



# Development Assessment Commission

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 12 February 2015 commencing at 2.00PM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

## 1. **OPENING**

### 1.1 **PRESENT**

Presiding Member	Ted Byrt
Members	Megan Leydon (Deputy Presiding Member) Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford <i>Council Representative</i> ACC – John Hodgson
Secretary	Sara Zuidland
Principal Planner	Anita Allen
DPTI Staff	Alex Mackenzie (Agenda Item 3.1) Gabrielle McMahon (Agenda Item 3.2)

### 1.2 **APOLOGIES** – Damien Brown.

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

## 3. **NEW APPLICATIONS**

### 3.1 **City of Adelaide**

#### **Eclipse Capital C/- Planning Chambers**

DA 020/A002/15

#### **11-23 Austin Street, Adelaide**

Proposal: Demolition of existing structures (excluding front façade of Local Heritage item) and construction of a thirty (30) storey mixed use building and five (5) level basement car parking and services.

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

Applicant(s)

- Jonathan McKenzie – McKenzie Consulting
- Kim Lai – Elenberg Fraser
- Damian Dawson – Planning Chambers

Agency

- Kirsteen Mackay

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the relevant provisions of the Adelaide (City) Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by Eklipse Capital for the 'demolition of existing buildings and structures (with the exception of the facade of the local heritage listed Assay House) and construction of a 35 level mixed use building comprising five (5) basement levels accommodating car parking and services, ground and first floor retail and commercial uses, together with 27 floors of apartment living above and a rooftop terrace and communal facilities' at 11 to 19 Austin Street, Adelaide, subject to the following reserve matters and conditions:

**DAC Reserve Matters**

1. A wind impact assessment shall be provided to demonstrate that pedestrian comfort and amenity is not unreasonably impacted upon within Austin Street, by micro climatic impacts such as wind tunnelling and downward draft, prior to granting Building Rules Consent.
2. Provide details of security measures to ensure the new entrance to Renaissance Arcade from Austin Street is secure outside the hours of operation of the Arcade, including design details, materials and finishes of the new entry on Austin Street.
3. Provide detailed layout plans for all apartment types to demonstrate the functionality of apartment to ensure they are suitable for their intended purpose.

**State Heritage Unit Reserve Matters**

4. All works associated with the atrium space between the new building and Ruthven Mansions, including:
  - the design and detail of the proposed canopy, its structural support and junctions with the rear wall of Ruthven Mansions;
  - the relocation of services and installation of new services including lighting;
  - floor finishes and the details of junctions between new floor structure and the rear wall of Ruthven Mansions;
  - the design and detail of the infill at the southern end of the atrium and its junction with the rear wall of Ruthven Mansions;
  - any other associated or incidental works to the western elevation of Ruthven Mansions

**Government Architect Reserve Matters**

5. The provision of further information as to the integration of the Ruthven mansions with the redeveloped arcade, including the proposed new canopy above, and the relationship between balconies within the podium transition space.

### **DAC Planning Conditions**

1. Except where minor amendments may be required by other relevant Acts, or by conditions or reserve matters imposed by this application, the development shall be established in strict accordance with the details and plans, as submitted in Development Application 020/A002/15 including:

#### **Plans by Elenberg Fraser**

<b>Plan Number/Name</b>	<b>Revision</b>	<b>Date</b>
SITE PLAN	D	15.12.14
SITE TITLE	A	15.12.14
DEMOLITION PLAN	A	15.12.14
LEVEL B5 PLAN	D	15.12.14
LEVEL B2-4 PLAN	D	15.12.14
LEVEL B1	F	15.12.14
GROUND FLOOR PLAN	F	15.12.14
LEVEL 01 PLAN	C	15.12.14
LEVEL 15 PLAN (TYPICAL APARTMENT FLOOR)	A	15.12.14
LEVEL 22 PLAN (TYPICAL UPPER APARTMENT FLOOR)	B	15.12.14
LEVEL 29 PLAN	B	15.12.14
ROOF PLAN	B	15.12.14
NORTH ELEVATION	C	15.12.14
SOUTH ELEVATION	C	15.12.14
EAST ELEVATION	C	05.02.14
WEST ELEVATION	C	15.12.14
NORTH ELEVATION - AUSTIN ST ELEVATION	B	15.12.14
SECTION A-A	C	15.12.14
SECTION B-B	B	15.12.14
SECTION C-C	B	15.12.14
SECTION D-E	C	15.12.14
2 BEDROOM TYPE 01 - LOWER FLOOR PLAN	A	15.12.14
2 BEDROOM TYPE 02 - LOWER FLOOR PLAN	A	15.12.14
1 BEDROOM TYPE 03 - LOWER FLOOR PLAN	A	15.12.14
3 BEDROOM TYPE - UPPER FLOOR PLAN	A	15.12.14
2 BEDROOM TYPE - UPPER FLOOR PLAN	A	15.12.14

#### **Reports / Correspondence**

- Planning Report Prepared by Planning Chambers dated 5 February 2015
  - Traffic Report Prepared by Phil Weaver and Associates, dated 17 December, 2014
  - Acoustic Assessment Prepared by Resonate, dated 11 December, 2013
  - Heritage Impact Report Prepared by DASH Architects, dated 31 September, 2014
  - Waste Management Plan Prepared by Rawtec, dated December 17 December, 2014
  - Sustainability Report Prepared by LUCID, dated 31 October, 2013
2. 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 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 both the Development Assessment Commission and the City of Adelaide prior to the commencement of site works.

3. 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, to the satisfaction of the Development Assessment Commission.
4. Air conditioning plant and equipment shall be visually screened and noise attenuated in accordance with EPA standards, namely the *Environment Protection (Noise) Policy 2007*. For further information refer to the EPA information sheet for noise level limits for fixed domestic machine noise. [http://www.epa.sa.gov.au/xstd\\_files/Noise/Information%20sheet/info\\_noise\\_machine.pdf](http://www.epa.sa.gov.au/xstd_files/Noise/Information%20sheet/info_noise_machine.pdf)
5. External lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform to Australian Standards. Such lighting shall be operational during the hours of darkness to the reasonable satisfaction of the Development Assessment Commission.
6. 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*.
7. All bicycle facilities shall be designed and constructed in accordance with the *Cycling Aspects of Austroads Guides (2014)* and *AS2890.3-1993*.
8. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
  - 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.
  - 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 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.

9. All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements with all costs associated with these works will be borne directly by the developer, unless otherwise agreed between the applicant and Council.
10. 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 and the Development Assessment Commission.
11. Provide written confirmation from a structural engineer or building surveyor confirming that the area left to support the footings of the retained facade of Assay House are appropriate to ensure its retention in accordance with the plans proposed, to the satisfaction of the Development Assessment Commission.
12. Provide final details of the total number, location and allocation of proposed additional roof/wall mounted storage cages to be fixed above / in front of residential car parking spaces, to the satisfaction of the Development Assessment Commission.
13. Provide a complete schedule of materials and finishes (including a materials samples board) for both the tower element and the adaptation works to the local heritage place, to the satisfaction of the Development Assessment Commission.

#### **State Heritage Unit Conditions**

14. Any works to Ruthven Mansions associated with the removal of existing affixed structures are to be detailed and documented to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources, prior to final development approval being issued. The scope and detail of such works are to be informed by a suitably qualified Heritage Architect.

*Reason for condition: Information not included with application. To protect the physical integrity of the State heritage place*

15. The proposed method of construction of basement levels is to be further detailed and documented to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources, prior to final development approval being issued.
16. A dilapidation survey recording the condition of the State heritage place shall be prepared prior to the commencement of site works, to the satisfaction of the relevant planning authority. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation and construction works.

*Reason for condition: To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage*

17. The structural condition of the fabric of the State heritage place shall be monitored during the course of ground works and 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.

*Reason for condition: To ensure that any adverse impacts are identified promptly, so that appropriate remedial measures can be implemented*

18. During ground works, the short term vibration levels at the heritage-listed structure 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.

*Reason for condition: To protect the heritage-listed structure from structural movement due to the proximity of new construction*

19. The approach to repairing and refinishing the section of the western wall of the State heritage place exposed by the demolition of the adjoining two-storey brick building on Austin Street shall be documented for the approval of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

*Reason for condition: The construction and finish of the concealed section of wall is unknown. It is desirable for its finished appearance to match the upper section of the wall currently exposed above the existing building. Agreement will need to be reached once the lower section has been exposed*

### **DAC Advisory Notes**

- a) 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>
- b) 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.
- c) 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.
- d) 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.
- e) Council approval is required before undertaking any works within the public realm.
- f) 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.
- g) 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.
- h) The applicant will require a new consent before commencing or continuing the development if you are unable to satisfy the conditions of approval.

- i) 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.
- j) 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 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).

### **State Heritage Unit Advisory Notes**

- k) With reference to Reserved matter 1a), the image on page 49 of the *Urban Context Report* indicates the canopy being cantilevered from the western wall of Ruthven Mansions. This is considered potentially problematic both structurally and in relation to property tenure, and it is anticipated that the design approach will be amended during the design development stage.
- l) Advice 2: With reference to Reserved matter 1a), it is desirable that the design of the canopy allows for a minimal glazed junction with the wall of Ruthven Mansions, rather than the box gutter junction as currently documented. Minimal visual interruption to the western wall of Ruthven Mansions will greatly benefit its appreciation from a westerly aspect.
- m) Any changes to the proposal for which planning consent is sought or granted 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 incorporates differences from the proposal as documented in the planning application or for which planning consent has been granted.
- n) The applicant's attention is drawn to the following requirements of the *Heritage Places Act 1993*. 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.

### **3.2 City of Adelaide**

#### **University of South Australia**

DA 020/A064/14

#### **North Terrace, Adelaide**

Proposal: The construction of a 15 level building (including lower ground and roof top plant room) for a Health Innovation Building as part of the Biomedical Health Precinct

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

#### **Applicant(s)**

- Christina Coleiro - Uni SA
- Abbie Galvin - BVN Donovan Hill
- Nick Lelos - Wallbridge and Gilbert
- Heath Blacker - Wallbridge and Gilbert

#### **Agency**

- Kirsteen Mackay

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 Development Application 020/A064/14 by the University of South Australia for the construction of a 15 level Health Innovation building (including lower ground and roof top plant) 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 3 (being first structure package (lower ground floor slab including Urban Park basement slab)).
  - 1.1 A final detailed landscaping plan and configuration of the Urban Park. Details shall include:
    - Species of trees and plants
    - Type and colour of paved and hard surfaces
    - Details of seating, arbor structures and other structures and the management of the microclimates
    - Details of public art and sculptures
    - A legible wayfinding strategy for the public realm
    - A statement regarding the consideration given to crime prevention through urban design objectives
    - A statement regarding the safe and convenient movements for people with disabilities, prams and cyclists
    - Details provided by a qualified engineer following a wind tunnel test, which address the adoption of wind mitigation measures which meet the intent of the recommendations of the Vipac report dated 6 August 2014.
  - 1.2 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 first structure package (lower ground floor slab including Urban Park basement slab)).
  - 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/A064/14 including:

Architectural Plans by Swanbury Penglase and BVN, dated December 2014

Plan No.	Revision	Date
AR-A1-XXX-01	1	5/12/14
AR-A2-XXX-01	2	5/12/14
AR-A2-XXX-02	2	5/12/14
AR-A2-XXX-03	2	5/12/14
AR-A2-XXX-04	2	5/12/14
AR-A2-XXX-05	2	5/12/14

AR-B1-L00-01	2	5/12/14
AR-B1-L01-01	1	5/12/14
AR-B1-L1M-01	1	5/12/14
R-B1-L02-01	1	5/12/14
AR-B1-L03-01	1	5/12/14
AR-B1-L04-01	1	5/12/14
AR-B1-L05-01	1	5/12/14
AR-B1-L06 -01	1	5/12/14
AR-B1-L07-01	1	5/12/14
AR-B1-L08-01	1	5/12/14
AR-B1-L09-01	1	5/12/14
AR-B1-L10-01	1	5/12/14
AR-B1-L11-01	1	5/12/14
AR-B1-L12-01	1	5/12/14
AR-B1-L13-01	1	5/12/14
AR-B1-L14-01	1	5/12/14
AR-C1-XXX-01	1	5/12/14
AR-C1-XXX-02	2	5/12/14
AR-C1-XXX-0	1	5/12/14
AR-S2-XXX-01	1	5/12/14
AR-S2-XXX-02	1	15/12/14
AR-D1-XXX-01	1	5/12/14
AR-C1-XXX-04	1	5/12/14
AR-F0-XXX-002	1	5/12/14
LS-A2-XXX-01	2	5/12/14

#### **Reports / Correspondence:**

- Development Application Report, prepared by URPS, dated 17 December 2014
  - Design Statement by BVN (Extract from the Schematic Design Report (Rev. C))
  - Traffic and Parking Assessment by Wallbridge & Gilbert Consulting Engineers (Rev. F1), dated February 2015
  - Acoustic Report by ARUP, (R01), dated 21 October 2014
  - LEED Detailed Target Plan 17 September 2014 Cundall + update LEED target table dated 28 October 2014
  - Preliminary Wind Assessment by Vipac Engineers and Scientists, dated 6 August 2014
  - Site History Assessment (Extract from Schematic Design Report), (Rev. C), dated 27 November 2014
  - Waste Management Plan by Rawtec, dated December 2014
  - Stormwater Management Strategy by Wallbridge & Gilbert Consulting Engineers (Rev. A), dated October 2014
  - Exhaust Plume Memo by ARUP, dated 26 November 2014
2. Listed waste must be managed in accordance with the document titled 'University of South Australia, Waste Management Plan: Health Innovation Building, December 2014'.
3. A definitive statement, in the form of an environmental assessment report, shall be provided to the Development Assessment Commission, prior to occupation of the site which:
- has been prepared by a site contamination consultant in accordance with Schedules A and B of the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and relevant guidelines issued by the EPA; and
  - provides definitive statements that in regard to site contamination the site does not pose unacceptable risks to human health and the environment taking into account the proposed use(s). Statements by site contamination consultants in relation to site contamination must

be clearly qualified as to the existence of site contamination at the site by specifying the land uses that were taken into account in forming that opinion as required by Section 103ZA of the *Environment Protection Act 1993*.

4. The applicant shall prepare a Final Stormwater Management Plan (and submit a copy to the Development Assessment Commission) which provides details of:
  - stormwater and site management
  - modelling of any of the proposed demands or runoff generation and
  - how runoff from architectural shading elements (fins) overhanging the rail corridor will be managed
5. All stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent road or rail corridor. Any alterations to the drainage infrastructure required to facilitate this shall be at the applicant's cost.
6. 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.
7. As there is potential for items to be thrown from openings within the building onto the rail corridor, particularly with regard to the Level 1M open terrace which is publicly accessible, you are required to provide details on how throw protection will be dealt with, in consultation with DPTI – Transport and to the satisfaction of the Development Assessment Commission.
8. The North Terrace crossover shall provide a minimum of 1.0 metre separation from all roadside infrastructure e.g. side entry pits and street trees and shall be designed to suit the operation of the proposed 225 tonne crane entering the Northern Access Road from the median traffic lane.
9. 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*.
10. All bicycle facilities shall be designed and constructed in accordance with the *Cycling Aspects of Austroads Guides (2014)* and *AS2890.3-1993*.
11. Facilities shall be provided which allow for bicycles to be easily wheeled up and down the new stairs between the Morphett Street Bridge and North Terrace.
12. The landscaping shown on the final plans forming part of the application shall be established prior to the occupation of the development and shall be maintained at all times with any diseased or dying plants being replaced. Should the landscaping associated with the wind mitigation measures not be successful appropriate measures will need to be implemented, to the satisfaction of the Development Assessment Commission.
13. Approval from the Department of Infrastructure and Regional Development with regards to airport safety is required prior to final Development Approval being granted from Council.

14. The building must not exceed a maximum height of 99.79 metres AHD, inclusive of the building maintenance unit, all lift over-runs, vents, chimneys, aerials, antennas, lighting rigs, roof top garden plantings etc.
15. 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.
16. The ESD measures recommended in the Cundall report dated 17 September 2014 and the LEED Plans forming part of this consent shall be undertaken within the Development, with demonstration that the LEED rating is achieved within six (6) months of operation of the development
17. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
18. The university branding signage shall be implemented in accordance with the approved plans. This does not include any indicative signage or digital displays shown on the plans. Any additional signage that constitutes development would need to be the subject of a separate application to the relevant planning authority.
19. 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:
  - 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.
  - 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 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.
- 20 A Construction Environment Management Plan (CEMP) shall be prepared and by a site contamination consultant in accordance with the EPA publication *Environmental Management of On-site Remediation* and other relevant guidelines issued by the EPA and implemented during construction. The CEMP must incorporate, without being limited to, the following:
  - air quality, including odour and dust
  - surface water including erosion and sediment control
  - soils, including fill importation, fill disposal, stockpile management and prevention of soil contamination
  - groundwater, including dewatering management plan in the event that groundwater is intersected during the footing pile installation

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 Development Assessment Commission prior to the commencement of site works.

21. Lighting shall be installed in accordance with Adelaide City Council's guidelines 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.
22. To ensure the protection of Morphett Street Bridge, prior to the commencement of construction of the development an existing conditions survey shall be prepared and will include a statement by a qualified engineer regarding the methodology to avoid damage to the Bridge. Following completion of the development a post construction survey shall be undertaken to establish whether any damage has been sustained as a consequence of the construction. 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 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. You are reminded of your 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 South Australia has a current environmental authorisation (licence number: 1028) for 'Activities Producing Listed Wastes'. An environmental authorisation in the form of a licence is required for the operation of this development. You are required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirement.
- c. A licence may be refused where you have failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- d. You are reminded that listed waste produced at the site must be disposed of via an EPA licensed waste transporter to a suitably licensed disposal facility.
- e. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>.
- f. The EPA notes that the disposal of material (excess fill) must be undertaken in accordance with the EPA *Standard for the production and use of Waste Derived Fill*. Materials that are proposed to be removed must be segregated, tested and appropriately characterised to confirm the waste classification, transported by a licensed operator and disposed to an appropriately licenced landfill that is licenced to receive the waste.

- g. 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.
- h. 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.
- i. 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.
- j. The proposal is to be undertaken in accordance with the staging plan as outlined:
- Stage 1: Enablement: site levelling, demolition of existing structures and termination of services, management of certain building services abutting the site perimeter and a small extent of structural piling work (primarily associated with the support of the North Terrace boundary to the site)
- Stage 2: Early works: in-ground services, roadway and all subsurface structure (including piles, pile caps and other concrete as required up to the underside of lower ground floor slab).
- Stage 3: First 'structure' package (lower ground floor slab including Urban Park basement slab).
- Stage 4: Superstructure: the remainder of the building, including landscape works and site fencing
- k. It is noted that if the future uses on levels 5 to 7 do not relate to medical, research uses in association with the Health precinct a separate development approval will be required.
- l. DPTI Transport advise that with regards to required Stormwater Management Plan the following matters should be taken into consideration:
- Review the Adelaide Mount Lofty Ranges Natural Resource Management Board (AMLR NRM) Board and EPA Adelaide Coastal Waters Study (ACWS) and Adelaide Coastal Waters Quality Improvement Program (ACWQIP) which identify targets of 75% stormwater reuse.
  - Investigate and implement methods to achieve 75% stormwater re-use where possible.
  - Modelling of the proposed demands and runoff generation.
  - Demonstrate that flows for events up to the 100yr ARI from the site do not impact on the rail yards, and there is sufficient detention volume so they can be conveyed by the ACC stormwater system.
- m. You 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.

- n. As work is being undertaken on or near the boundary, you should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work
- o. A Building Site Management Plan is required to be submitted to Adelaide City Council 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
- p. Pursuant to Regulation 74, the Adelaide City 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.
- q. 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.
- 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 you (or person with the benefit of this consent) should comply with those requirements.
- u. All modifications required to Adelaide City Councils' public lighting and associated infrastructure shall meet Councils' requirements and all costs associated with these works will be borne directly by the developer.
- v. 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.
- w. 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.
- x. 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.
- y. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- z. 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 3.15PM.

Confirmed / /2015

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Ted Byrt  
PRESIDING MEMBER