



Development Assessment Commission

Minutes of the 555th Meeting of the
Development Assessment Commission
held on Thursday, 11th August 2016 commencing at 9.30 AM
28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
Council Representation	John Hodgson
Secretary	Cathryn Longdon
Unit Manager	Robert Kleeman
DPTI Staff	Simon Neldner (Agenda Item 2.1.1, 2.2.2, 6.1 and 7.1) Gabrielle McMahon (Agenda Item 3.1.1) Tom Victory (Agenda Item 3.1.1 and 3.2.1) Jason Bailey (Agenda Item 3.1.1 and 3.2.1) Connie Parisi (Agenda Item 3.2.1) Mark Adcock (Agenda Item 7.1)

1.2. APOLOGIES – Nil.

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Taplin Group

DA 361/L003/16

1-7 Mawson Lakes Boulevard, Mawson Lakes

Proposal: Construction of a 3 storey building comprising additional supermarket, specialty shops, 24 apartments and revised car parking layout

Chris Branford and David O'Loughlin declared a conflict of interest and left the meeting.

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan
2. To grant Development Plan Consent to the proposal by Taplin Group for the alteration to existing shopping including the construction of a 3 storey building comprising additional supermarket, specialty shops, 24 apartments and a revised car parking layout at 1-7 Mawson Lakes Boulevard, Mawson Lakes subject to the following conditions.

PLANNING CONDITIONS

1. Development in Accordance With The Plans

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 following plans details submitted in Development Application No 361/387/2016/2B:

- Planning Report prepared by URPS dated 31 March 2016
- Supplementary planning response prepared by URPS dated 1 July 2016
- Traffic and Parking Assessment prepared by Phil Weaver & Associates dated 29 March 2016
- Supplementary Traffic and Parking Assessment prepared by Phil Weaver & Associates dated 30 June 2016
- Acoustic Report prepared by Resonate Acoustics dated 29 March 2016
- Supplementary Acoustic Report prepared by Resonate Acoustics 22 June 2016
- Emailed advice from Matthew King (URPS) dated 10.8.16
- Perspectives dated August 2016
- Plans and Details prepared by Alexander Brown Architects prepared in August 2016 with the following references:
 - 15-006.PL04.R dated 4.8.16
 - 15-006.PL05.S dated 9.8.16
 - 15-006.PL06.S dated 9.8.16
 - 15-006.PL07.R dated 10.8.16
 - 15-006.PL08.E dated 10.8.16
 - 15-006.PL09.R dated 10.8.16

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. Acoustics

All recommendations identified in the supporting documentation provided by Resonate Acoustic relating to minimising the effects of structure borne noise shall be implemented into the design to ensure compliance with the relevant noise criteria to the satisfaction of the Development Assessment Commission prior to Development Approval being granted.

REASON: To maintain the amenity of the locality.

3. External Lighting

All external lighting shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality.

4. Hours of Waste Collection

All waste shall be removed from the subject land at least once weekly. Collection of waste shall be carried out only between the hours of 7am to 7pm Monday to Saturday and 9am to 7pm on Sundays and public holidays.

REASON: To maintain the amenity of the locality.

5. Security Gates

The gates at either end of the public laneway adjacent the southern elevation of the building shall be closed and locked no later than 10pm on any day.

REASON: To maintain the amenity of the locality.

6. Signage Lighting

Illuminated signage shall be limited to a maximum luminance of 200Cd/m² and non-illuminated signage shall be finished in a material of low reflectivity to minimise the likelihood of sun/headlamp glare.

REASON: Advertisements shall not detrimentally affect the amenity of the locality.

7. Signage Lighting Hours

The lighting for the signs shall be switched off at midnight each day and shall not be switched on before 6am of the following day.

REASON: Advertisements shall not detrimentally affect the amenity of the locality.

8. Signage Kept in Good Repair

The signs shall at all times be kept in good repair and condition.

REASON: Advertisements shall not detrimentally affect the amenity of the locality.

9. Carparking Designed in Accordance With Australian Standard AS 2890.1:2004

All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, drained and line-marked in accordance with Australian Standard AS 2890.1:2004. Line marking and directional arrows/signage shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of bitumen, concrete or brick paved prior to occupation and maintained in good condition at all times to the reasonable satisfaction of the Council.

REASON: To provide adequate, safe and efficient off-street parking for users of the development.

10. Landscaping Protection In Car Parks

All landscaped areas and structures adjacent to driveways and parking areas shall be separated by kerbing prior to the occupation of the development. Such devices shall not impede the free movement of the people with disabilities.

REASON: To protect the landscaping and adjacent structures from vehicular damage.

11. Car Parking Directional Signage

Directional signs indicating the location of the car parking spaces shall be provided on the subject land and maintained in a clear and legible condition at all times.

REASON: To identify the location of off-street parking and ensure the free flow of traffic.

12. Car Parking Directional Signage (residential)

Signs indicating for private use only shall be installed adjacent the ramp to the residential car parking spaces and shall be maintained in a clear and legible condition at all times.

REASON: To identify the location of residential off-street parking and ensure the free flow of traffic.

13. Unloading And Storage Of Materials and Goods

All materials and goods shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use for car parking.

REASON: To provide safe and efficient movement of people and goods.

14. Delivery Vehicles

All delivery vehicles shall turn-off refrigeration units and reversing beepers for deliveries that occur outside of the approved hours of operation of the ALDI store, unless where deemed necessary by the operator for safety purposes.

REASON: To maintain the amenity of the locality.

15. Stormwater Management

Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI =10yrs). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.”.

REASON: To maintain the amenity of the locality and manage stormwater appropriately.

16. Removal of Solid Waste

All solid waste including foods, leaves, paper, cartons, boxes, and scrap material of any kind shall be stored in a closed container have a close fitting lid. The container shall be stored in a screened area so that is it not visible to the public view. Such containers shall be covered at all times to prevent the entry of stormwater or wind dispersal, be sealed to prevent leakage and shall not be used for the storage of toxic materials, chemicals, solvents, ay liquid or sludges and shall be located on hard stand areas.

REASON: To maintain the amenity of the locality.

17. Materiality of loading dock door

Final design detail of the loading door dock, including materiality and colour shall be provided to the reasonable satisfaction of the Development Assessment Commission.

Reason: To ensure an appropriate appearance from the public realm.

ADVISORY NOTES

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

ADELAIDE & PARAFIELD AIRPORTS NOTES

- a. The development as described does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.
- b. 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. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).

Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

2.2. NEW APPLICATIONS

- 2.2.1 Perdita Eldridge c/- Fyfe
580/D071/15
21 Hack Range Road, Echunga
Proposal: boundary adjustment – 2 allotments into 2

This application was withdrawn from the agenda on the 10th August 2016, at the request of the applicant.

- 2.2.2 Shannon Watson
711/L010/16
Section 693 and 789 Martin Road, Wall
Proposal: Construction of storage shed and maintenance of existing private race track

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

Applicants(s)

- John Outhred
- Shannon Watson

The Commission discussed the application.

RESOLVED

1. To defer the application for the applicant to provide additional information.

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS

- 3.2.1 DPTI
020/V091/15
King William Road, Adelaide
Adelaide City Council
Proposal: Reserve matters

Helen Dyer and Sue Crafter declared a conflict of interest and left the meeting.

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

Applicants(s)

- Rebecca Thomas
- Luke Rogers
- Jon Whelan
- Angela Gerace
- James Rivett
- Philippe Naudin
- Troy Cooper
- Paul Koehne

Agency(s)

- John Hanlon (Renewal SA)
- Georgina Vasilevski (Renewal SA)
- Belinda Chan (ODASA)
- Kirsteen Mackay (ODASA)
- Nick Tridente (ODASA)

The Commission discussed the application.

RESOLVED

1. To make a recommendation to the Minister for Planning.

3.2. NEW APPLICATIONS

3.2.2 Proton Developments

020/A037/16

51-57 Hutt Street Adelaide

Adelaide City Council

Proposal: demolition of existing buildings and structures, and construction of a mixed use building

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

Applicants(s)

- Nick Vrodos
- Chris Vounasis
- Enzo Caroscio
- Franco Bascaini
- Kate Russo

Agency

- Aya Shirai-Doull (ODASA)
- Belinda Chan (ODASA)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.

2. The Development Assessment Commission is satisfied that the proposal meets the key objectives of the Capital City Zone.
3. To grant Development Plan Consent to the proposal by Proton Developments (SA) Pty Ltd c/- Boscaini Commercial and Property Consultants Pty Ltd to demolish existing buildings and structures and construct a mixed use building comprising ground level retail, first floor commercial space, 41 apartments; associated basement and above ground carparking, communal open space and roof top photovoltaic panels at 51-57 Hutt Street Adelaide subject to the following conditions of consent.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 020/A037/16.

Drawing Details	Drawing Number	Date/ Revision
Enzo Caroscio Architecture & Design		
Title Page		04.07.2016 [A]
Site Plan		04.07.2016 [A]
City Zones		04.07.2016 [A]
Site Context Analysis		04.07.2016 [A]
Site Context		04.07.2016 [A]
Street Scape Analysis		04.07.2016 [A]
Site Analysis		04.07.2016 [A]
Brief & Concept Diagrams		04.07.2016 [A]
Site Plan	A1.01	04.07.2016 [A]
Building Setbacks Diagrams	A1.10	04.07.2016 [A]
Floor Plan – Basement 02	A2.00	04.07.2016 [A]
Floor Plan – Basement 01	A2.01	04.07.2016 [A]
Floor Plan – Ground Floor	A2.02	04.07.2016 [A]
Floor Plan – Level 01	A2.03	04.07.2016 [A]
Floor Plan – Level 02	A2.04	04.07.2016 [A]
Floor Plan – Level 03-05	A2.05	04.07.2016 [A]
Floor Plan – Level 06	A2.08	04.07.2016 [A]
Floor Plan – Level 07-09	A2.09	04.07.2016 [A]
Floor Plan – Level 10	A2.12	04.07.2016 [A]
Floor Plan – Level 11	A2.13	04.07.2016 [A]
Floor Plan – Roof	A2.14	04.07.2016 [A]
Elevation - East (Hutt Street)	A3.01	04.07.2016 [A]
Elevation - South (Ifould Street)	A3.02	04.07.2016 [A]
Elevation - West	A3.03	04.07.2016 [A]
Elevation - North	A3.04	04.07.2016 [A]
Section A	A3.10	04.07.2016 [A]
Section B	A3.11	04.07.2016 [A]
Apartment Floor Plans		04.07.2016 [A]
Materials & Finishes		04.07.2016 [A]
Axonometric Views		04.07.2016 [A]
Articulation & Detail		04.07.2016 [A]
Podium Elevation Detail		04.07.2016 [A]
Street Views		04.07.2016 [A]

Drawing Details	Drawing Number	Date/ Revision
Context Views		04.07.2016 [A]
Perspective View		04.07.2016 [A]

Reports/Correspondence:

- Electricity Declaration Form
 - Car Parking and Traffic Statement prepared by Phil Weaver and Associates dated 5 July 2016
 - Waste Management Report prepared by Colby Industries dated 13 July 2016
 - ESD Report prepared by Bestec dated 7 July 2016
 - Wind Report prepared by Global Wind Technology Services dated 11 July 2016
 - Acoustic Report prepared by Bestec dated 28 June 2016
 - Preliminary Site Investigation Report prepared by Greencap dated June 2016.
2. Prior to Building Rules Consent for superstructure works, a final schedule and final samples of external materials and colours shall be provided to the satisfaction of the Development Assessment Commission (in consultation with the Government Architect or Associate Government Architect).
 3. Prior to Building Rules Consent for superstructure works, final details of the exposed concrete shall be provided to the satisfaction of the Development Assessment Commission (in consultation with the Government Architect or Associate Government Architect). Such details shall satisfy the intent of the project herein approved.
 4. The finished floor level of the ground floor level at entry points to the development shall match the existing footpath unless otherwise agreed to by the Development Assessment Commission.
 5. 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.
 6. Wheel stop devices shall be installed in the central parking areas of Basement Level 1 to prevent vehicles overhanging and obstructing access to an adjacent car parking space.
 7. 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.
 8. All external lighting of the site shall be designed, located, shielded and constructed to conform with relevant Australian Standards.
 9. 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.
 10. Prior to the commencement of sub-structure works, a detailed landscaping plan and maintenance strategy for the communal open space shall be provided to the satisfaction of the Development Assessment Commission.

11. The landscaping for the communal open space shown on the final approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
12. The acoustic attenuation measures recommended in the Bestec Report dated 28 June 2016 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.
13. Collection of waste and servicing of the site shall only occur between 7am and 10pm Monday to Saturday and between 9am and 10pm Sunday and Public Holidays.
14. Stormwater management shall be in accordance with the Stormwater Management Plan prepared by Structural Systems Consulting Engineers and dated 15 July 2016 to the satisfaction of the Development Assessment Commission, prior to the occupation of the development, except where varied by the following:
 - (a) Stormwater runoff shall not be discharged to the right of way marked 'A' along the western property boundary line
 - (b) Property levels along the basement car park ramps on the Ifould Street property boundary and right of way property boundary shall be provided at a minimum 100 mm freeboard to the 100 year ARI flood levels in Ifould Street.
15. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

The CEMP 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.

For further information relating to what Site Contamination is, refer to the EPA Guideline: 'Site Contamination – what is site contamination?'.

A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of any site works.

16. Continual monitoring of soil condition and appearance shall be undertaken during any site works including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall undertake appropriate testing and remediation/removal of the soil in accordance with standard industry procedures and as advised by an appropriately qualified person. Upon completion of all building works, a statement from an appropriately qualified person shall be submitted to the Commission confirming the completion of remediation works in accordance with industry procedures.

ADVISORY NOTES

General

- a. The development must be substantially commenced within 3 years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 3 years of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 5 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Environmental

- 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.

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website:
<http://www.epa.sa.gov.au>.

Construction

- i. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- 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 need to be separately applied for at the City of Adelaide 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. Pursuant to Regulation 74, the Adelaide City Council must be given one business days' notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
 - m. The proponent may need to obtain approval under the regulations for any equipment or cranes to be used on site that will intrude into prescribed airspace before entering into a commitment to construct any building at the site.
 - n. 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.
 - o. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
 - p. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

Other Matters

- q. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling, etc), these shall meet Council's requirements at cost of the developer.
- r. All damage to ACC's infrastructure, including damage to public lighting and underground ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Council's requirements and the cost of the developer.
- s. It is noted that 6 bicycle parking spaces are proposed on Ifould Street and Hutt Street. Images of outdoor dining are also noted within the lodged package. It should be noted that these items require a separate application to Adelaide City Council.
- t. The applicant is advised to contact Adelaide City Council in relation to the design of the proposed pedestrian refuge area on Ifould Street (situated between the right of way and the proposed driveway).
- u. Outdoor lighting design and installation shall comply with Australian Standard AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting. The applicant shall provide the Adelaide City Council with a certificate of compliance with this Standard.
- v. The existing street trees (Plane Trees) along Hutt Street shall be protected during construction.

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. DEFERRED APPLICATIONS – Nil

4.2. NEW APPLICATIONS – Nil

5. MAJOR DEVELOPMENTS

5.1. DEFERRED APPLICATIONS – Nil

5.2. NEW APPLICATIONS - Nil

6. REPORTING

6.1. Delegations / Decisions

RESOLVED that the recommendation be endorsed.

6.2. Appeals / Enforcements

RESOLVED that the report be noted and received.

6.3. Crown / Major Developments – Nil.

6.4. BRAC – Nil

7. ANY OTHER BUSINESS

7.1. Briefing on Planning Reform

RESOLVED that the report be noted and received.

8. NEXT MEETING – TIME/DATE

8.1. Thursday, 25 August 2016 at 28 Leigh Street, Adelaide SA

9. CONFIRMATION OF THE MINUTES OF THE MEETING

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

10. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.00 PM

Confirmed 11/ 08/2016



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SIMONE FOGARTY
PRESIDING MEMBER