



Development Assessment Commission

**Capital City Development Assessment Committee
held on Thursday, 28 November 2013 commencing at 1.10 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	Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford Michael Llewellyn-Smith AM
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Gabrielle McMahon (Agenda Item 2.1)

1.2 APOLOGIES – Damien Brown

2. DEFERRED APPLICATIONS

2.1 Aspen Group (lodged by Studio Nine Architects)

DA 020/0016/12A V1

131-137 King William Street, Adelaide

Adelaide City Council (Capital City Zone)

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

Applicant(s)

- Andrew Vorassi
- Tony Zappia
- James Levinson

Agency

- Peter Wells – DEWNR Heritage
- Ben Hewett – Government Architect
- Diana Snape – 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 Development Application No. 020/0016/12A V1 by Aspen Group, C/- Studio Nine for the restoration of the existing State Heritage listed building (Electra House), change of use to a licensed hotel at 131-137 King William Street, Adelaide and the establishment of a beer garden, subject to the reserve matters and conditions listed below:

RESERVED MATTERS

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

1.1 Development a waste management plan that can accommodate the expected types and volumes of waste products to be generated by each phase of the development. These phases comprise:

- a. Resource recovery during demolition;
- b. waste minimisation and resource recovery during construction;
- c. resource recovery during use (packaging, commercial kitchen and hotel recycling facilities).

The waste management plan should also consider the adequacy of the storage areas for the types and volumes of waste products to be generated and temporarily stored on the site. The plan must be capable of being updated from time to time in accordance with best waste minimisation and resource recovery practices and procedures. The Council must be consulted in the preparation of the waste management plan.

2. 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, in consultation with Department of Environment, Water and Natural Resources, prior to the granting of Development Approval.

(a) The passenger lift installation within the north- eastern light well.

Reason for reserved matter: *The light wells are identified in the 2002 Electra House Study as being of primary significance. They are an important functional element of the building, and their legibility and interpretation are important to understanding the configuration of the building and the importance placed on admitting natural light at every level. The north-eastern light well is the only one of the original four that will not have new floor structures inserted at intermediate levels, and provides the only opportunity for interpretation of its full original height. The proposal to line it with new lift shaft walls obscures its*

significance and function. The need for a new passenger lift within the building provides the opportunity to maximise the legibility and interpretation of the light well by means of a glass lift and retention of views into and out of the light well through the existing windows.

(b) Details of works in the following areas of high heritage significance:

- i) The ground floor chamber (particularly the design of the proposed kitchen and its vertical and horizontal extent as an intrusion into the chamber; the size and fenestration detail of the new opening to the beer garden; new joinery; lighting; and materials, colours and finishes).
- ii) The main stair (particularly the design and detail of the glazed screens and secondary handrails; lighting; and materials, colours and finishes).
- iii) The main central corridor at ground and first floor levels (particularly the sizes and alignments of new openings; fenestration detail within relevant openings; lighting; and materials, colours and finishes).
- iv) The light wells (particularly the extent of face brickwork to be revealed and retained; the design of new roofs; and materials, colours and finishes).

Reason for reserved matter: *The proposed adaptive re-use works are acceptable in principle in their heritage impact, but require fine-tuning at a level of detail beyond the current stage of documentation.*

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 020/0016/12A V1:

Plans by Studio Nine

Drawings Page 01 - received 2 August 2013
Drawings Page 02 - received 2 August 2013
Drawings Page 03 - received 2 August 2013
Drawings Page 04 - received 2 August 2013
Drawings Page 05 - received 2 August 2013
Drawings Page 06 - received 2 August 2013
Drawings Page 07 - received 2 August 2013
Drawings Page 08 - received 2 August 2013
Drawing No 0910-166-DA01 Rev E
Drawing No 0910-166-DA02 Rev D
Drawing No 0910-166-DA03 Rev E
Drawing No 0910-166-DA04 Rev D
Drawing No 0910-166-DA05 Rev E
Studio Nine – Colour perspective – laneway

Plans by Oxigen

Electra House Lane – Project 13.065 – Draft 1 – dated 25.10.13

Plans by Alexander Symonds

Existing Ground Floor Tenure (2013) 1(A) DWG dated 14.11.2013
External perspectives
External finishes board

Correspondence:

- Letter from Tony Zappia, Studio Nine, dated 2 August 2013
- Email from Tony Zappia, Studio Nine, dated 12 August 2013
- Email from Tony Zappia, Studio Nine, dated 18 September 2013
- Email from Aaron Schintler, Studio Nine, dated 19 September 2013
- Bruce Harry & Associates, Heritage Impacts Statement, Proposed Beer Garden and associated alterations to Electra House, dated 9 August 2013
- Sonus Pty Ltd, Environmental Noise Assessment, Outdoor Entertaining Areas, Report reference: S3893C8 dated June 2013
- Sonus Pty Ltd, Environmental Noise Assessment, Electra House, dated March 2012
- Electra House – DDA Concept Design Review dated 16 March 2012 prepared by Disability Consultancy Services
- Letter from James Levinson (Botten Levinson) to DAC dated 14 November 2013

State Heritage conditions

2. Face brick wall finishes within the four light wells shall be retained and conserved at each level.

Reason: To maximise the legibility and interpretation of the light wells.

3. Where sections of light well walls are to be removed, nibs shall be retained at the intersections with other walls, and lintels shall be set below the new ceiling level.

Reason: To maximise the legibility of the light wells.

4. Conservation works shall be specified to the satisfaction of the Development Assessment Commission, in consultation with the Department of Environment, Water and Natural Resources. The specification shall include masonry repairs; paint removal from external masonry; and joinery repair and repainting (including door and window joinery and the main stair).

Reason: To protect the heritage values of historic fabric. Detail not included with application at this stage.

General planning conditions

5. Noise from outdoor entertaining areas must not exceed background noise levels as identified in the *Sonus Pty Ltd, Environmental Noise Assessment, Outdoor Entertaining Areas, Report reference: S3893C8 dated June 2013*. To meet these levels, the following restrictions shall apply in each outdoor entertaining area:

- (a) Not more than 115 patrons within the "beer garden" on the ground floor
- (b) Not more than 5 patrons on the balcony associated with the first floor dining room
- (c) Not more than 10 patrons on "Terrace 01" located on the first floor
- (d) Not more than 10 patrons each on "Terrace 02" and "Terrace 03" located on the second floor
- (e) Patrons may not congregate on the balcony and "Terrace 01", both located on the first floor, after midnight on Sunday through Thursday and from 1am Saturday and Sunday morning.

The operator shall develop and implement a venue management protocol to ensure that patron numbers meet these requirements.

6. Acoustic attenuation measures recommended in the Sonus Pty Ltd, Environmental Noise Assessment, Outdoor Entertaining Areas, Report reference: S3893C8 dated June 2013 (refer pages 4-6) shall be fully incorporated within the Building Rules documentation. Such acoustic measures shall then be made operational prior to the occupation or use of the Development.
7. Only amplified (background) music shall be played within the venue and only through dedicated in-house speakers. No live performances can occur within the venue. Furthermore, in house speakers cannot be installed more than 1.5 metres in height above the beer garden deck floor level, and any amplified (background) music shall be restricted to a level of 65dB(A) or less.

Note: The "venue" includes the refurbished Electra House and the "beer garden area" as defined in the Sonus Pty Ltd, Environmental Noise Assessment, Outdoor Entertaining Areas, Report reference: S3893C8 dated June 2013.

8. Six (6) on-site bicycle parks shall be located and installed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
9. Landscaping shall be maintained in good health and condition at all times with any dead or diseased plants / trees being replaced.
10. 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
11. 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:

- 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

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

12. No additional signs shall be displayed upon the subject land other than those identifying the parking areas or way-finding throughout the site or that do not require an approval under the Development Act. If any further signs are required, these shall be the subject of a separate application.
13. Lighting to publicly accessible spaces shall be installed and operational prior to the occupation or use of the Development. The lighting to the public realm shall be installed in accordance with Council guidelines. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Development Assessment Commission.
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.
16. During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land, or otherwise to the satisfaction of the Development Assessment Commission.
17. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
18. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
19. 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' to the reasonable satisfaction of the Development Assessment Commission.
20. That the recommendations contained within the Electra House – DDA Concept Design Review dated 16 March 2012 prepared by Disability Consultancy Services for internal DDA elements only, shall be undertaken within the development to the reasonable satisfaction of the Development Assessment Commission.
21. 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:
 - a. 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.

Advisory Notes:

- a) Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that differs from the planning documentation.
- b) To ensure a satisfactory heritage outcome, the Development Assessment Commission is requested to consult the Department of Environment, Water and Natural Resources or its Heritage Adviser in finalising any conditions or reserved matters (as outlined in the advice of SA Heritage Branch and then adopted in the approval).
- c) You are advised of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

- d) 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.
- e) 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.
- f) 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>
- g) 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.
- 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. For further clarification or additional information, please contact the Adelaide City Council Customer Service Centre on 8203 7203.
- i) The emission of noise from the premises is subject to control under the Environment Protection Act 1993 and Environment Protection Regulations 2009 and the applicant (or person with the benefit of this consent) should comply with those requirements.

- j) The development must be substantially completed within 1 year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- k) You are 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.
- l) 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. NEW APPLICATIONS

3.1 University of Adelaide

020/0031/13A

North Terrace, Adelaide

Riverbank Zone (Health Policy Area 27)

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

Applicant(s)

- David Bills
- Roger Parolin
- Adrian Stanic

Council

- Ray Sweeting
- Helen Dand

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 in Development Application 020/0031/13A by the University of Adelaide for the construction of a clinical school at North Terrace, 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 for Stage 2 being the super-structure:
 - 1.1 A final detailed landscaping Plan and details shall include:
 1. Species of trees and plants having regard to the public realm
 2. Type and colour of paved and hard surfaces

3. Details of seating, shelters and furniture and the management of the microclimates
 4. Details of public art and sculptures
 5. A legible wayfinding strategy through the public realm, including signage to the main entrance
 6. Consideration given to safe and convenient movements for people with disabilities, prams and cyclists
 7. Consideration of crime prevention through urban design objectives
- 1.2 Final details of the bicycle parking, with the provision of a minimum of 150 spaces, located safely, conveniently and well lit and wherever possible protected from the weather.
 - 1.3 A Lighting Plan and details of the location of CCTV cameras.
2. 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 for Stage 3 being the finishes and fit-out:
 - 2.1 Final schedule of external materials and colours for the development, including the public realm.

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, as submitted in Development Application 020/0031/13A including:

Architectural Plans (Lyons)

- A200 Section (1:200).
- A201 Section (1:200).
- A300 Lower Ground Level Floor Plan (1:200).
- A301 Ground Level Floor Plan (1:200).
- A302 Level 1 Floor Plan (1:200).
- A303 Level 2 Floor Plan (1:200).
- A304 Level 3 Floor Plan (1:200).
- A305 Level 4 Floor Plan (1:200).
- A306 Level 5 Floor Plan (1:200).
- A307 Level 6 Floor Plan (1:200).
- A308 Level 7 Floor Plan (1:200).
- A309 Level 8 Floor Plan (1:200).
- A310 Level 9 Floor Plan (1:200).
- A311 Level 10 Floor Plan (1:200).
- A312 Level 11 Floor Plan (1:200).
- A313 Plant Floor Plan (1:200).
- A400 North Elevation (1:200).
- A401 East Elevation (1:200).
- A403 West Elevation (1:200).
- A404 South Elevation (1:200).
- A500 Façade Type (NTS).
- A900 Shadow Diagrams (NTS).
- A901 Perspective Views (NTS).
- A902 Perspective Views (NTS).
- A903 Perspective Views (NTS).

Landscape Plans (McGregor Coxall)

Site Analysis and Concept 01.

Landscape Plan 02.

Images and Section 03.

Images 04.

Planting and Details 05.

Reports / Correspondence:

- Development Application Report, prepared by MasterPlan ,dated 29 October 2013
 - Common Development Framework prepared by Lyons, dated July 2013;
 - The University of Adelaide Integrated Clinical School DA Submission prepared by Lyons, dated 9 August 2013
 - Landscape Architecture Development Application Report prepared by McGregor Coxall dated 12 August 2013;
 - Traffic Assessment (Revision C) prepared by Wallbridge and Gilbert dated September 2013;
 - ESD Town Planning Report prepared by AECOM dated 9 August 2013; and
 - Wind Assessment prepared by AECOM dated 6 August 2013
2. A Waste Management Plan must be prepared and submitted to the satisfaction of the Environment Protection Authority prior to the occupation of the Integrated Clinical School building which identifies, but not limited to, how waste would be stored, transported and disposed of so as to minimise the potential for environmental harm.
 3. Listed waste produced at the site must be disposed of via a licensed waste transporter to a suitable licensed disposal facility.
 4. The future uses on levels 7 to 11 identified as 'University opportunity space' shall relate to medical, research and education uses in association with the Health precinct. Any changes from this use will require a separate development approval.
 5. The building must not exceed a maximum height of 98.7 metres AHD, inclusive of the building maintenance unit, all lift over-runs, vents, chimneys, aerials, antennas, lighting rigs, roof top garden plantings, construction cranes etc.
 6. The level of air turbulence with a velocity greater than 4.3 metres per second created by the vertical exhaust plume must not exceed a maximum height of 96.8 metres AHD.
 7. The building must be obstacle lit at night using medium intensity steady 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.
 8. The proponent must arrange for a certified surveyor to notify Adelaide Airport Limited of the finished height (in metres AHD) and the coordinates of the building.
 9. The wind mitigation measures recommended in the AECOM report dated 6 August 2013 forming part of this consent and including mitigation measures to the 'urban park' 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.

10. The ESD measures recommended in the AECON report dated 9 August 2013 forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. If the initiatives being investigated are not to be undertaken then approval is required from the Commission for these variations. Such ESD measures shall be made operational prior to the occupation or use of the Development.
11. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
12. The signage shall be implemented in accordance with the approved plans. Any additional signage that constitutes development would need to be the subject of a separate application to the relevant planning authority.
13. Final details of waste management practices shall be prepared in consultation with the Adelaide City Council. These details shall include a Waste Management Plan which covers the two phases of the development.

- 13.1 Waste minimisation and resource recovery during construction; and
- 13.2 Resource recovery during use (office paper and staff kitchen recycling facilities).

A subsequent Waste Management Plan shall be undertaken in accordance with the approved plan.

14. 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:
 - 14.1 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.
 - 14.2 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.
15. 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:

- 15.1 air quality, including odour and dust
- 15.2 surface water including erosion and sediment control
- 15.3 soils, including fill importation, stockpile management and prevention of soil contamination
- 15.4 groundwater, including prevention of groundwater contamination
- 15.5 noise
- 15.6 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

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

16. 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.
17. 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.
18. 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:
 - 18.1 Collected water from any proposed surface drainage systems located in the basement car park shall be discharged to sewer.
 - 18.2 Stormwater runoff from the proposed building balconies and verandah's shall be collected and discharged to the building stormwater system.
 - 18.3 Use of existing property stormwater connections should be considered prior to the design of new stormwater connections to Councils stormwater management infrastructure.
19. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004 for Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
20. 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.
21. 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.
22. 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.
23. During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
24. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
25. 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. 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. In particular the applicant is reminded that causing the release of a pollutant (including noise, odour and dust) is an offence under the Act.
- b. The EPA notes that the University of Adelaide has a current environmental authorisation (licence number 1027) for 'Activities Producing Listed Wastes' for four locations. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- c. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- d. 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>
- e. Construction activities must be undertaken in accordance with Division 1 of Part 6 of the *Environment Protection (Noise) Policy 2007*.
- f. Any information sheets, guidelines documents, codes of practice, technical bulletins etc that are referenced in this decision have been provided to the planning authority or may be accessed on the following web site: <http://www.epa.sa.gov.au>
- g. You are advised that An Encroachment Permit from Adelaide City Council is still required and will need to be separately issued for the proposed encroachment into the public realm. 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.
- h. Archaeological artefacts of heritage significance are considered likely to be encountered within the site of the proposed development. Under Section 27(1)(b) of the *Heritage Places Act 1993*, a permit may therefore be required to excavate or disturb the land.
- i. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). If you require any additional information contact Brett Eaton, Airside Safety manager from Adelaide Airport on 8308 9245.
- j. Breaches of approval conditions by the Department of Infrastructure and Regional Development are subject to significant penalties under sections 185 and 187 of the Airports Act 1996.

- k. The proposal is to be undertaken in accordance with the staging plan as outlined:
- Stage 1 BR1 Initiation and sub-structure works
 - Stage 2 BR2 Super-structure
 - Stage 3 BR3 Finishes and fit-out
 - Stage 4 BR4 Landscape and plaza works
- l. 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.
- m. 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
- n. 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
- o. 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.
- p. Should the public realm adjacent the to the site be upgraded, authorisation of Adelaide City Council will be required with regard to design including, but not limited to, materials and landscaping.
- q. Should a pedestrian bridge be developed in the future you should consult Adelaide City Council as soon as possible to ensure consistency with Council's strategy, particularly the Movement Strategy.
- r. All traffic signs and line marking should conform to Australian Standard AS1742.2. Traffic control devices should be consistent with those used for the street network
- s. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.
- t. 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.
- u. The development must be substantially commenced within one year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.

- v. 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.
- w. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- x. 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**

- 4.1. **Briefing:** North Terrace Biomedical Precinct

RESOLVED that the verbal report be received and noted.

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 3.20PM.

Confirmed / /2013

.....
Ted Byrt
PRESIDING MEMBER