



# *Development Assessment Commission*

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 30 January 2014 commencing at 1.45 PM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

## **1. OPENING**

### **1.1 PRESENT**

Presiding Member	Ted Byrt
Deputy Presiding Member	Megan Leydon
Members	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford <i>Adelaide City Council Representative:</i> Michael Llewellyn-Smith AM
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Kylie Weymouth (Agenda Item 3.1) Alex Mackenzie (Agenda Item 3.1, 3.2 & 3.3) Gabrielle McMahon (Agenda Item 3.2) Yasmine Alliu (Agenda Item 3.3) Jeremy Wood (Agenda Item 3.4)

### **1.2 APOLOGIES – Nil.**

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## **2. DEFERRED APPLICATIONS – Nil.**

## **3. NEW APPLICATIONS**

### **3.1 Adelaide City Council**

**Vue on KWS Pty Ltd**  
020/0040/13A

## **411-427 King William Street, Adelaide**

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

Applicant(s)

- Greg Vincent
- Damon Nagel
- Gavin Kain
- Enzo Carrocio

Agency

- Ben Hewett – Government Architect

The Committee 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 Vue on KWS Pty Ltd for the construction of a mixed use 27 level (including roof top plant level) building plus basement, comprising 205 apartments, ground floor commercial and associated car parking at 411- 427 King William Street, Adelaide, subject to the following reserved matters and conditions of consent:

#### **Reserved Matters:**

1. 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 Final schedule of external materials and colours for the residential development.
  - 1.2 Details of design elements relating to the refinement of the pedestrian canopies.  
*Reason: to ensure integration with the overall scheme*
  - 1.3 Details confirming the material of the car park screen.  
*Reason: to be consistent with the material of the base apartments screen*
  - 1.4 Details confirming the façade materials (materials board) and information on the performance and reflectivity of the selected glass.
  - 1.5 Details of screening to mechanical plant and equipment.  
*Reason: to ensure consistency with acoustic requirements*
  - 1.6 Final façade treatment details.  
*Reason: to ensure consistency with acoustic requirements*
  - 1.7 In accordance with the recommendation of MEL Consultants (report dated 3 December 2013), wind conditions be quantified using wind tunnel model measurement and, if required, wind amelioration strategies be developed to reduce the development's effect on the pedestrian level wind conditions.
  - 1.8 Lighting Plan and details of the location of internal CCTV cameras.

## Planning Conditions:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in Development Application 020/0040/13A including:

## Plans by Woods Bagot, Project No. 140092

Number	Description	Date
SK4001 Rev A	Location Plan	29 November 2013
SK4002 Rev A	Site Plan	29 November 2013
SK4100 Rev A	Basement	29 November 2013
SK4201 Rev B	Ground Floor Plan	22 January 2014
SK4202 Rev A	Level 01	29 November 2013
SK4203 Rev A	Level 02-04 typical	29 November 2013
SK4204 Rev A	Level 05	29 November 2013
SK4205 Rev A	Level 06	29 November 2013
SK4206 Rev A	Level 07 typical	29 November 2013
SK4207 Rev A	Level 22 typical	29 November 2013
SK4208 Rev A	Level 23-24 typical	29 November 2013
SK4209 Rev A	Level 25 Penthouse	29 November 2013
SK4210 Rev A	Level 26 Plant	29 November 2013
SK4301 Rev A	Elevation - North and East	29 November 2013
SK4302 Rev A	Elevation - South and West	29 November 2013
SK4303 Rev A	Elevation - Street	29 November 2013
SK4401 Rev A	Section - Building	29 November 2013
SK4402 Rev A	Section - Car Park Ramps	29 November 2013
SK4501 Rev B	Diagram - Canopy	22 January 2014
SK4502 Rev A	Sun Study	29 November 2013
SK4503 Rev A	Diagram - Façade types	29 November 2013
SK4504 Rev A	Typical Floor Plan Diagram	29 November 2013
SK4505 Rev B	Diagram - Elevation Openings	6 January 2014
SK4506 Rev B	Diagram - Elevation Openings	6 January 2014
SK4507 Rev B	Diagram - Openings and Finishes	6 January 2014
SK4601 Rev A	Materials and Finishes	29 November 2013

## Reports / Correspondence

- Planning Report, Masterplan, dated December 2013
  - Pre-lodgement Agreement between Renewal SA and Damon Nagel on behalf Vue on King William Pty Ltd, dated November 2013
  - Pre-lodgement Agreement between Government Architect, Office for Design and Architecture and Damon Nagel on behalf Vue on King William Pty Ltd, dated 9 December 2013
  - Traffic and Parking report by MFY Consultants, dated December 2013
  - Aeronautical Impact Assessment report by Ambidji, dated 1 November 2013
  - Waste management advice by Rawtec, 29 November 2013
  - Acoustic Report by Sonus, ref S4215C3, dated November 2013
  - Environmental Wind Assessment report by MEL Consultants ref D66/13, dated 3 December 2013
  - Mechanical, electrical, Vertical Transportation, Hydraulic & Fire Protection Services report by Bestec, dated 15 November 2013
  - Heritage Impact Statement report by Flightpath Architects Pty Ltd, dated 29 November 2013
  - Letter from MasterPlan dated 23 January 2014 in response to Adelaide City Council comments
2. The building must be obstacle lit at night with low intensity red obstacle lights in accordance with the Manual of Standards for Part 139 of the Civil Aviation Safety Regulations 1998 (Part 139 MOS) Section 9.4. The location of the lights should be at the highest point of the building.

3. The proponent must arrange for a certified surveyor to notify Adelaide Airport Limited (AAL) of the finished height (in metres AHD) and location of the building.
4. The acoustic attenuation measures recommended in the Sonus report, ref S4215C3, dated November 2013, 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.
5. Any wind mitigation measures resulting from further assessment recommended in the report undertaken by MEL consultants, ref D66/13, dated 3 December 2013, forming part of this consent shall be undertaken within the Development, when on the applicant's land or with the authority of the Adelaide City Council when on their land, to the reasonable satisfaction of the Development Assessment Commission. Such wind mitigation measures shall be made operational prior to the occupation or use of the Development.
6. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
7. 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:
  - 7.1 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
  - 7.2 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a Residential Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
8. 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

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

9. 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.
10. 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.
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 Adelaide City Council, with the following taken into account:
  - 11.1 Collected water from any proposed surface drainage systems located in the basement car park shall be discharged to sewer.
  - 11.2 Stormwater runoff from the proposed balconies and verandah's located along street boundaries shall be collected and discharged to the building stormwater system.
  - 11.3 Use of existing property stormwater connections in the adjacent footpaths should be considered prior to the design of new stormwater connections to Councils stormwater management infrastructure.
12. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004* (including clearance to columns and space requirements at the end of blind aisles) for *Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities - Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
13. 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.
14. 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.
15. 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.
  - 15.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
  - 15.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
  - 15.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

### **Advisory Notes:**

- a) Adelaide City Council has not yet approved the proposed encroachment into King William Street. The proponent therefore needs to be aware that Council needs to approve the final detailed design of the encroachment element. If they do not support the detailed design of the encroachment element a variation to the application may be required.
- b) It is recommended that the proponent 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.
- c) 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.
- 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) 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>
- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) 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
- k) 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.

- l) With respect to the awning /canopy:
  - A street work permit must be obtained prior to the commencement of any work on Council's property. For information in relation to the issuing of on-street work permits, please contact the Adelaide City Council Customer Service Centre on 8203 7203.
  - The top of the concrete pads for any support posts must provide a 100mm clearance to the finished footpath level.
  - Council will reinstate the footpath material at the street work permit holder's expense.
- 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) 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.
- o) 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.
- p) 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.
- q) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- r) 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).

### 3.2 **Adelaide City Council**

**Catcon C/- Woodhead**  
020/0003/14A  
**203 North Terrace, Adelaide**

Simone Fogarty left during the hearing of this item.

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

Applicant(s)

- Steve Moreau - Catcon
- Sam Nairn – Woodhead
- David Gilbert – Woodhead
- Jim Williams – Woodhead
- Phil Brunning (PBA)
- Phil Weaver

Agency

- Peter Wells – Heritage
- Ben Hewett – Government Architect

The Committee discussed the application.

**RESOLVED**

- 1) **RESOLVE** to **DEFER** for further consideration.

3.3 **Adelaide City Council**

**Palumbo Building Pty Ltd**

020/0043/13A

**104-108 Currie Street, Adelaide**

Members Simone Fogarty and Geoff Loveday were not present for the hearing of this item.

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

Applicant(s)

- Paul Pruszinski
- Ben Hewitson
- Daniel Palumbo

Agency

- Ben Hewett – Government Architect

The Committee discussed the application.

**RESOLVED**

- 1) **RESOLVE** to **DEFER** for further consideration.

3.4 **Adelaide City Council**

**Troppo Architects (SA)**

020/0038/13A

**174-180 Wright Street, Adelaide**

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

Applicant(s)

- Phil Harris – Troppo Architects
- Graham Burns – Masterplan
- Douglas Alexander – Flightpath
- Peter Bell - Flightpath

Agency

- Ben Hewett – Government Architect



Council

- Rick Hutchins

Representor

- Megan Hender
- Andrew Collett
- Moses King

The Committee 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 Troppo Architects for the Demolition of a local heritage place and the construction of a mixed use development, comprising basement display space, retail uses on ground floor (cafe/hotel reception), 8 levels of hotel rooms above and three townhouses at 174-180 Wright Street, Adelaide, subject to the following reserved matters and 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 plans, including the amended plans as submitted in Development Application 020/0038/13A including:

**Plans by Troppo Architects**

<b>Number</b>	<b>Description</b>	<b>Date</b>
D 00	Location Plans	06/01/14
A 01	Locality	11/11/13
A 02	Whitmore Square NW Settings	11/11/13
A 03	On The Square	11/11/13
A 04	Existing Site Plan	11/11/13
A 05	Survey	11/11/13
A 06	Site Plans	11/11/13
D 07	Plan Level 1	27/11/13
D 08	Plan Level 2	06/01/14
D 09	Typical Plan Level 3	06/01/14
D 10	Typical Plan Level 4	06/01/14
D 11	Typical Plan Level 5-8	06/01/14
C 12	Plan Level 9	06/01/14
B 13	Basement Plan	18/11/13
B 20	Elevations	06/01/14
D21	Elevations	06/01/14
C 21A	Elevations	27/11/13
C 22	Section A&B	27/11/13
B 23	Section C	18/11/13
B 24	Perspective View	06/01/14
D 25	Perspective View	06/01/14
A 26	Perspective View	11/11/13
D 27	Perspective View	06/01/14
A 28	Site Montages	11/11/13
A 29	Site Montages	11/11/13
A 30	Materials Board	11/11/13
A 31	Interpretive Themes	11/11/13
B 40	Urban Design Futures	11/11/13

A 41	Design Concepts	11/11/13
A 42	Design Concepts	11/11/13
A 43	Construction Methodology/Site Massing Diagram	11/11/13
A 44	Solar Passive Diagram	11/11/13
A 45	Green Services Strategy	11/11/13
A 46	Waste Management Strategy	11/11/13
A 47	Overlooking Study	11/11/13
A 50	Existing Shadow Diagrams - Dec	18/10/13
A 51	Existing Shadow Diagrams - March	18/10/13
A 52	Existing Shadow Diagrams - June	18/10/13
A 53	Proposed Shadow Diagrams - Dec	18/10/13
A 54	Proposed Shadow Diagrams - March	18/10/13
A 55	Proposed Shadow Diagrams - June	18/10/13
1	Carpark Screen & Doors	30/01/14
2	Address to Mews	30/01/14
3	Transitions, CPTED	30/01/14
4	Mew Townhouses, Bed 2 Daylight	30/01/14

### Reports / Correspondence

- Planning Report, Masterplan, dated December 2013 (including Appendices)
    - Architect's Report – Troppo Architects (SA)
    - Streetscape and Landscape Details – Oxigen, November 2013
    - Heritage Impact Statement – Flightpath Architects, 24 October 2013
    - Review of Car Park Design and Access – InfraPlan (Aust) Pty Ltd, 12 November 2013
    - Hotel Ivairiji Mixed Use Development Application Acoustic Assessment by Resonate Acoustics, 11 November 2013
    - Waste Disposal & Recycling – Transpacific Industries Group (Cleanaway), 1 November 2013
    - Hotel Ivairiji – Wind Effect Statement – Vipac Engineers & Scientists, 7 November 2013
    - Building Code of Australia Review – TECON Australia, 12 November 2013
    - Predicted Energy Services Demands – Sustainable Focus, 4 November 2013
  - Pre-lodgement Agreement between Government Architect, Office for Design and Architecture and Troppo Architects, dated 29 December 2013 and 24 January 2014.
  - Letter and Appendices by Masterplan, dated 7 January 2013 - Response to Representations.
  - Letter from Troppo Architects dated 27 November 2013 responding to Government Architect's comments.
2. The acoustic attenuation measures recommended in the report prepared by Resonate Acoustics, ref A13391RP1 Rev A, dated 11 November 2013, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic attenuation measures shall be made operational prior to the occupation or use of the Development.
  3. Any wind mitigation measures recommended in the report prepared by VIPAC, ref 50B-13-0138-TNT-340974-0, dated 7 November 2013, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such

wind mitigation measures shall be made operational prior to the occupation or use of the Development.

4. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
5. 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:
  - 5.1 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
6. 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:

- 6.1 air quality, including odour and dust
- 6.2 surface water including erosion and sediment control
- 6.3 soils, including fill importation, stockpile management and prevention of soil contamination
- 6.4 groundwater, including prevention of groundwater contamination
- 6.5 noise
- 6.6 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

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

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.
8. 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.
9. 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 Adelaide City Council, with the following taken into account:
  - 9.1 Stormwater runoff from the proposed building balconies and verandahs along the Street boundaries shall be collected and discharged to the building stormwater system.

- 9.2 Use of existing property stormwater connections in the Wright Street and Bartels Street footpaths should be considered prior to the design of new stormwater connections to Councils stormwater management infrastructure.
10. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004* (including clearance to columns and space requirements at the end of blind aisles) for *Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
11. 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.
12. 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.
13. 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.
- 13.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
- 13.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
- 13.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

**Advisory Notes:**

- a) Adelaide City Council is the authority that issues approvals for any encroachment into Wright Street or Bartels Street. The proponent therefore needs to be aware that Council needs to approve the final detailed design of the encroachment element. If they do not support the detailed design of the encroachment element a variation to the application may be required.
- b) That the proponent 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.
- c) 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.
- 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) 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>

- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) 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
- k) Unsecure 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.
- l) 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.
- m) 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.
- n) 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.
- o) 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.

- p) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- q) 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 6.15PM.

Confirmed / /2014

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Ted Byrt  
PRESIDING MEMBER