2017



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Simone Fogarty
PRESIDING MEMBER