



Development Assessment Commission

**Minutes of the 568th Meeting of the
Development Assessment Commission
held on Thursday, 19 January 2017 commencing at 9.45 AM
28 Leigh Street, Adelaide**

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford David O'Loughlin Peter Dungey Dennis Mutton
Council Representation	Jenny Newman
Secretary	Cathryn Longdon
DPTI Staff	Dan Pluck (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1, 2.2.2) Yasmine Alliu (Agenda Item 2.2.3) Tom Victory (3.1.1) Jason Bailey (3.1.1) Simon Neldner (Agenda Item 2.2.1, 2.2.2, 2.2.3)

1.2. APOLOGIES – Sue Crafter

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 De Young Jamestown

110/L002/15

Lot 1001 Adelphi Terrace, Glenelg North

City of Holdfast Bay

Proposal: Restaurant and kiosk

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

Applicants(s)

- Troy De Young
- Stuart Patrick

Council

- Dean Spasic

Representor(s)

- Liam Hanna
- Loretta Hanna

The Commission discussed the application.

RESOLVED

1. To DEFER the application, for the proponent to supply the following information:

- Clearer plans to demonstrate the interrelationship between the public realm and the development.
- Further details on the western façade of the Buffalo structure and any other alterations that are required for the development.
- Details around the resolution of the moat - landscaping, water quality.
- Identify the space, facilities and utilities that are located in the Buffalo structure that are integral to the wider development.
- Provide a consistent package of plans and documentation eg. including resolution of the noise attenuation, elevations of all facades and consistent plans.

2.2.2 Coles Property Group (c/- Intro Design Pty Ltd)

453/E004/16

Lot 5 Adelaide Road, McCracken

City of Victor Harbor

Proposal: To construct a mixed use development comprising a group of shops, a bulky goods outlet and medical consulting rooms with ancillary car parking, loading areas, acoustic fencing and landscaping.

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

Applicants(s)

- Chris Harman
- Lorne McClurg
- Damien Ellis
- Anthony Gatti
- Sam Adams

Council

- Ben Coventry

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 generally accords with the related Objectives and Principles of Development Control of the City of Victor Harbor Development Plan.
3. To grant Development Plan Consent to the proposal by Coles Property Group to construct a mixed use development comprising a group of shops, a bulky goods outlet and medical consulting rooms with ancillary car parking, loading areas, acoustic fencing and landscaping at allotment 5, Adelaide Road, McCracken subject to the following conditions of consent.

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 453/E004/16.

Plans – Hames Sharley

Drawing No	Drawing Title	Date	Rev
DA002	Location Plan	29.06.16	3
DA003	Demolition Plan	29.06.16	4
DA004	Site Plan	15.07.16	17
DA005	Roof Plan	15.07.16	5
DA006	Movement Plan	15.07.16	6
DA008	Lighting & Surveillance Plan	15.07.16	6
DA009	Landscape Plan	29.06.16	3
DA010	Street Perspective	20.07.16	7
DA011	Site Elevations	08.07.16	6
DA012	Elevations – Bunnings Sheet 1	08.07.16	6
DA013	Elevations – Bunnings Sheet 2	08.07.16	9
DA014	Elevations - Coles	20.07.16	8
DA015	Elevations – Allied Health	07.07.06	5
DA016	Materials Schedule Plan	29.06.16	3

Reports / Correspondence

- Traffic Impact Assessment, prepared by GTA Consultants, dated 19/07/16
- Environmental Noise Impact Assessment, prepared by Resonate dated 5 July 2016
- Stormwater Management Plan, prepared by Combe Pearson Reynolds (CPR), dated 5 July 2016
- Services Utilities Infrastructure Report, prepared by Lucid, dated 16 June 2016

2. Prior to the commencement of construction, a Construction Management Plan ("CEMP") shall be prepared to the satisfaction of the Development Assessment Commission and implemented during all site works upon the land. The CEMP shall include details of proposed actions and practices to address the following:
 - a) air quality, including odour and dust;
 - b) surface water including erosion and sediment control;
 - c) soil management including fill importation, stockpile management and prevention of soil contamination;
 - d) prevention of groundwater contamination; and
 - e) minimisation of noise
3. Prior to development approval being granted, the applicant shall provide amended plans showing bicycle parking in accordance with Table ViH/7 of the Victor Harbor (City) Development Plan.
4. Prior to Development Approval being granted the applicant shall submit a detailed Landscaping Plan for the site, such a plan shall be developed in conjunction with the City of Victor Harbor and be to the reasonable satisfaction of the Development Assessment Commission.
5. Landscaping 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.
6. A final Stormwater Plan based the Plan prepared by CPR 5 July 2016, in consultation with Council, to the satisfaction of the Development Assessment Commission.
7. All vehicle car parks, driveways, aisles, vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
8. Driveway, manoeuvring areas, car parking spaces, and landscape areas shall not be used for the storage or display of any materials or goods.
9. All external lighting of the site, including car parking areas, access points and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no demonstrable nuisance or loss of amenity is caused to any person beyond the site.
10. Waste collection vehicles shall only service the development between the hours of 7am and 7pm Monday to Saturday inclusive and 9am to 7pm on Sunday and Public Holidays.
11. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
12. The acoustic measures recommended on page 11 of the Resonate Acoustics Environmental Noise Assessment (A16176RP1 Revision A) shall be implemented (where applicable).

Commissioner of Highways Conditions

13. All road works required to facilitate safe access to/from the development shall be undertaken to DPTI and Council's satisfaction at the applicant's cost. All costs (including design, construction, project management and any changes to road drainage, lighting etc. required as well as any community consultation required) shall be borne by the applicant. Prior to undertaking detailed design, the applicant shall contact DPTI's Technical Officer, Ms Alison Allen on telephone (08) 7223 6022 or via email Alison.Allen@sa.gov.au to progress this. All road works associated with the development shall be completed prior to the commencement of operation of the development
14. Signage and line marking shall be utilised to reinforce the desired flow of traffic to, from and through the site.
15. The largest vehicle permitted on site shall be a 19 metre semi-trailer. This vehicle shall enter the site via the Adelaide Road / Hindmarsh Road / Port Elliot Road roundabout access and exit the site via the western McCracken Drive access point.
16. All service vehicle movements associated with the development shall be undertaken outside of peak traffic hours on the adjacent roads and peak times of site operation.
17. All redundant crossovers to/from the site shall be reinstated to Council standard kerb and gutter at the applicant's expense prior to the operation of the development.
18. All materials and finishes shall not be permitted to result in glare or other effects that will result in the discomfort or impairment of road users.
19. All Illuminated signage on this site shall be limited to a low level of illumination (≤ 200 cd/m²) so as to minimise distraction and discomfort to motorists.
20. All signage on this site shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp glare that may dazzle or distract motorists.
21. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not occur on the subject land.
22. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

ADVISORY NOTES

- a. The new Shared Urban Paths and footpaths should be designed and positioned to provide appropriate pedestrian and cycling safety when traversing the proposed external entry and exit points to/from the site and across Down Street and McCracken Drive.
- b. Detailed plans should be provided to Council for approval prior to construction showing the cutting/battering of the nature strip in order to achieve required sight distance, including pedestrian management, stormwater management and landscaping.

- c. The applicant should construct a pedestrian refuge and SUP's in accordance with the GTA Transport Impact Assessment.
- d. The applicant should liaise with Council regarding the McCracken Drive pavement and seal being upgraded between Adelaide Road and the western egress point on McCracken Drive to accommodate the additional truck and traffic movements.
- e. A linemarking and signage plan should be provided for the portions of Adelaide Road, Hindmarsh Road, Port Elliot Road, McCracken Drive and Down Street that are adjacent to or affected by the development.
- f. Vehicular access to serve the development shall be as follows:
 - a) A new access point forming a fourth leg of the Adelaide Road / Hindmarsh Road / Port Elliot Road roundabout, serving passenger vehicles (all movements) and heavy vehicles (ingress only);
 - b) A new access point to/from Adelaide Road located approximately 150 metres to the north of the Adelaide Road / Hindmarsh Road / Port Elliot Road roundabout, which shall be in conjunction with a back-to-back channelized right turn treatment facilitating all movements at the access point and Adamson Street;
 - c) A passenger vehicle access to/from McCracken Drive accommodating all movements, and;
 - d) A heavy vehicle access to McCracken Drive, located adjacent the western boundary, accommodating egress movements only.
- g. The detailed design of road works to facilitate the development shall result in:
 - a) A road cross section between the Adelaide Road / Hindmarsh Road / Port Elliot Road roundabout and McCracken Drive of 3.5 metre through lanes (one in each direction) and 1.5 metre sealed shoulders, together with 3.0 metre left turn lanes, 3.5 metre right turn lanes and a 3.5 metre painted median extending from the roundabout to the back-to-back channelised turn treatment at the site access / Adamson Street and between Adamson Street and McCracken Drive;
 - b) A separation between the through lane and channelised left turn lane at both the site access and McCracken Drive junctions that overcomes dynamic visual obstruction;
 - c) The consideration and installation (where required) of pedestrian facilities to facilitate movement of pedestrians across Adelaide Road.
- h. The applicant is required by DPTI to enter into a Developer Agreement to undertake and complete the required road works.
- i. 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.
- j. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

- k. 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.
- l. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- m. 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.
- n. 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).

2.2.3 **Shahin Enterprises Pty Ltd**

180/E017/16

285-287 Kensington Road, Kensington Park

City of Burnside

Proposal: Demolition of existing improvements and construction of petrol filling station comprising a new control building, fuel canopy, underground fuel tanks, 2 x dog wash facilities, free standing signage and associated car parking and landscaping

Simone Fogarty declared a conflict of interest and left the meeting.

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

Applicants(s)

- Thuy Luu-Nguyen
- Robert King
- Adrian Sasu (GHD)
- Jason Turner (Sonus)

Council

- Magnus Heinrich

Agency

- Matthew Henderson (DPTI)

Representor(s)

- Geoffrey Wingett
- Anthony Kelly (Mellor Olsen lawyers representing Council and Defence Housing Authority)
- Barry Cant (Council)
- Paul Deb (Council)
- Jill Properjohn (representing herself and the occupier of her property)
- Melissa Mellen (representing Stephanie and John Hamra)
- Chris Shakes (for Mario Giordano)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To DEFER the application to enable the applicant to further address the following, potentially through re-configuration and design of the site:

- To address the offsite impacts on the locality as per Zone objective 1, PDC 1 (parts c and d), in particularly:
 - i. Traffic movements and vehicle queuing on May Terrace and flow on affects to Kensington Road.
 - ii. The impact of the traffic median on Kensington Road as it effects surrounding properties.
 - iii. Loss of on-street parking on Kensington Road and May Terrace.
- Additional on-site car parking
- Landscaping as per Zone PDC 5

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS

3.1.1 Hames Sharley (SA) Pty LTd

1558/M007/16

30-36 The Parade West, Kent Town

City of Norwood Payneham and St Peters

Proposal: Prince Alfred College Boarding House

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

Applicants(s)

- Sarahlee Aufderheide
- Liam Murphy
- Chris Vounasis

Agency

- Kirsteen Mackay
- Ellen Liebelt

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 Urban Corridor Zone.
3. To grant Development Plan Consent to the proposal by Prince Alfred College/Hames Sharley for the construction of a student boarding house, pedestrian bridge, associated car parking and demolition of existing buildings on the subject land at 32A to 36 The Parade West subject to the following reserved matters and conditions of consent.

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 155/M007/16:

Plans by Hames Sharley, Project Number 31505:

Sheet	Drawing Name	Revision	Date
DA001	Title Sheet	2	13/01/2017
DA002	Locality Plan	2	13/01/2017
DA003	Site Plan	3	13/01/2017
DA004	Ground Floor Plan	4	13/01/2017
DA005	First Floor Plan	3	13/01/2017
DA005a	Second Floor Plan	2	13/01/2017
DA005b	Third Floor Plan	2	13/01/2017
DA005c	Bridge Access Diagram	2	13/01/2017
DA005e	External Perspective 01	2	13/01/2017
DA005f	External Perspective 02	2	13/01/2017
DA005g	External Perspective 03	1	13/01/2017
DA006	Fourth Floor Plan	3	13/01/2017
DA006a	Roof Plan	3	13/01/2017
DA007	Landscaping Plan	2	13/01/2017
DA008	Streetscape Elevation	2	13/01/2017
DA009	Elevations	3	13/01/2017
DA0010	Sections	2	13/01/2017
DA0011	Perspectives	2	13/01/2017
DA0012	Shadow Diagrams	2	13/01/2017
DA0013	Bridge Plans	4	13/01/2017
DA0014	Bridge Perspectives and Building Signage	2	13/01/2017
DA0015	Bridge Detail	2	13/01/2017
DA0016	Seating and Planter Box Details	1	13/01/2017
DA0017	Cad-Survey	2	13/01/2017

Other Plans:

- Landscape and Public Realm Concept Design prepared by Oxigen
 - Stormwater Drainage Layout Plan prepared by PT Design, Drawing Number 18148-C01, Issue B dated February, 2016
2. Prior to the issue of Development Approval for superstructure works, a definitive statement from a suitably qualified site contamination or environmental professional that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be provided to the satisfaction of the Development Assessment Commission.
 3. Prior to the issue of Development Approval for superstructure works, the following shall be provided in consultation with the Government Architect to the satisfaction of the Development Assessment Commission:
 - A detailed materials schedule and samples board for the boarding house building, footbridge, staircase, lift shaft and all fencing.
 - Final samples of the bridge fritted glass signage demonstrating a discrete appearance for the signage.
 - An appropriate stormwater management plan for the bridge and staircase roofing which ties in with the design intent.
 - Details of the design approach to the junction between the bridge and the wall of the boarding house building.
 - Additional information that demonstrates that CPTED issues arising from the space underneath the staircase are addressed.
 - Details of the proposed new bronze perforated mesh fencing which is to run between the end of the bridged staircase to the existing stone

wall on the corner of The Parade West, to ensure its suitability where interfacing the public realm and its junction with the existing wall.

- A detailed landscape plan that includes the interface with the private gardens, where the building meets the perimeter fencing, The Parade West raised planters and garden beds and any streetscape treatments to either side of The Parade West.
4. Prior to the issue of Development Approval for any superstructure works, the applicant shall demonstrate, to the reasonable satisfaction of the Commission, that the preliminary acoustic design recommendations of the Bestec Acoustic Services report dated 16 March, 2016 have been incorporated into the detailed design of the proposal or that the appropriate noise levels, as identified within the report, have otherwise been achieved.
 5. The pedestrian bridge shall:
 - comply with DPTI Design Standard: Structural;
 - be constructed to ensure that earthing and bonding requirements are addressed to the satisfaction of the Commission; and
 - be designed for collision load and incorporate suitable crash protection.
 6. The proposed car parking layout, vehicular entry points and manoeuvring areas shall be designed and constructed to conform to the Australian Standard 2890.1:2004 (including clearance to columns and space requirements at the end of blind aisles) for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities and designed to conform with Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities.
 7. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:

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.

8. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction.

The 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
- occupational health and safety

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

9. All stormwater design and construction shall be in accordance with Australian/New Zealand Standards, AS/NZS 3500-2003 and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.
10. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the relevant Council standards.

ADVISORY NOTES

- a. Separate Council approval is required for the encroachment of the footbridge over The Parade West Road reserve.
- b. 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. 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. 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, (telephone number 8204 0289).
- e. It is recommended that the applicant contact DPTI's Asset Management section in relation to the relevant DPTI design standards and requirements of the footbridge.

3.2. NEW APPLICATIONS – Nil

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. ANY OTHER BUSINESS

7. NEXT MEETING – TIME/DATE

- 7.1. Thursday, 9 February 2017 in Leigh Street, Adelaide SA

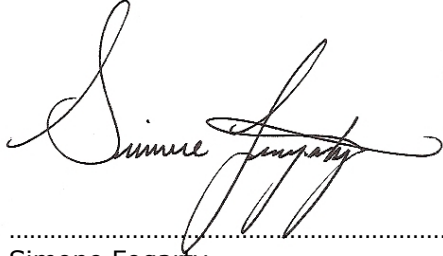
8. CONFIRMATION OF THE MINUTES OF THE MEETING

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

9. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 5.00 PM

Confirmed 20/01/2017

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style. The signature is positioned above a horizontal dotted line.

.....
Simone Fogarty
PRESIDING MEMBER