



Development Assessment Commission

Minutes of the 579th Meeting of the Development Assessment Commission held on Thursday, 15 June 2017 commencing at 9.30 AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member

Simone Fogarty

Members

Helen Dyer (Deputy Presiding Member)
Sue Crafter
David O'Loughlin
Peter Dungey
Dennis Mutton
Jenny Newman (IMDAC)
Ruan Perrera (IMDAC)

Secretary

Cathryn Longdon

DPTI Staff

Robert Kleeman (Agenda item 2.1.1)
Chris Kwong (Agenda item 2.1.1)
Daniel Pluck (Agenda items 2.2.1 & 2.2.2)
Simon Neldner (Agenda item 2.1.1 and 2.2.3)
Dennis Batge (Contractor) (Agenda item 2.2.3)
Tom Victory (Agenda item 3.2.1 and 3.2.2)
Darren Starr (Contractor) (Agenda item 3.2.2)
Alison Gill

1.2. APOLOGIES

Chris Branford, David O'Loughlin (Agenda item 3.2.1 and 3.2.2)

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Peregrine Corporation

DA 180/E017/16

285 Kensington Rd, Kensington Park

City of Burnside

Proposal: Demolition of existing structures and construction of new integrated service station complex.

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

The Commission discussed the application.

RESOLVED

1. That the proposed development is not seriously at variance with the policies in the Development Plan.
2. That it is not satisfied that the proposal meets the key objectives of the Neighbourhood Centre Zone with particular reference to impact on traffic movements and traffic flow in the locality, location of the access/egress points, scale of development, and risk to pedestrian movements.
3. To REFUSE Development Plan Consent for the demolition of existing structures and construction of a new integrated service station complex (180/E017/16) at 285 Kensington Road, Kensington Park as it does not sufficiently conform to the following provisions of the Burnside (City) Development Plan:

Neighbourhood Centre Zone – Policy Area 1:

Objective 1: *An area accommodating small-scale development which:*

(b) has minimal impact on adjoining development and on traffic movements in the locality.

PDC1 *Development within Policy Area 1 should comprise small-scale development such as offices, consulting rooms, restaurants, retail showrooms, community facilities and service industries which:*

(b) have minimal impact on the free flow of traffic on Kensington Road;

(c) do not generate significant levels of traffic in nearby residential streets; and

(d) have minimal impact on the amenity of residential premises within the locality.

Council-Wide

Objective 20: *The amenity of localities not impaired by the appearance of land, buildings and objects, or by noise, light, emissions, traffic or any other quality, condition or factor.*

2.2. NEW APPLICATIONS – Nil

2.2.1 Hotondo Homes Millicent

894/R002/17

Allotment 132 Wakelin Rd, Millicent

District Council of Wattle Range

Proposal: Construct single storey detached dwelling

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

Council

- Damon Huntley, Wattle Range Council (via phone)
- Peter Whiting, Wattle Range Council (via phone)
- John Best (via phone)

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission is not satisfied that the proposal generally accords with the related Objectives and Principles of Development Control for the development of a residential use in a Primary Production Zone.
3. To NOT CONCUR with the decision of the Wattle Range Council Development Assessment Panel to grant Development Plan consent to DA 894/R002/17 for the construction of a detached single-storey residence at 162 Wakelin Road, Millicent by Hotondo Homes (Millicent) for the reasons listed below:

The proposal is considered to be at odds with the establishment of a dwelling on an undersized allotment, and that an insufficient setback is provided to adjacent farmland within a Primary Production Zone.

2.2.2 Lipson Reef Pty Ltd

894/D012/16

Admella Drive and Rivoli Drive, Beachport

District Council of Wattle Range

Proposal: land division (2 into 3)

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

Council

- Damon Huntley, Wattle Range Council (via phone)
- Peter Whiting, Wattle Range Council (via phone)
- John Best (via phone)

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission is not satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Wattle Range Council Development Plan.
3. To NOT CONCUR with Development Application 894/D012/16 by Lipson Reef Pty Ltd for a division of land (2 into 3 allotments) at Admella Drive & Rivoli Drive, Beachport for the reasons listed below:

The proposal is considered to be at significant variance with the allotment size requirement for land division (1 hectare) within the Rural Living Zone, Precinct 18.

2.2.3 Cosimo Marrone

473/D012/17

990 Montacute Rd, Montacute

Adelaide Hills Council

Proposal: land division (1 into 2)

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

Applicant

- Adam Williamson, Access Planning (presented)

The Commission discussed the application.

RESOLVED

1. That the proposed development is Seriously at Variance with the policies in the Development Plan.
2. That the Development Assessment Commission is not satisfied that the proposal accords with the related Objectives and Principles of Development Control within the Hills Face Zone of the Adelaide Hills Council Development Plan.
3. That pursuant to Section 39(4)(d) of the Development Act 1993 and Regulation 17(3)(a) of the Development Regulations 2008, to REFUSE Development Application No. 473/D012/17 by Cosimo Marrone for a division of land (1 into 2 allotments) at 990 Montacute Road, Montacute without proceeding to make an assessment of this non-complying development.

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. **DEFERRED APPLICATIONS** - Nil

3.2. **NEW APPLICATIONS** – Nil

3.2.1 8 South Esplanade Pty Ltd

110/M006/16 V1

6-8 South Esplanade, Glenelg

City of Holdfast Bay

Proposal: Variation – demolition on non-heritage structures, construction of a multi-level residential flat building with rooftop garden, car-parking and restoration works

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

Applicants

- Louis Kanellos (Chasecrown) (presented)
- Chris Vounasis (Future Urban Group) (presented)

Agency

- Peter Wells, DEWNR (presented)

Representor

- Louise Sorrell (presented)
- Peter Luedke (presented)

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the City of Holdfast Bay Development Plan.
3. To grant Development Plan Consent to the proposal by 8 South Esplanade Pty Ltd C/- Future Urban Group for a variation to Development Authorisation 110/M006/16 (modification to apartment configuration; reduction in apartment numbers; modified ground level parking; façade amendments and reduction in extent of obscure glazing to south elevation) at 7-8 South Esplanade, Glenelg 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 Authorisation 110/M006/16, other than where superseded by the varied plans and details submitted in Development Application 110/M006/16 V1:

Project Title	Drawing Title	Drawing No	Issue	Print Date
Multi Residential Development	Cover Sheet & Locality Plan	000	D	23 March 2017
Multi Residential Development	Site Plan	001	G	11 May 2017
Multi Residential Development	Basement Car Park 1	100	D	23 March 2017
Multi Residential Development	Lower Ground Floor	101	D	23 March 2017
Multi Residential Development	Ground Floor Plan	102	E	23 March 2017
Multi Residential Development	First Floor Plan	103	E	23 March 2017
Multi Residential Development	Second Floor Plan	104	C	23 March 2017
Multi Residential Development	Third Floor Plan	105	D	23 March 2017
Multi Residential Development	Fourth Floor Plan	106	D	23 March 2017
Multi Residential Development	Fifth Floor Plan	107	E	23 March 2017
Multi Residential Development	Sixth Floor Plan	108	E	31 May 2017
Multi Residential Development	Seventh Floor Plan	109	D	23 March 2017
Multi Residential Development	Eighth Floor Plan	110	D	23 March 2017
Multi Residential Development	Ninth Floor Plan	111	D	23 March 2017
Multi Residential Development	Tenth Floor Plan	112	D	23 March 2017
Multi Residential Development	Eleventh Floor Plan	113	D	23 March 2017
Multi Residential Development	Section	300	B	7 September 2016
Multi Residential Development	Elevations	200	H	31 May 2017
Multi Residential Development	Elevations	201	E	31 May 2017
Multi Residential Development	Heritage Relationship	400	B	7 September 2016
Multi Residential Development	Heritage Relationship	401	B	7 September 2016
Multi Residential Development	Heritage Relationship	402	B	7 September 2016
Multi Residential Development	Perspectives	403	B	7 September 2016
Multi Residential Development	Perspectives	404	B	7 September 2016

Multi Residential Development	Perspectives	405	B	7 September 2016
Multi Residential Development	Shadow Diagrams	406	A	7 September 2016
Multi Residential Development	8 Sth Esplanade Façade Study	001	A	26 April 2017
Multi Residential Development	8 Sth Esplanade Façade Study	002	A	26 April 2017
Multi Residential Development	8 Sth Esplanade Façade Study	003	A	26 April 2017
Seafield Tower Upgrade	Cover Sheet & Locality Plan	000	C	27 October 2016
Seafield Tower Upgrade	Ground Floor Demolition Plan	100	C	18 April 2017
Seafield Tower Upgrade	First Floor Demolition Plan	101	B	27 October 2016
Seafield Tower Upgrade	Ground Floor Proposed Plan	102	E	18 April 2017
Seafield Tower Upgrade	First Floor Proposed Plan	103	B	27 October 2016
Seafield Tower Upgrade	Reflected Ceiling Plans	200	A	27 October 2016
Seafield Tower Upgrade	Existing Elevations	300	B	27 October 2016
Seafield Tower Upgrade	Existing Elevations	301	B	27 October 2016
Seafield Tower Upgrade	Elevations Proposed	302	B	27 October 2016
Seafield Tower Upgrade	Proposed Elevations	303	C	27 October 2016

State Heritage

2. Prior to Development Approval, the final design resolution of the angled columns within the public realm between Seafield Tower and the multi-residential development is to be provided in consultation with the State Heritage Unit of the Department of Environment Water and Natural Resources (DEWNR) to the satisfaction of the Development Assessment Commission. Particular consideration should be given to maintaining the slenderness and general configuration as presented in the planning application.
3. Prior to Development Approval, a Heritage Management Plan and Construction Vibration Management Plan shall be prepared for the project in consultation with the State Heritage Unit of DEWNR to the satisfaction of the Development Assessment Commission . The Heritage Management Plan shall be informed by a suitably qualified heritage architect, and shall clearly identify:
 - a) what parts of the place are important and why;
 - b) potential risks to the place arising from the works, including those arising from the construction process (footing support, vibration, accidental damage);
 - c) mitigation measures employed to avoid identified risks;
 - d) identification of persons responsible for managing and reviewing ongoing risks; and
 - e) contractor inductions (refer to attached DEWNR Site Induction Notes for State Heritage Places).

The Construction Vibration Management Plan shall be prepared by a suitably qualified engineer and shall set clear limits of vibration adjacent to the heritage building so as to avoid potential damage to the place.

4. Prior to Development Approval, detailed documentation of all internal and external conservation, restoration and reconstruction works to the Seafield Tower State heritage place (including outbuildings, fences and boundary walls) shall be provided in consultation with the State Heritage Unit of DEWNR to the satisfaction of the Development Assessment Commission.

The detailed documentation shall have regard to the DASH Architects *Heritage Impact Assessment* and shall include (without being limited to) the following issues:

- a) Retention and conservation of original fabric to southern portico;
 - b) Audit of existing door and window hardware;
 - c) Front (western) fence;
 - d) Balcony reinstatement and façade conservation works;
 - e) Repair and upgrade of the southern portico steps and landing;
 - f) Roofing, guttering and rainwater goods;
 - g) External conservation works not covered under other items, including paint colours;
 - h) Reinstatement works including reconstruction of the entrance joinery to the southern portico; and
 - i) Internal conservation works including repairs to original fabric and repainting.
5. Prior to Development Approval, detailed documentation of all internal and external fit-out and adaptation works to the Seafield Tower State Heritage Place (including outbuildings, fences and boundary walls) shall be provided in consultation with the State Heritage Unit of DEWNR, to the satisfaction of the Development Assessment Commission.

The detailed documentation shall have regard to the DASH Architects *Heritage Impact Assessment* and shall include (without being limited to) the following issues:

- a) Basement stair enclosure;
- b) First floor stair between the lower rear level and the higher front level, with the aim of maximum retention of original fabric;
- c) Salvage and re-use of original internal doors, windows and architraves;
- d) New services;
- e) Window protective measures;
- f) Floor level changes within the outbuilding;
- g) Internal alterations including changes to original openings and joinery; and
- h) Internal fitout works including partitions, bathrooms and kitchens.

Fit-out and adaptation works shall be conceived and detailed for ease of reversal in the future with minimal residual impact on the original fabric of the place.

6. Prior to Development Approval, the public realm works adjacent to the Seafield Tower State Heritage Place shall be detailed to avoid moisture-related impacts to the heritage building and its footings (eg from garden beds), in consultation with the State Heritage Unit of DEWNR to the satisfaction of the Development Assessment Commission.
7. Further investigation shall be undertaken into the provenance of the slate terrace to the west of the original entrance portico. Approval for proposed demolition of the slate terrace shall be in consultation with the State Heritage Unit of DEWNR to the satisfaction of the Development Assessment Commission.
8. Where masonry walls of the former stables outbuilding are to be demolished, 300mm nibs shall be retained.

9. The new pedestrian gate to be installed in the reconstructed front fence shall include cast gate posts of a pattern appropriate to the fence panel pattern in consultation with the State Heritage Unit of DEWNR to the satisfaction of the Development Assessment Commission.

External Materials

10. Prior to commencement of superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes for review in consultation with the Associate Government Architect to the reasonable satisfaction of the Development Assessment Commission.
11. Prior to Development Approval the final design resolution of the geometry of the roof and the angular balconies on level 6 and 11 is to be provided in consultation with the Associate Government Architect to the reasonable satisfaction of the Development Assessment Commission.

Wind Impacts

12. The cantilevered canopy at the north elevation shall incorporate a minimum width of two (2) metres from the adjacent wall in proximity to the main entry.
13. Evergreen vegetation with a minimum height of three (3) metres and of an appropriate species shall be planted at the south west corner of the subject land to ameliorate westerly winds approaching the corridor along the southern boundary.
14. Any gate or door constructed at the southern boundary corridor shall be setback a minimum distance of 2 metres from the corridor's western extent.
15. West-facing balustrades (including penthouse apartment balustrades) shall be designed and constructed to enable their overall height to be increased to between 1.2 metres and 1.5 metres via retrofit extension as required to mitigate potential wind impacts.

Access

16. All vehicle car parks, driveways and 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.
17. Appropriate shared use signage shall be erected at the eastern and western extents of the proposed east-west thoroughfare.

Acoustics

18. 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 52 dB(A) between 7.00am to 10.00pm and 45 dB(A) between 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.

19. The acoustic attenuation measures recommended in the BESTEC Pty Ltd Acoustic Services Report (reference 55152/7/1 dated 7 April 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.

Landscaping

20. Landscaping shown on the plans forming part of the application 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.

Lighting

21. All external lighting of the site, including car parking areas 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 nuisance or loss of amenity is caused to any person beyond the site.

Stormwater

22. 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.

23. The design of the stormwater system shall ensure post-development stormwater flows do not exceed pre-development stormwater flows, and that the system can cater for a ten (10) year rainfall event. Detailed stormwater plans and calculations of pre-and post-development stormwater flows shall be submitted for review in consultation with the City of Holdfast Bay to the reasonable satisfaction of the Development Assessment Commission prior to the commencement of substructure works.

Waste Management

24. A final Waste Management Plan shall be developed and implemented detailing the practices to be adopted for the use and operation of both the proposed residential flat building and the refurbished Seafield Tower tourist accommodation. The plan shall cover three phases of the development, namely:

- 1) Resource recovery during demolition;
- 2) Waste minimisation and resource recovery during construction; and
- 3) Resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials.

A copy of this plan shall be provided to the Development Assessment Commission for approval prior to the commencement of superstructure works.

Environmental

25. 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 management plan must incorporate, without being limited to, the following matters:

- 1) Air quality, including odour and dust;
- 2) Surface water including erosion and sediment control;
- 3) Soils, including fill importation, stockpile management and prevention of soil contamination;
- 4) Groundwater, including prevention of groundwater contamination;
- 5) Noise;
- 6) Construction traffic; and
- 7) Occupational health and safety.

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

Infrastructure

26. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, street lighting etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
27. As indicated in supplementary application details dated 1 May 2017 titled “Response to Representations Submitted for DA 110/M006/16 V1” a dilapidation report (ie condition survey) including recommendations intended to ensure the stability and protection of buildings at 9-11 South Esplanade, Glenelg as construction activities are undertaken shall be prepared by a qualified engineer and be provided to the City of Holdfast Bay prior to commencement of construction.

ADVISORY NOTES

State Heritage

- a. 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:
 - 1) An application to vary the planning consent; or
 - 2) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- b. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease immediately and the SA Heritage Council shall be notified.
- c. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department of Environment, Water and Natural Resources on (08) 8124 4960 or e-mail DEWNR.StateHeritageDA@sa.gov.au

- d. 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) shall be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Maritime Heritage

- e. There is potential for remains of historic shipwrecks protected under the *South Australian Historic Shipwrecks Act 1981* (the Act) existing in the vicinity of the subject land. Damage, destruction, interference, disposal or removal of a historic shipwreck without a permit is prohibited under Section 13 of the Act.
- f. Any discovery of shipwreck remains should be reported to the Minister administering the *South Australian Historic Shipwrecks Act 1981* in accordance with notification requirements established under Section 17. Further works in relation to such a discovery may require a permit to proceed.
- g. Contravention of either Section 13 or Section 17 of the *South Australian Historic Shipwrecks Act 1981* may attract penalties.

Environmental

- h. 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.
- i. 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
- j. If, in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment or potential harm to the health or safety of human beings or the environment that is not trivial (taking land use into account), the applicant may need to remediate the site in accordance with EPA guidelines.
- k. Demolition waste and excavated materials (including soil) shall be appropriately classified, managed and stored for on-site use or transported off-site for re-use and/or disposal in accordance with the Environment Protection Authority (EPA) Guideline: Standard for the production and use of Waste Derived Fill (October 2013).
- l. The *Environment Protection (Water Quality) Policy 2003* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The applicant is advised to familiarise themselves with the terms of the Policy and ensure that all contractors engaged by the applicant are aware of the obligations arising under it. For further information the applicant may contact the Environment Protection Authority on telephone (08) 8204 2004.

Local Authority Requirements

- m. Modifications to the adjacent public realm areas, including the proposed reconfiguration of on-street parking to provide a restricted loading area for refuse collection, require the approval of the City of Holdfast Bay and are not part of this planning consent.
- n. Stormwater shall not be disposed over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure will be subject to any necessary Council approvals and will be at the applicant's cost.
- o. The finished level of crossovers at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS 2890.1 and the maximum gradient of the driveway shall not be greater than five (5) percent across the footpath, with the invert profile conforming to AS 2876.
- p. Footpaths on either side of the proposed driveways shall be graded to the driveway to prevent tripping hazards at the junction, without any steep grades along the footpath. Provisions for vehicle crossovers and inverts, and reinstatement of existing crossovers not required by the development are to be constructed at the applicant's expense.

General

- q. 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.
- r. 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.
- s. 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 (08) 8204 0289).

3.2.2 Christian Brothers College

020/A022/17

214 Wakefield St, Adelaide

City of Adelaide

Proposal: Demolition of existing buildings and construction of new multi-purpose building and ancillary works

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

Applicants

- Noel Mifsud, Christian Brothers College Principal
- Graham Brink, Christian Brothers College Property Manager
- Kon Michael, Swanbury Penglase (presented)

- Dr Stephen Schrapel, Senior Architect Heritage
- Lou Fantasia, Lou Fantasia Planning (presented)

Agency(s)

- Nick Tridente, Office for Design + Architecture SA
- Aya Shirai-Doull, Office for Design + Architecture SA
- Peter Wells, DEWNR

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Adelaide (City) Development Plan.
2. That it is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Christian Brothers College Adelaide for the construction of a three (3) storey building & ancillary works at Christian Brothers College at 214 Wakefield 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/A022/17.

Plans by Swanbury Penglase

Drawing Title	Drawing No.	Revision	Date
Site Plan	15085 SK 91A	A	4/5/2017
Ground Floor Plan	15085 SK 92A	A	1/5/2017
First Floor Plan	15085 SK 93		15/3/2017
Second Floor Plan	15085 SK 94		15/3/2017
Roof Plan	15085 SK 95		15/3/2017
Elevations	15085 SK 96A	A	1/5/2017
Sections	15085 SK 97A	A	1/5/2017
Streetscape Perspectives	15085 SK 98		15/3/2017
Landscaping Plan	15085 SK 99A	A	1/5/2017
New Entry Forecourt Fence	15085 SK117		1/5/2017
New Eastern Entry Fence	15085 SK118		1/5/2017
Pavement Selections Plan	15085 SK119		1/5/2017

2. The building shall incorporate a minimum of 10.38mm thick laminated glass to the Wakefield Street façade to reduce internal and external noise transmission, as outlined in the Music Noise Assessment Report by Sonus, Document S5036C3, dated 5 April 2017.
3. Landscaping shown on the 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.
4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

5. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Adelaide to the satisfaction of the Development Assessment Commission. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
6. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
7. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
8. The finished floor level of the ground floor level entry shall match that of the existing footpath unless otherwise agreed to by the Development Assessment Commission.
9. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
10. Prior to Development Approval, further detail shall be developed that describes the connection of the proposed glazed link to the east wall of the Hurley Wing, in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources) to the satisfaction of the Development Assessment Commission. The aim shall be to re-use, where possible, existing flashing alignments. Saw cutting the walls to establish new flashings is unlikely to be acceptable.
11. Significant heritage fabric shall be protected during construction. This is particularly relevant during demolition of the Administration (Bourke) Building and associated glazed link.
12. Prior to Development Approval, the final selection of materials and finishes shall be submitted in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources) to the satisfaction of the Development Assessment Commission. In selecting final materials and finishes, consideration shall be given to retaining the prominence of the 1878 Christian Brothers College buildings in the Wakefield Street setting.
13. The existing boundary (back of path) levels must not be modified. Finished floor levels shall be based around retaining the existing back of path levels subject to the following:
 - If the level difference between top of kerb and back of path is less than 50mm
 - If the existing cross fall(s) exceed 4% (1:25)
14. Protection of existing street trees during construction work shall be in line with Australian Standard for Protection of Trees on Development Sites: AS 4970 – 2009.

ADVISORY NOTES

- a. This consent does not include the demolition of existing buildings. A separate Building Rules Consent and subsequent Development Approval from Adelaide City Council will be required for proposed demolition works.
- b. Site inductions of all contractors and staff undertaking works affecting a State heritage place shall be provided and shall include information about the heritage significance and listing of the place. Site inductions shall highlight good heritage practice and what to do if works vary from the approval. Responsibilities with respect to damage to a State heritage place shall be explained, including the penalties that apply. A generic site induction is attached for reference. Site inductions shall be undertaken with the active involvement of a suitably experienced heritage architect.
- c. 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.
- d. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- e. 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.
- f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- g. 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.
- h. 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).

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, 22 June 2017 in Leigh Street, Adelaide SA

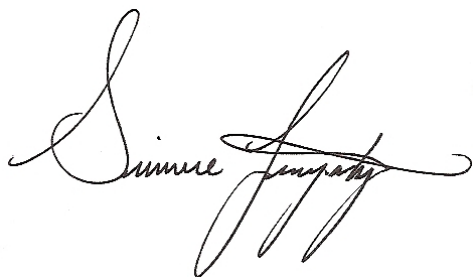
8. CONFIRMATION OF THE MINUTES OF THE MEETING

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 4.22 PM.

Confirmed 15/06/2017

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

.....
Simone Fogarty
PRESIDING MEMBER