

# Development Assessment Commission

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 28 August 2014 commencing at 10.00AM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

## 1. OPENING

### 1.1 PRESENT

Presiding Member	Ted Byrt
Members	Megan Leydon (Deputy Presiding Member) Geoffrey Loveday Damien Brown <i>Council Representatives</i> ACC - Michael Llewellyn-Smith AM (item 3.1) Jenny Newman (item 2.1)
A/Secretary	Janine Philbey
Principal Planner	Rob Kleeman
DPTI Staff	Damian Dawson (Agenda Item 3.1) Anita Allen (Agenda Item 2.1)

### 1.2 APOLOGIES - Simone Fogarty, Andrew Ford, Carolyn Wigg

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## 2. DEFERRED APPLICATIONS

### 2.1 City of Norwood Payneham & St Peters

#### **Palumbo Building for Diota Pty Ltd.**

**Proposal:** Demolition of existing buildings and construction of a new, 11-storey mixed use commercial and residential apartment building with two level basement parking, and associated landscaping.

**Address:** 4 - 8 Dequetteville Tce, Kent Town

The Commission discussed the application.

### **RESOLVED**

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by Diota Pty Ltd for the demolition of existing buildings and construction of a new, 11-storey / 36m high residential apartment building with basement parking, a central, garden plaza at ground level and associated landscaping.

#### **Reserve 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 The applicant shall submit an annotated rooftop elevation depicting the finished height and design of screening for services plant area, including materials and colours.
  - 1.2 That HEPA (High Efficiency Particulate Air) filters shall be installed at 5 King William Street consistent with the written confirmation outlined in the email exchange dated 25 July 2014, which forms part of this consent. This shall be demonstrated to be operational prior to the occupation or use of the Development to the reasonable satisfaction of the Development Assessment Commission.
  - 1.3 The detailed design of all walkways (including aerial bridges) and balconies.

#### **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 155/M001/14:

#### **Drawings / Plans: -By Pruszinski Architects**

- Elevations, prepared, Drawing Number 13580-04-01, dated 22 July 2014
- Site Section, prepared, Drawing Number – 13580-05-01, dated 22 July
- Basement Levels 1 and 2 Plan, drawing number 13580-02-01, dated 17 June 2014
- Ground Level Plan, drawing number 13580-02-02, dated 22 July 2014
- Level 1 Floor Plan, drawing number 13580-02-03, dated 22 July 2014
- Levels 2-6 Floor Plan, drawing number 13580-02-04, dated 22 July 2014
- Levels 7-9 Floor Plan, drawing number 13580-02-05, dated 22 July 2014
- Level 10 Floor Plan, drawing number 13580-02-06, dated 17 June 2014
- Roof Plan, drawing number 13580-02-07, dated 17 June 2014
- Perspectives Sheet 1, drawing number 13580-11-01, dated 17 June 2014
- Perspectives Sheet 2, drawing number 13580-11-02, dated 17 June 2014
- Surrounding Street Views, drawing number 13580-11-03, dated 17 June 2014
- Streetscapes, drawing number 13580-04-02, dated 17 June 2014
- Site Context drawing number 13580-01-01, dated 17 June 2014
- Massing Study drawing number 13580-01-02, dated 17 June 2014

#### **Additional Information**

- Architectural Statement prepared by Pruszinski Architects
- Email to Anita Allen from Paul Pruszinski dated 5 August 2014
- Letter from Whittles dated 5 August 2014
- Level 2-6 Floor plan with lift analysis overlay by Pruszinski Architects
- Ground floor planter sections, by Pruszinski Architects
- Letter from KONE regarding Vertical Transportation Analysis dated 28 March 2014
- Kone Elevator Performance Summary, dated 28 March 2014

- Email communications regarding Lift Study between Anita Allen, Paul Pruszinski and KONE representative dated 6 August 2014
- Nominal Travel Time Graphs (130 persons and 260 persons), by Kone dated 6 August 2014
- Analytical Passenger Waiting Time Graphs (130 persons and 260 persons), by Kone, dated 6 August 2014
- Kone Elevator Performance Summary, dated 6 August 2014
- Material Perspectives 1, 2, 3, 4 and 5 prepared by Pruszinski Architects, dated 5 August 2014
- Landscape Statement by Oxigen dated 5 August 2014
- Landscape Ground Floor, by Oxigen, drawing number 14.013 100 issue E, dated 4 August 2014
- Landscape Levels 7-9, by Oxigen, drawing number 14.013 101 issue E, dated 6 August 2014
- Materials – Trees, by Oxigen dated 8 August 2014
- Materials – Planting, by Oxigen dated 8 August 2014
- Materials – Paving Precedents, by Oxigen dated 8 August 2014
- Landscape Works Schedules, by Oxigen, dated 8 August 2014
- Perspective images of ground floor communal plaza and King William Street pedestrian entrance, by Pruszinski Architects

**Reports / Correspondence:**

- Emails dated 25 July 2014 from Paul Pruszinski and Jason Miller regarding HEPA Carbon Filters at 5 King William Street Kent Town;
- Waste Management Statement, prepared by Pruszinski Architects;
- Wind and Comfort Safety Assessment, report by Aurecon, reference number 241473-001, dated 17 April 2014;
- Transport Impact Assessment, prepared by GTA Consultants, dated 13 June 2014
- Acoustic Report, prepared by Aurecon, reference number 241473, dated 16 April 2014

2. The building shall not encroach upon the 4.5 x4.5 metres cut-offs identified in the Metropolitan Adelaide Road Widening Plan at the Dequetteville Terrace / Little King William Street corner and the Dequetteville Terrace King William Street corner.

*Condition 2 is imposed on the Direction of the Commissioner of Highways*

3. The development shall be undertaken within the following time period, unless otherwise approved in writing by the Development Assessment Commission.
  - Development Plan Consent – Operative for 24 months (2 years) until Building Rules Consent (and Development Approval) is required
  - Development Approval -substantial commencement – 36 months (3 years) from the operative date of the approval; and
  - substantial completion -60 months (5 years) from the operative date of the approval.
4. The recommendations in the traffic report by, dated 13 June 2014, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such measures shall be made operational prior to the occupation or use of the Development.
5. The proposed car parking layout, vehicular entry points and manoeuvring areas shall conform to AS/NZS 2890.1:2004 and 2890.6:2009 and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and be appropriately line marked, lit and accessible (to the reasonable satisfaction of the Development Assessment Commission) prior to the occupation or use of the development.

6. The on-site Bicycle Parking facilities shall be designed in accordance with relevant Australian Standards and the AUSTRROADS Guide to Traffic Engineering Practice Part 14 – Bicycles.
7. A Waste Management Plan must be prepared and submitted to the satisfaction of the Development Assessment Commission prior to the occupation of the site which identifies, but not limited to, how waste would be stored, transported and disposed of so as to minimise the potential for environmental harm.
8. The acoustic attenuation measures recommended in the Acoustic Report report dated 16 April 2014 forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the Development and any additional measures implemented as required when plant and equipment details are finalised.
9. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
 

50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
10. 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 Council prior to the commencement of site works.

11. Stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
12. The applicant shall provide a traffic management plan for the construction period of the development. This shall be submitted to DPTI and Council for approval prior to construction commencing on-site. The applicant shall liaise with Mr Dariusz Fanok, DPTI Project Manager – O-Bahn City Access Project on 401 028.

13. That all landscaping nominated shall be established and maintained in accordance with the approved plans. All landscaping shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
14. The recommendations in the Wind Comfort and Safety Assessment Report, dated 17 April 2014, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Inner Metropolitan Development Assessment Commission. The measures, which relate to dense landscaping at building corners, the provision of a 2-3 metre awning on the eastern building facade and minimum height and condition of balustrading for balconies and concourses, shall be made operational prior to the occupation or use of the Development.

**Advisory Notes:**

- a) The Metropolitan Adelaide Road Widening Plan shows that a strip of land up to 4.5 metres in width may be required from the Dequetteville Terrace frontage of this site for the possible future upgrading of the Dequetteville Terrace / North Terrace intersection, together with possible 4.5 x 4.5 metres cut-offs from the Dequetteville Terrace / King William Street and Dequetteville Terrace / Little King William Street corners. The consent of the Commissioner of Highways is required under the Metropolitan Adelaide Road Widening Plan Act for all new building works located on or within 6.0 metres of the possible requirements.
- b) No stormwater from this development shall be permitted to discharge on-surface to Dequetteville Terrace. In addition, any existing drainage of Dequetteville Terrace shall be accommodated by the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the applicant.
- c) As the development encroaches within the 4.5 metres wide strip requirement and the consent areas associated with this strip and the corner cut-offs, the applicant will need to apply for consent for these under the Metropolitan Adelaide Road Widening Plan Act. The applicant should fill out a consent form and return it to DPTI with 3 copies of the approved plans and a copy of the Decision Notification Form.
- d) 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. If any further signs are required, these shall be the subject of a separate application to the relevant planning authority.
- 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 Minister's Specification SA 78B Construction requirements for the control of external sound applies to this site and will be considered as part of the building assessment.
- g) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- h) 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.
- i) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including

during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>

- j) 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.
- k) 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.
- l) 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.
- m) 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 or affecting the Public Realm
  - Street Occupation
  - Hoarding
  - Site Amenities
  - Traffic Requirements
  - Servicing Site
  - Adjoining Buildings
  - Reinstatement of Infrastructure.
- n) 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.
- o) 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).
- p) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- q) Any changes to the approved use will required a separate development approval.
- r) Pursuant to s.34 (2)(d) of the Development Act 1993, an assessment of the development in respect of the Building Rules is to be undertaken by either the City of Norwood Payneham St Peters or by a private certifier. When all relevant consents have been issued, development approval will be granted by the Council.

### **3 NEW APPLICATIONS**

### 3.1 Adelaide City Council

#### **Runotong Investment and Development P/L**

Proposal: Demolition of existing structures and construction of a 24 storey mixed use retail and residential apartments building incorporating 2 levels of above ground car parking, roof terrace and ground level pedestrian walkway, temporary display suite, and free standing amenities block.

Address: 116-122 Waymouth Street, Adelaide (Lot 21 in DP 46141)

Recommendation: Approve with reserved matters and conditions.

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

Applicant(s)

- Peter Bermoser (Runotong Investment and Development P/L)
- Tom Vinall (JPE Architects)
- Chris Vounasis (Fyfe Connor Holmes)

The Commission discussed the application.

#### **RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by JPE Architects for the demolition of the existing structures and the construction of a mixed use commercial and residential tower at 116-122 Waymouth Street, Adelaide subject to the following reserved matter and conditions of consent.

#### **Reserved Matter:**

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

- 1.1 The provision of adequate bicycle parking within the building

#### **Planning Conditions:**

2. 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 020/0027/14A.

Plans by JPE Architects (Revision C):

SK 01	Context Plan
SK 02	Existing Site Plan
SK 03	Proposed Site Plan
SK 04	Existing & Proposed Streetscape Elevations – Waymouth Street
SK 05	Existing & Proposed Streetscape Elevations – Playhouse Lane
SK 06	Basement Floor Plan
SK 07	Ground Floor Plan
SK 08	Landscape Plan

SK 09	Level 1 Carpark Plan
SK 10	Level 2 Carpark Plan
SK 11	Level 3 Dual Key Apartment Plan
SK 12	Level 5-6 Dual Key Apartment Plan
SK 13	Levels 7-21 Typical Apartment Floor Plan
SK 14	Level 24 Roof Terrace Floor Plan
SK 15	Plant Level
SK 16	Roof Plan
SK 17	Typical Apartment Layouts
SL 18	Typical Apartment Layouts
SK 19	South Elevation (Waymouth Street)
SK 20	East Elevation
SK 21	North Elevation (Playhouse Lane)
SK 22	West Elevation
SK 23	Section AA
SK 24	Section BB
SK 25	Elevation Details
SK 26	Section Details
SK 27	Staging Plan
SK 100	Proposed Display Suite Existing Site & Demolition Plan
SK 101	Proposed Display Suite Floor Plan
SK 102	Proposed Display Suite Roof Plan
SK 103	Proposed Display Suite Elevations

#### Reports / Correspondence

- Acoustic report prepared by Vipac – 23 June 2014
- Planning report prepared by Connor Holmes – July 2014
- Wind Impact Assessment prepared by Windtech – 15 June 2014
- Waste report prepared by Veolia – April 2014
- Traffic report prepared by GTA – 30 July 2014 (Revision C)
- Heritage Impact report prepared by BB Architects – July 2014

3. A dilapidation survey recording the condition of the historic building shall be prepared prior to the commencement of the Stage 1 works, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

The structural condition of the fabric shall be monitored during the course of construction to identify any adverse impacts.

Immediate action shall be taken to identify and address any structural distress that becomes evident during the ground works and construction stages.

4. During ground works, the short term vibration levels at the heritage-listed structures shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3.
5. Site induction of all contractors and staff undertaking the works shall be undertaken and include information about the heritage significance and listing of the place. The site induction should highlight good heritage practice and what to do if works vary from the approval.
6. The removal of the sections of wall within the eastern boundary of the subject site (at the north-western and south-western corners of the Queen's Theatre) shall be carried out in accordance with a structural engineer's report confirming the method by which the cutting and demolition of the walls is to be carried out without affecting the Queen's Theatre, and any measures necessary to ensure adequate support of the remaining walls.



7. The detailed design of the plaza and pedestrian walkway proposal shall be developed and documented to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources, prior to the commencement of Stage 4 works.

The documentation shall include:

- a) hard landscaping design, materials, finishes and colours;
- b) design, materials, finishes and colours of the free-standing Queen's Theatre amenities building and moveable barriers;
- c) the proposed interpretive installation and treatment of the western wall of the Queen's Theatre;
- d) street furniture and public art if applicable;
- e) plantings; and
- f) lighting, particularly within the north western portion of the pedestrian link.

8. The acoustic attenuation measures recommended in the Vipac dated 23 June 2014, forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

9. 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. 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

10. 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

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

11. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

12. The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) by approximately 30 metres, which is in protected airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Civil Aviation Safety Authority (CASA) for their comment. The development shall not commence until approval has been granted by the Department of Infrastructure and Regional Development.
13. Any associated lighting shall conform to the airport lighting restrictions and shielded from aircraft flight paths.

**Advisory Notes:**

- a) The northern end of the subject site coincides with the location of a c.1840 billiard hall, which in 1846 became the New Queen's Theatre. Excavation in this vicinity will disturb known archaeological remains of the building. As outlined below, a permit will therefore be required under Section 27 of the Heritage Places Act 1993.

Investigation and recording of the remains, and of any artefacts associated with former uses of the building, are likely to be required prior to the commencement of ground works.

For further information, contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960 or [DEWNR.StateHeritageDA@sa.gov.au](mailto:DEWNR.StateHeritageDA@sa.gov.au).

- b) The applicant is reminded 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.
  - (c) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions of approval.
- c) The applicant has 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 from the day of receiving this notice or such longer time as the Court may allow. 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 (Ph: 8204 0300)
- d) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- e) You are also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- f) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

- g) 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.
- h) 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
- i) 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.
- j) 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.
- k) An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:
  - An annual fee may be charged in line with the Encroachment Policy.
  - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
  - Unauthorised encroachments will be required to be removed.
- l) Improvements to the adjacent public realm areas, including proposals to reconfigure the existing crossover to Waymouth Street and on-street parking within Playhouse Lane require the approval of the Adelaide City Council and are not part of this planning consent.
- 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) Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.

4. **ANY OTHER BUSINESS** - Nil.

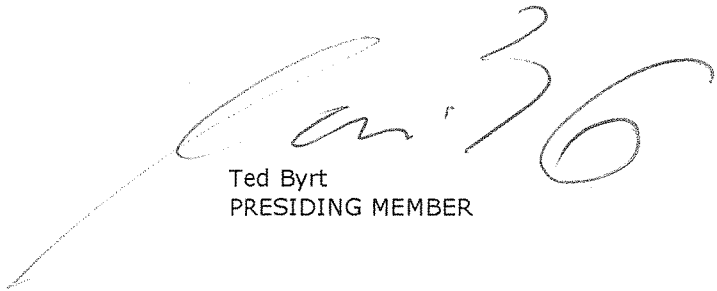
5. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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

6. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 11.45 AM.

Confirmed 28/08/2014

A handwritten signature in black ink, appearing to read 'Ted Byrt', is written in a cursive style. The signature is positioned in the upper left quadrant of the page.

Ted Byrt  
PRESIDING MEMBER