



# *Development Assessment Commission*

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 29 October 2015 commencing at 10.30 AM  
28 Leigh Street, Adelaide**

**1. OPENING**

**1.1 PRESENT**

Presiding Member	Simone Fogarty
Members	Peter Dungey Sue Crafter Dennis Mutton
Council Members	ACC – Ross Bateup (Proxy)
Secretary	Sara Zuidland
DPTI Staff	Gabrielle McMahon (Agenda Item 3.1 & 3.2)

**1.2 APOLOGIES** – Helen Dyer (Deputy Presiding Member), Chris Branford, David O'Loughlin, John Hodgson (ACC)

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**2. DEFERRED APPLICATIONS** – Nil.

**3. NEW APPLICATIONS**

**3.1 City of Adelaide**

**16 Franklin Street Property Trust Pty Ltd**  
DA 020/A046/15  
**145-159 King William Street, Adelaide**  
Proposal: GPO Office Tower

The Commission attended the viewing of a model of the application prior to the hearing.

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

Applicant(s)

- David Homburg
- Jason Schulz
- Jeff Holloway
- Matthew Lane
- Paul Froggatt
- Simon Alford
- Chris Vounasis

Agency

- Diana Snape – ODASA
- Kirsteen Mackay – ODASA

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/A047/15 for the Stage 1** works affecting the State Heritage listed GPO Building, construction of a 15 storey office building above the existing GPO, a new archway building, retail tenancies, alterations to the telephone exchange building, a ground level piazza space and associated site works, loading dock, subject to the following conditions of consent.
- 3) RESOLVE to request that staff convey to the proponent matters discussed concerning an alternative structural solution that improves the visual integrity of the piazza.

**Planning Conditions**

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans as submitted in development application number 020/A047/15 including the following conditions:

Plans by Charter Hall / Hassell – 21414:

Plan Number	Revision Number
DA-001	Revision H
DA-002	Revision H
DA-003	Revision H
DA-004	Revision H
DA-005	Revision H
DA-006	Revision H
DA-007	Revision H
DA-008	Revision H
DA-009	Revision H
DA-011	Revision H
DA-012	Revision H
DA-013	Revision H
DA-014	Revision H
DA-015	Revision H
DA-016	Revision H
DA-017	Revision J

DA-018	Revision H
DA-019	Revision H
DA-020	Revision J
DA-022	Revision H
DA-024	Revision H
DA-025	Revision H
DA-026	Revision H
DA-027	Revision H
DA-028	Revision H
DA-029	Revision H
DA-030	Revision H
DA-031	Revision H
DA-032	Revision H
DA-034	Revision H
DA-035	Revision H
DA-037	Revision H
DA-038	Revision H
DA-039	Revision H
DA-040	Revision H
DA-041	Revision H
DA-042	Revision H
DA-043	Revision H
DA-045 to DA-059	Revision H
DA-069	Revision H
DA-070	Revision H
GPO Exchange Place SK-244 to 250 - Signage location elevations	Revision C

### Reports / Correspondence

- Planning statement from Fyfe, dated 11 June 2015
  - Letter by Fyfe, dated 13 August 2015 (response to request for further information)
  - Heritage Impact Statement by Dash Architect, Revision A, 13 July 2015
  - Design Statement
  - Traffic Impact Statements for Stage 1 by GTA, dated 4 May 2015
  - Stormwater report by Aurecon, dated 4 May 2015
  - Acoustic report by Aurecon, dated 1 May 2015
  - ESD report by WSP, Parsons Brinckerhoff, dated 6 May 2015
  - Environmental Wind Assessment Aurecon, dated 1 May 2015
  - Waste Management Plan by Rawtec, dated May 2015
  - Disability Access path Analysis by Disability Consultancy Services, dated 10 August 2015
  - Crime Prevention Report by Empower Services, dated August 2015
  - Soil Investigations by JBS&G, dated 7 April 2014
  - Letter by WSP Parsons Brinckerhoff, reflectivity performance, dated 13 August 2015
  - Legal advice from Botten Levinson, dated 11 February 2015
  - Letter by TGCS regarding Adelaide Airport Prescribed Airspace, dated 29 May 2015
2. The applicant shall engage a suitably qualified environmental expert to undertake an Environmental Site Assessment. A site remediation management plan shall be developed and implemented to eliminate any unreasonable environmental and health risk posed by contaminants on the site. Final advice by the environmental consultant shall be provided to the Development Assessment Commission advising that the land is suitable for its intended use, prior to certificate of occupancy.

3. The applicant shall submit, for approval by the Development Assessment Commission, final details of an integrated wayfinding and public art strategy for the precinct, which results in legible wayfinding to support safe use of publically accessible spaces across the ground plane, prior to final Development Approval for any site works being granted.
4. The applicant shall submit, for approval by the Development Assessment Commission, final details of the lighting strategy to any public areas, prior to final Development Approval for any site works being granted. The lighting shall be designed and operated with crime prevention through urban design methods in mind in order to maximise pedestrian amenity and safety 24 hours, 7 days a week.
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 applicant shall submit, for approval by the Development Assessment Commission, final details of materials, finishes and colours, in consultation with the Government Architect, prior to final Development Approval of each relevant Building Rules Stage of the development.
7. The applicant shall submit for the approval of the Development Assessment Commission, a plan showing the location and number of bicycles provided for visitors to the site, which shall be located in a safe and convenient location, and be well lit during the hours of darkness, prior to final Development Approval for any super structure works being granted.
8. The applicant shall submit for the approval of the Development Assessment Commission, an updated traffic report which identifies that the access arrangements to the site are safe and convenient and that pedestrian sightlines achieve Australian Standards, prior to final Development Approval for the substructure works being granted.
9. The applicant shall submit for the approval of the Development Assessment Commission, a detailed landscaping plan prior to the issue of full Development Approval for the substructure being granted.
10. The acoustic attenuation measures recommended in the Aurecon report dated 1 May 2015, forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.
11. The waste management practices recommended in the Rawtec report dated May 2015, forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission.
12. Collection of waste and servicing of the site shall only occur between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays.
13. 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*.
14. 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.

15. 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.
16. 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.
17. The landscaping forming part of the application shall be established prior to the operation of the development and shall be maintained at all times with any diseased or dying plants being replaced.

### **State Heritage Unit**

18. The proposed glass block northern entry structure to King William Street shall be further detailed and documented to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to final development approval for the works.

*Reason for condition: The current application provides limited detail of the proposed northern entry. To ensure final detail and configuration of this component of the application is known and understood prior to final Development Approval being granted.*

19. The extent of remaining 1907 / 1914 ceilings, fixtures and finishes remaining behind later fabric shall be further investigated, detailed and documented to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to final development approval for the works.

*Reason for condition: It remains unclear from the site inspections the extent and condition of any early ceilings remaining behind later fabric. To ensure final detail and configuration of this component of the application is known and understood prior to final Development Approval being granted.*

20. New window penetrations, reveal, sills and glazing suites shall be detailed and documented to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to final development approval for the works.

*Reason for condition: Further detailed resolution is still required for the proposed new façade penetrations to ensure final detail and configuration of this component of the application is known and understood prior to final Development Approval being granted.*

21. The construction method for the Stage 1 basement shall be provided, clearly outlining potential impacts of the works on, and measures to mitigate potential damage to, the Telephone Exchange building, to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to final development approval for the works.

*Reason for condition: To mitigate the risk of potential damage to the Telephone Exchange building associated with surrounding construction. To ensure final detail and configuration of this component of the application is known and understood prior to final Development Approval being granted.*

22. Excavation of basement levels within Exchange Place and connecting through to the north-west corner of the site are to be undertaken in the presence of a suitably qualified archaeologist and proceed with appropriate caution to enable the identification and salvage of any material of potential archaeological significance. The archaeologist is to report to the State Heritage Unit (Department of Environment, Water and Natural Resources) on any findings of archaeological significance.

*Reason for condition: The Conservation Management Plans for the Adelaide GPO and the former Telephone Exchange (Bruce Harry and Associates, 2007) note that "If any of the buildings or laneways are to be demolished or excavated in association with future development, a cautionary archaeological watch of the initial proceedings would be appropriate."*

23. Any changes to the Stage 1 Tower facade from that documented in the Planning Application are to be reviewed and agreed to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources) prior to final Development Approval being granted.

*Reason for condition: It is not uncommon for minor changes to façade design to occur during the design development and documentation phases of a project. While such minor changes may be of an inconsequential nature to the broader planning considerations of the application, the façade design nuances are important to its successful relationship of the Stage 1 Tower to the GPO.*

24. The attachment of balconies to the Exchange Place façade of the Telephone Exchange building shall be undertaken in a reversible manner and to minimise the intervention into historic fabric, to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources).

*Reason for condition: The structural concept of the balconies and how they will be supported is not clear at this stage of documentation.*

25. The number and location of window openings to be cut down in the eastern and western facades of the Telephone Exchange building shall be agreed to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources).

*Reason for condition: For the eastern elevation, drawings DA-028 and DA-058 differ in the identification of openings to be modified, so confirmation is required. In addition, the 2007 Conservation Management Plan (p55) recommends that "The overall built form...should be preserved including...windows...particularly of the southern and eastern facades". The number and location of openings to remain unaltered at each floor level should include each window type and result in visual balance to each elevation.*

26. The iron fence panel to be removed from the eastern side of the Telephone Exchange porch shall be suitably labelled and stored on site. The fixings into the masonry shall be left intact.

*Reason for condition: The panel is part of the historic fabric of the place at the main entrance, and should be retained, with allowance for future reinstatement should circumstances change.*

27. Details of the façade cleaning method (refer to drawing DA-031) to be adopted for the Telephone Exchange building shall be provided to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources).

*Reason for condition: To protect the masonry from damage due to inappropriate methods, materials or degree of cleaning.*

28. The extent of cable tunnel to remain south of the new basement bin room under Exchange Place shall be confirmed, and details submitted of any stabilisation works and of its interface with the bin room, to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources).

*Reason for condition: The remaining section of tunnel is important as evidence of the technological requirements of early telephone services. It should remain accessible from the bin room, and its function should be suitably interpreted.*

29. A dilapidation survey recording the condition of the Telephone Exchange building shall be prepared prior to the commencement of site works, to the satisfaction of the Development Assessment Commission. 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.*

30. The structural condition of the fabric of the Telephone Exchange building shall be monitored during the course of construction to identify any adverse impacts. Immediate action shall be taken to identify and address any structural distress that becomes evident during the ground works and construction stages.

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

31. 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.*

### **IMDAC 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) 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.
- f) You are also advised that any act or work authorised or required by this Notification must be completed within three (5) years of the date of the Notification unless this period is extended by the Commission.
- g) The applicant will require a new consent before commencing or continuing the development if you are unable to satisfy the conditions of approval. Any request for an extension of time must be lodged with the Development Division, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- h) 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 Advisory Notes**

- i) The two pairs of gates on Franklin Street (one to the Telephone Exchange porch and one to Exchange Place) are assumed to be remaining in place as part of the proposed development (refer to the DASH Architects State Heritage Impact Assessment, p43).
- j) Any works to the Telephone Exchange building not documented as part of this application (eg fit-out works, services upgrades and building rules compliance works associated with future use) shall be the subject of a separate application.
- k) The applicant is advised of the following requirements of the *Heritage Places Act 1993*.
  - i. 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.
  - ii. 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.

- l) The applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*.
- i. 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*.

### **Adelaide Airport Advisory Notes**

- m) The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) which is in protected airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Civil Aviation Safety Authority (CASA) for their comment. The development shall not commence until approval has been granted by the Department of Infrastructure and Regional Development.
- n) 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.
- o) Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). Cranes will be restricted from penetrating the Obstacle Limitations Surfaces (OLS) which is protected airspace for the airport.
- p) 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.

### **Council Advisory Notes**

- q) 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.
- r) Council approval is required before undertaking any works within the public realm.

## **3.2 City of Adelaide**

### **16 Franklin Street Property Trust Pty Ltd**

DA 020/A047/15

### **145-159 King William Street, Adelaide**

Proposal: GPO Internal

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

Applicant(s)

- David Homburg
- Jason Schulz
- Jeff Holloway
- Matthew Lane
- Paul Froggatt
- Simon Alford
- Chris Vounasis

Agency

- Diana Snape – ODASA
- Kirsteen Mackay - ODASA

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/A046/15 for the Stage 2 works comprising the construction of a 22 storey office building including three levels of above ground car parking and plant room, loading dock, 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 plans as submitted in development application number 020/A046/15 including the following conditions:

Plans by Charter Hall / Hassell - 21414:

Plan Number	Revision Number
DA-001	Revision H
DA-002	Revision H
DA-003	Revision H
DA-004	Revision H
DA-005	Revision H
DA-006	Revision H
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DA-019	Revision H
DA-020	Revision J
DA-021	Revision H
DA-023	Revision H
DA-024	Revision H
DA-030	Revision H
DA-031	Revision H
DA-033	Revision H
DA-034	Revision H
DA-035	Revision H
DA-036	Revision H
DA-038	Revision H
DA-040	Revision H
DA-041	Revision H
DA-042	Revision H
DA-043	Revision H
DA-069	Revision H

DA-070 DA-071 GTA CONSULTANTS Circulation Plans referenced 00 to 03 for Ground to Level 3 dated 29 July 2015	Revision H Revision H Revision C
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## Reports / Correspondence

- Planning statement from Fyfe, dated 11 June 2015
  - Letter by Fyfe, dated 13 August 2015 (response to request for further information)
  - Heritage Impact Statement by Dash Architect, Revision A, 13 July 2015
  - Design Statement
  - Traffic Impact Statements for Stage 2 by GTA, dated 4 May 2015
  - Stormwater report by Aurecon, dated 4 May 2015
  - Acoustic report by Aurecon, dated 1 May 2015
  - ESD report by WSP, Parsons Brinckerhoff, dated 6 May 2015
  - Environmental Wind Assessment Aurecon, dated 1 May 2015
  - Waste Management Plan by Rawtec, dated May 2015
  - Disability Access path Analysis by Disability Consultancy Services, dated 10 August 2015
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  - Soil Investigations by JBS&G, dated 7 April 2014
  - Letter by WSP Parsons Brinckerhoff, reflectivity performance, dated 13 August 2015
  - Legal advice from Botten Levinson, dated 11 February 2015
  - Letter by TGCS regarding Adelaide Airport Prescribed Airspace, dated 29 May 2015
2. The applicant shall engage a suitably qualified environmental expert to undertake an Environmental Site Assessment. A site remediation management plan shall be developed and implemented to eliminate any unreasonable environmental and health risk posed by contaminants on the site. Final advice by the environmental consultant shall be provided to the Development Assessment Commission advising that the land is suitable for its intended use, prior to certificate of occupancy.
  3. The applicant shall submit, for approval by the Development Assessment Commission, final details of an integrated wayfinding and public art strategy for the precinct, which results in legible wayfinding to support safe use of publically accessible spaces across the ground plane, prior to final Development Approval for any site works being granted.
  4. The applicant shall submit, for approval by the Development Assessment Commission, final details of the lighting strategy to any public areas, prior to final Development Approval for any site works being granted. The lighting shall be designed and operated with crime prevention through urban design methods in mind in order to maximise pedestrian amenity and safety 24 hours, 7 days a week.
  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 applicant shall submit, for approval by the Development Assessment Commission, final details of materials, finishes and colours, in consultation with the Government Architect, prior to final Development Approval of each relevant Building Rules Stage of the development.

7. The applicant shall submit, for approval by the Development Assessment Commission, the final details of an all weather pedestrian shelter for the Stage 2 building to the Franklin Street elevation, prior to final Development Approval for any site works being granted.
8. The applicant shall submit final details of the western elevation of the Stage 2 building, for the approval of the Development Assessment Commission, prior to final Development Approval for any site works being granted. The final design shall ensure a good level of visual amenity at the human scale, with an interesting and well articulated façade treatment including art work and landscaping etc to the satisfaction of the Commission.
9. The applicant shall submit final details of the Shared Zone for Post Office Lane, which shall be prepared in consultation with the Department of Planning, Transport and Infrastructure (DPTI) and be to the satisfaction of the Development Assessment Commission, prior to final Development Approval for any site works being granted. It is noted that separate approval will also be required from the DPTI (Technical Services) with regards to their technical requirements for traffic control devices.
10. The applicant shall submit for the approval of the Development Assessment Commission, an updated traffic report which identifies that the access arrangements to the site are safe and convenient and that pedestrian sightlines achieve Australian Standards, prior to final Development Approval for the substructure works being granted.
11. The applicant shall submit for the approval of the Development Assessment Commission, a detailed landscaping plan prior to the issue of full Development Approval for the substructure being granted.
12. The landscaping shown on that approved plan shall be established prior to the occupation. All landscaping nominated shall be established and maintained in accordance with the approved plans.
13. The acoustic attenuation measures recommended in the Aurecon report dated 1 May 2015, forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.
14. The waste management practices recommended in the Rawtec report dated May 2015, forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission.
15. Collection of waste and servicing of the site shall only occur between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays.
16. 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*.
17. 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.

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:
- 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.
19. 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.

### **State Heritage Unit**

20. The construction method for the Stage 2 tower shall be provided, clearly outlining potential impacts of the works on, and measures to mitigate potential damage to, the Telephone Exchange building, to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to final development approval for the works.

*Reason for condition: To mitigate the risk of potential damage to the Telephone Exchange building associated with surrounding construction. To ensure final detail and configuration of this component of the application is known and understood prior to final Development Approval being granted.*

21. The glazed components of the Stage 2 podium are to be further detailed and documented to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), prior to final Development Approval being granted.

*Reason for condition: The final detailing and materials selection of the glass 'cube' component of the Stage 2 podium are important to the successful execution of the concept.*

22. Details shall be documented of the interface and junctions of the new building with the western face of the Telephone Exchange building, to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources) prior to final Development Approval being granted. In particular, attention shall be paid to the alignment of columns relative to existing openings and to the interface of the second level floor plate with the existing first floor window openings.

*Reason for condition: The physical alignments and detailing between new and old components, and the satisfactory visual resolution of the interface, are not clearly and accurately known at this stage of the documentation (refer to drawings DA-007 and DA024). The exposure of the western face of the historic building within the foyer of the new building calls for a well-resolved presentation of both the new space and the historic building*

23. A dilapidation survey recording the condition of the Telephone Exchange building shall be prepared prior to the commencement of site works, to the satisfaction of the Development Assessment Commission. 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.*

24. The structural condition of the fabric of the Telephone Exchange building shall be monitored during the course of construction to identify any adverse impacts. Immediate action shall be taken to identify and address any structural distress that becomes evident during the ground works and construction stages.

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

25. 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.*

#### **IMDAC 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) 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.
- f) You are also advised that any act or work authorised or required by this Notification must be completed within three (5) years of the date of the Notification unless this period is extended by the Commission.
- g) The applicant will require a new consent before commencing or continuing the development if you are unable to satisfy the conditions of approval. Any request for an extension of time must be lodged with the Development Division, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

- h) 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 Advisory Notes**

- i) The two pairs of gates on Franklin Street (one to the Telephone Exchange porch and one to Exchange Place) are assumed to be remaining in place as part of the proposed development (refer to the DASH Architects State Heritage Impact Assessment, p43).
- j) Any works to the Telephone Exchange building not documented as part of this application (eg fit-out works, services upgrades and building rules compliance works associated with future use) shall be the subject of a separate application.
- k) The applicant is advised of the following requirements of the *Heritage Places Act 1993*.
- i. 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.
  - ii. 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.

- l) The applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*.
- i. 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*.

### **Adelaide Airport Advisory Notes**

- m) The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) which is in protected airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Civil Aviation Safety Authority (CASA) for their comment. The development shall not commence until approval has been granted by the Department of Infrastructure and Regional Development.
- n) 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.
- o) Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). Cranes will be restricted from penetrating the Obstacle Limitations Surfaces (OLS) which is protected airspace for the airport.

- p) 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.

**Council Advisory Notes**

- q) 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.
- r) Council approval is required before undertaking any works within the public realm.

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 12.10PM.

Confirmed                      29/10/2015



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Simone Fogarty  
PRESIDING MEMBER