



Development Assessment Commission

Minutes of the 580th Meeting of the Development Assessment Commission held on Thursday, 22 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) Chris Branford Sue Crafter David O'Loughlin Peter Dungey
Secretary	Alison Gill
DPTI Staff	Gabrielle McMahon (Agenda item 2.2.1) Damian Dawson, Consultant (Agenda item 2.2.1) Lee Webb (Agenda item 2.2.2) Zoe Delmenico (Agenda item 2.2.2) Simon Neldner (Agenda item 2.2.3) Robert Kleeman (Agenda item 2.2.3)

1.2. APOLOGIES

Dennis Mutton

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

- 2.2.1 Hames Sharley**
DA 252/L007/17
Lot 300, Fifth St, Bowden
City of Charles Sturt

Proposal: Construction of four residential flat buildings with ground level retail and associated basement car parking

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

Applicants

- Ben Yates, Development & Advisory
- Reuben French-Kennedy, Hames Sharley
- Kieron Barnes, Ekistics

Agency

- Alicia Davidge, Renewal SA
- Emily Solomon, Renewal SA graduate

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 meets the key objectives of the Urban Core Zone with particular reference to increased residential density and high quality built form.
3. The DAC delegates to staff the authority to grant Development Plan Consent to the proposal by Hames Sharley for a mixed use development at Fifth Street Bowden subject to the following conditions of consent, and the applicant providing updated plans that show:
 - 3.1 Confirmation that the 400mm root zone covers the full extent of the court yard
 - 3.2 the canopies extending over the footpaths as indicated in the perspectives provided

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 252/L007/17 (Council Ref. 252/0040/17) including:

Architectural Plans

- Plan set prepared by Hames Sharley dated November 2016

Reports / Correspondence

- Planning Report prepared by Ekistics, dated 21 November 2016
- Traffic and Parking Assessment prepared by GTA, dated 18 October, 2016
- Waste Management Plan prepared by Rawtec, dated October, 2016
- Acoustic Report prepared by Resonate, dated 19 October, 2016
- Stormwater management report prepared by PT Design dated 5 October, 2016
- ESD Intent Report prepared by D², dated 28 October, 2016

Additional information and reports

- Correspondence from Ekistics dated 1 May, 2017
 - Correspondence from GTA dated 19 April, 2017
 - Correspondence from Rawtec dated 1 May, 2017
2. The applicant shall demonstrate, to the reasonable satisfaction of the Commission, prior to the commencement of superstructure works that the preliminary acoustic design recommendations of the Resonate Acoustic Services report dated 19 October, 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.
 3. Details of the onsite capture and reuse of stormwater within the development shall be provided to the satisfaction of the Commission prior to the issue of Building Rules Consent for any superstructure works.
 4. An updated waste management plan shall be provided to the satisfaction of the Commission prior to the issue of Building Rules Consent for any superstructure works. The plan shall consider and outline the following matters:
 - On street waste collection locations;
 - Size and areas of each waste room demonstrating that they are capable of accommodating the required waste bins and circulation space (minimum of 1.25m wide access path clear of any obstruction); and
 - Inclusion of a resident handbook that outlines the roles and responsibilities of individuals, households, the property manager, and collection contractors to effectively and safely manage the waste and resource recovery system.
 5. Eight (8) car parks within the basement shall be reserved and made available for the use of the retail tenancies at all times.
 6. Final details of the width of the access to Fifth Street and associated line marking adjacent to the property boundary shall be provided to the satisfaction of the Commission prior to the issue of Building Rules Consent for any superstructure works.
 7. 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.
 8. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
 9. 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.

10. There shall be no air conditioning, extraction plant or ducting located on the apartment balconies, for any of the buildings associated with this development. Details of any air conditioning plant located on the other exterior locations of the building shall be submitted to the reasonable satisfaction of the Development Assessment Commission.
11. 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?*': www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

12. 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.
13. 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 to the reasonable satisfaction of the Commission.

ADVISORY NOTES

- a. The development must be substantially commenced within 2 years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 2 years of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 5 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

2.2.2 **Rokrol Pty Ltd c/- Future Urban Group**

DA 520/L001/17

Cape Willoughby Rd, Willoughby

Proposal: Tourist accommodation, comprising four self-contained and self-sufficient retreats located along the slope of a coastal headland.

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

Applicants

- John Lashmar, Rokrol Pty Ltd / Landowner
- Chris Vounasis, Future Urban Group
- Max Pritchard, Max Pritchard Gunner Architects

Agency

- Tony Huppatz, DEWNR – Coast Protection Board
- Sharie Detmar, DEWNR – Coast Protection Board

The Commission discussed the application.

RESOLVED

To defer pending the applicant providing a plan of management confirming the ongoing management and operation of the facility (including fencing, signage, controlling the movement of guests, provision of educational/interpretive materials for guests, undertaking maintenance works etc) so as to minimise the impact upon sensitive avifauna and habitat within the locality.

2.2.3 **Mary and Allan O'Shaughnesy**

DA 782/R002/17

327 Decres Bay Road, Ceduna

District Council of Ceduna

Proposal: Demolition of shed and old abattoir building and the construction of a detached dwelling.

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

Council

- Stephen Redden, District Council of Ceduna (via phone)

The Commission discussed the application.

RESOLVED

1. That the Development Assessment Commission is not satisfied that the proposal for a dwelling on an undersized rural allotment accords with the related Objectives and Principles of Development Control within the Primary Production Zone of the Ceduna Council Development Plan.

2. That the Development Assessment Commission not concur to the decision of the Ceduna Council to grant Development Plan consent to the demolition of a shed and abattoir building and the construction of a two-storey detached dwelling at 327 Decres Bay Road, Ceduna (DA 782/R002/17).

3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. **DEFERRED APPLICATIONS** - Nil

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, 6 July 2017 in Leigh Street, Adelaide SA 5000

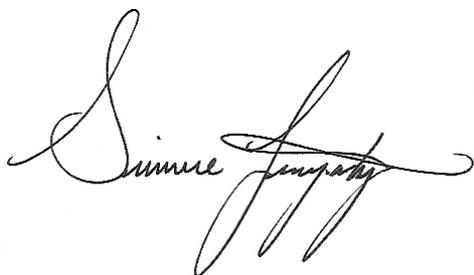
8. CONFIRMATION OF THE MINUTES OF THE MEETING

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 4.10pm.

Confirmed 22/06/2017



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Simone Fogarty
PRESIDING MEMBER