



Development Assessment Commission

Minutes of the 550th Meeting of the
Development Assessment Commission
held on Thursday, 9th June 2016 commencing at 9.00 AM
28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Presiding Member) Chris Branford Peter Dungey Sue Crafter David O'Loughlin Dennis Mutton
Council Representative	Ross Bateup
Secretary	Cathryn Longdon
Unit Manager	Robert Kleeman
DPTI Staff	Damien Dawson (Agenda Item 3.2.2) Connie Parisi (Agenda Item 3.2.1 & 3.2.2) Jason Bailey (Agenda Item 3.2.1) Gabrielle McMahon (Agenda Item 2.2.2)

1.2. APOLOGIES – nil.

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil.

2.2. NEW APPLICATIONS

2.2.2 DPTI

DA 020/V091/15
King William Road Adelaide
Adelaide City Council
Proposal: Festival Plaza Upgrade Reserve Matters

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

Applicant(s)

- Rebecca Thomas
- Raphael Christinat
- Troy Cooper
- James Rivett
- Ana Glavinic
- Angela Gerace
- Richard Dwyer
- Jon Whelan

Agency(s)

- Peter Wells (Heritage)
- Carlo D'Ortenzi (AFC)
- Philippe Mortier (ODASA)
- Nick Tridente (ODASA)

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

The Commission discussed the reserved matters and considered further information.

3. INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE

3.1. DEFERRED APPLICATIONS – Nil.

3.2. NEW APPLICATIONS

3.2.1 Greenbelt Development Pty Ltd

DA 020/A013/16
216-225 South Terrace, Adelaide
Adelaide City Council
Proposal: Mixed Use, multi-level apartment development

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

Applicant(s)

- Paul Kuo
- Chris Condon
- Andrew Walter
- Alex Hall
- Andrew Carr
- Rebecca Thomas

Agency(s)

- Nick Tridente (ODASA)
- Philippe Mortier (ODASA)
- Andreea Jeleascu (ODASA)

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal meets the key objectives of the City Frame Zone.
3. To grant Development Plan Consent to the proposal by Greenbelt Development P/L for demolition of the existing building and construction of a mixed use development comprising apartments with ground level retail/commercial activities, together with basement carparking and landscaping at 216-224 South Terrace Adelaide subject to the following reserve matter and conditions of consent.

Reserve Matters

1. Pursuant to Section 33(3) of the Development Act 1993, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval:
 - 1.1 potential site contamination through the provision of a Preliminary Site Investigation Report prior to commencement of sub-structure works upon the site
 - 1.2 details of the façade treatment generally, and in particular to Downer Place and the south-western corner of the southern building, shall be provided in consultation with the Government Architect.

Reason: To ensure that the façade expression will not be compromised as a result of the encroachment requirements and the difference in ground level to façade overhang.

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/A013/16.

Plans by Woods Bagot:

- Basement Plans A2200 – A2202
- Ground Plan A2303
- Level 1-Level 17 Plan A2204 – A2213
- Roof Plan (southern tower) A2214
- North Elevation A3200
- East Elevation A3201
- South Elevation A3202
- West Elevation A3203

Reports/Correspondence

Planning Report by Ekistics dated 2 March 2016
Wind Assessment by Vipac dated 22 February 2016
Energy Efficiency Statement by Arup dated 25 February 2016
Noise Report by Sonus dated 16 February 2016
Heritage Impact Statement by DASH Architects dated 16 February 2016
Traffic and Transport Assessment Report by Cardno dated 1 March 2016
Waste Management Plan by Leigh Design dated 18 February 2016
Landscape Design by TCL dated 17 February 2016
Letter (with attachments) dated 5 May 2016 from Ekistics
Email dated Friday 20 May 2016 by Ekistics

2. The height of the façade panels on the west elevation shall achieve 5 metres clearance above Downer Place.
3. The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Development Assessment Commission.
4. All external lighting of the site shall be designed, located, shielded and constructed to conform with Australian Standards.
5. 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.
6. 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.
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 “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:

- i) air quality, including odour and dust
- ii) surface water including erosion and sediment control
- iii) soils, including fill importation, stockpile management and prevention of soil contamination
- iv) groundwater, including prevention of groundwater contamination
- v) noise

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

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

8. 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) in or adjacent to a Residential Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

9. Servicing and collection of waste for the site shall only occur between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays.

ADVISORY NOTES

- a. The development must be substantially commenced within 3 years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 3 years of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 5 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. 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).

Environmental

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

Construction

- h. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- i. 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.

- j. An Encroachment Permit will need to be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:
- An annual fee may be charged in line with the Encroachment Policy.
 - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - Unauthorised encroachments will be required to be removed.
- k. Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- l. 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.
- m. Please contact Council to seek approval for the detailed design associated with the junction of the proposed on-site walkway and Delhi Street.

3.2.2 Pirie Street Investments

DA 020/A025/16

262-266 Pirie Street, Adelaide

Adelaide City Council

Proposal: Residential apartments – with commercial tenancies

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

Applicant(s)

- Michael Loucas
- Louis Petridis
- Mark Separovic

Agency(s)

- Peter Wells (Heritage)
- Philippe Mortier (ODASA)
- Nick Tridente (ODASA)
- Belinda Chan (ODASA)

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

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal meets the key objectives of the Capital City Zone with particular reference to land use, high quality design, increased scale and density of development and improved residential amenity.

- To GRANT Development Plan Consent to the proposal by Pirie Street Investments Pty Ltd for the demolition of the existing building and construction of a 25 level mixed use development at 262-266 Pirie Street, Adelaide subject to the following reserved matters and conditions of consent:

Planning Conditions

- 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, including the amended plans as submitted in development application number 020/A025/16.

Plans by Loucas Zahos Architects including:

Sheet Name	Sheet Number	P ISSUE	Date
COVER SHEET	A001	P11	02/06/16
SITE PLAN	A002	P8	26/04/16
GROUND PLAN & LEVEL 1 OFFICE	A003	P17	26/04/16
PODIUM LEVELS 2, 3 & 4	A004A	P1	26/04/16
PODIUM LEVEL 5 & LEVEL 6	A004B	P13	02/06/16
TYPICAL APARTMENT LEVELS 7 – 20	A005	P18	02/06/16
PENTHOUSE LEVELS L21 & L22 – 23	A006A	P14	02/06/16
ROOF DECK/LEVEL 24 & ROOF PLAN	A006B	P4	26/04/16
STREETSCAPE ELEVATION	A007	P14	26/04/16
ELEVATIONS	A008	P14	26/04/16
SECTIONS	A009	P13	26/04/16
SUN STUDIES	A010	P8	26/04/16
PERSPECTIVES 01	A011	P13	26/04/16
PERSPECTIVES 02	A012	P13	26/04/16
PERSPECTIVES 03	A013	P11	26/04/16
PERSPECTIVES 04	A014	P10	26/04/16
FINISHES SCHEDULE	A015	P5	26/04/16
MASSING	A016	P9	26/04/16
PERSPECTIVE DETAIL VIEWS 01	A017	P3	26/04/16
PERSPECTIVE DETAIL VIEWS 02	A018	P3	26/04/16
FACADE DETAILS 01	A019	P2	26/04/16
FACADE DETAILS 02	A020	P2	26/04/16

Reports / Correspondence

- Planning Report prepared by GHD dated 28 April, 2016
 - Traffic and Parking Assessment prepared by Phil Weaver and Associates, dated 26 April, 2016
 - Desktop Pedestrian Level Wind Report prepared by GWTS, dated 19 April, 2016
 - Waste Management Plan prepared by Veolia, dated April, 2016
 - Acoustic Report prepared by Bestec, dated 22 April 2016
 - ESD Intent Report prepared by Bestec, dated 26 April 2016
 - Services Design Report prepared by Bestec dated 22 December 2015
 - Preliminary Site Investigation prepared by Greencap dated February 2016
- The design and detailing of the louvre band between the office level and car park levels shall be further developed to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources), with the aim of achieving a more strongly articulated separation, visually and physically, between the two podium elements.

3. Further information in regard to the following architectural detailing shall be provided to the satisfaction of the Commission prior to the approval of superstructure works:
 - resolution of the operable screens and their integration within the upper element of the building; and
 - resolution of the northern façade with regards to shading of windows/glazing selection.
4. The following recommendations of the traffic report shall be incorporated within the proposal prior to occupation and be operational at all times:
 - default position of the two lifts to be at ground level,
 - use of a traffic signal or warning light either on the facade of the building or over the right of way at the entrance from Devonshire Place to signal to an incoming driver that the car lift is in use by a car descending from the upper levels, and
 - inclusion of a mirror within the ground floor to identify to a driver entering the car park the status of the car park lifts.
5. 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 Bestec Acoustic Services report dated 22 April, 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.
6. A waste management plan shall be provided to the satisfaction of the Commission prior to the occupation of the development. The report shall consider and outline the following matters:
 - Waste collection times;
 - Size and type of waste vehicle to be used;
 - Movement of waste streams from the source point to the waste collection room;
 - Separation of residential, office and retail waste streams;
 - Management and use of the bin waste down area so as to not impact upon traffic movements;
 - 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
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. 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

11. 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.
12. The connection of any storm water discharge from the Land to any part of the Adelaide City Council’s underground drainage system shall be undertaken in accordance with the Council Policy entitled ‘Adelaide City Council Storm Water Requirements’ and be to the reasonable satisfaction of the Adelaide City.

Advisory Notes:

- a) Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- b) The applicant is reminded that the necessary consents from Adelaide City Council are required for the following:
- Outdoor dining;
 - Any changes to on-street parking/loading zones;
 - Encroachments; and any
 - Bicycle parking or works within the public realm.
- c) Residents will not be eligible for Council on-street residential parking permits.
- d) Council have indicated that stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Pirie Street road reserve. Council will accept a small proportion of stormwater runoff discharge to Tucker Street. Stormwater surface runoff from the right of way off Tucker Street must not be directly discharged to Tucker Street.

e) Council have noted the following in regards to lighting infrastructure and design:

- The proposed development works may impact on the public lighting within the proximity of the development site. The existing street lighting in Pirie Street and Tucker Street is owned and maintained by SA Power Networks. It consists of stobie columns, with over-head electrical cabling and street mounted connected to the stobie columns.
- If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Council's requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- All damage to ACC's infrastructure, including damage to public lighting and u/g ducting etc. caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- If new canopies are to be constructed as part of these works, then lighting to meet ACC's under veranda requirements shall be installed.
- Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance.

f) 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>

g) 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.

h) 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.

i) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.

j) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:

- Work in the Public Realm
- Street Occupation

- Hoarding
- Site Amenities
- Traffic Requirements
- Servicing Site
- Adjoining Buildings
- Reinstatement of Infrastructure

- k) Insecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.
- l) Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- m) The 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>

- n) 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.
- o) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- p) You are also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- q) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- r) You have 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, and (telephone number 8204 0300).

4. MAJOR DEVELOPMENTS – Nil

5. ANY OTHER BUSINESS - Nil

6. NEXT MEETING – TIME/DATE

6.1. Thursday, 23rd June 2016 in Leigh Street, Adelaide SA

7. CONFIRMATION OF THE MINUTES OF THE MEETING

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

8. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 4.00 PM

Confirmed

9/06/2016

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

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SIMONE FOGARTY
PRESIDING MEMBER