



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 13 February 2014 commencing at 3.30 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Ted Byrt
Deputy Presiding Member	Megan Leydon
Members	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford <i>Council Representative</i> ACC - Michael Llewellyn-Smith AM
Secretary	Elysse Kuhar
Principal Planner	Mark Adcock
DPTI Staff	Yasmine Alliu (Agenda Item 2.1) Simon Neldner (Agenda Item 3.1)

1.2 APOLOGIES – Nil.

2. DEFERRED APPLICATIONS

2.1 Adelaide City Council

Palumbo Building Pty Ltd

020/0043/13A

104-108 Currie Street, Adelaide

Geoff Loveday retired from the meeting prior to discussion of this item.

The Committee 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 the proposal by Palumbo Building Pty Ltd to demolish two existing buildings and to construct a 32 level mixed use tower (including hotel, 5 retail tenancies, residential apartments associated car parking; to be staged (4 stages); at 104 – 108 Currie Street , Adelaide, subject to the following reserved matters and conditions of consent.

Reserve Matter:

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 for Stage 2 (Substructure) of the development:
 - 1.1 Detailed design development and material selection to the car park screening and facade treatment to the lower section of the building.
 - 1.2 Detailed design development and material selection to the higher level east and west facade double skin system.

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, including the amended plans as submitted in development application number 020/0043/13A.

Plan numbers listed here

• Drawing index page	12565-00-00
• Site and location plan	12565-01-01 Issue 1 Date 25.10.2013
• Demolition plan	12565-01-02 Issue 1 Date 25.10.2013
• Materials	12565-01-03 Issue 2 Date 04.12.2013
• Streetscapes	12565-01-04 Issue 2 Date 04.12.2013
• Sun shading	12565-01-05 Issue 1 Date 25.10.2013
• Basement floor plan	12565-02-01 Issue 1 Date 25.10.2013
• Ground floor plan	12565-02-02 Issue 2 Date 04.12.2013
• Mezzanine floor plan	12565-02-03 Issue 2 Date 04.12.2013
• Level 1 floor plan	12565-02-04 Issue 2 Date 04.12.2013
• Level 2 floor plan	12565-02-05 Issue 1 Date 25.10.2013
• Level 3 - 5 floor plan	12565-02-06 Issue 1 Date 25.10.2013
• Level 6 floor plan	12565-02-07 Issue 1 Date 25.10.2013
• Level 7 – lower resort	12565-02-08 Issue 1 Date 25.10.2013
• Level 8 – upper resort	12565-02-09 Issue 1 Date 25.10.2013
• Level 9 – services	12565-02-10 Issue 1 Date 25.10.2013
• Level 10–23 – typical hotel	12565-02-11 Issue 1 Date 25.10.2013
• Level 24–31 – typical residential	12565-02-12 Issue 1 Date 25.10.2013
• Level 32 – roof plan	12565-02-13 Issue 2 Date 07.02.2014
• Canopy Plans and Elevations	12565-04-10 Issue 2 Date 07.02.2014
• Elevations	12565-04-01 Issue 3 Date 04.12.2013
• Elevations	12565-04-02 Issue 3 Date 04.12.2013
• Elevations	12565-04-03 Issue 3 Date 04.12.2013
• Elevations	12565-04-04 Issue 3 Date 04.12.2013
• Sections	12565-05-01 Issue 2 Date 07.02.2014
• Sketches	12565-12-01 Issue 1 Date 25.10.2013
• Sketches	12565-12-02 Issue 1 Date 25.10.2013
• Sketches	12565-12-03 Issue 1 Date 25.10.2013
• Sketches	12565-12-04 Issue 1 Date 25.10.2013

Reports/Correspondence

- InfraPlan Mixed Use Development Report 104- 110 Currie Street Adelaide October 2013
 - Pruszinski Architects correspondence dated 17 January 2014 further comments in response to Adelaide City Council Traffic Engineer dated 19/12/2013
 - Pre-lodgement Agreement ODASA Pre- lodgement N0: PLA 2012/13002/01
 - Interwoven Pruszinski Architects
 - Planning Report Connor Holmes 63917-005Revision V2 25.10.13
 - Engineering Assessment for Planning Submission, TMK Consulting Engineers, Job No: 1309141 R_B October 2013.
 - Waste Management Statement dated 19 December 2013 Pruszinski Architects
 - Pruszinski Architects correspondence dated 19 December 2013
2. 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 management plan 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

A copy of the CEMP shall be provided to the Adelaide City Council prior to the commencement of site works.

3. 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.
4. The recommendations of the wind assessment contained in the report by TMK Consulting Engineers shall be adopted in the final design of the Level 7 terrace.
5. The proposed rainwater detention tanks (and stormwater collection details) shall be installed in the basement level in accordance with Pruszinski Architects correspondence dated 19 December 2013.
6. A lighting plan for all external lighting of the building and the areas around the building (if any) be submitted to the satisfaction of the Development Assessment Commission prior to granting Development Approval for Stage 2 (substructure) of the development.
7. Lighting shall be installed in accordance with Council’s guideline entitled “Under Verandah/Awning Lighting Guidelines” at all times to the reasonable satisfaction of the Adelaide City Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Development Assessment Commission.

All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements and all costs associated with these works will be borne directly by the developer.

8. The proposed car parking layout and vehicular entry points 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*.
9. 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.
10. 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.
11. Prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council.
 - During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
 - The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 - All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
12. Final details of waste management practices shall be prepared in consultation with the Adelaide City Council. These details shall include a Waste Management Plan which covers the two phases of the development.
 - Waste minimisation and resource recovery during construction; and
 - Resource recovery during use (office paper and staff kitchen recycling facilities).

A subsequent Waste Management Plan shall be undertaken in accordance with the approved plan.
13. The waste and general storage and service/operational areas of the shopping centre and car parking area shall be kept in a neat, tidy, safe and healthy condition at all times.
14. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
15. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
16. The building must not exceed a maximum height of 153 metres AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, construction cranes, lightning rods, any roof top gardens plantings, exhaust flues, etc.
17. The building must be obstacle lit at night with steady red medium intensity steady red obstacle lights in accordance with the Manual of Standards for

Part 139 of the Civil Aviation Safety Regulations 1998 (Part 139 MOS) section 9.4.

18. The location of the lights should be at the highest point of the building.
19. Cranes used to construct this building must not exceed a maximum height of 177.0 metres AHD.
20. The proponent must arrange for a certified surveyor to notify AAL of the finished height (in metres AHD) and location of the building.

Advisory Notes:

- a) This approval does not include approval for the external signage shown indicatively on the plans referred to in condition 1. All external signage will require further approval under the *Development Act 1993*.
- b) 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.
- c) 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>
- d) 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.
- e) 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.
- f) All damage to Adelaide City Council's infrastructure, including damage to public lighting and underground ducting caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- g) 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
- h) 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.

- i) Pursuant to Regulation 74, the Council must be given one business day's 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.
- j) 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.
- k) The 'No Standing Hotel Loading Only' zone and 'New Coach Bus Parking' zone shown on the Ground Floor Plan are subject to permission/consultation with Adelaide City Council.
- l) The development must be substantially commenced within two (2) years months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- m) You are also advised that any act or work authorised or required by this Notification must be completed within four (4) years of the date of the Notification unless this period is extended by the Commission.
- n) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- o) 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, (telephone number 8204 0300).
- p) Any change to the proposed height and location for any building at the site which intrudes into prescribed airspace for Adelaide Airport must be re-assessed by Adelaide Airport Ltd (AAL).
- q) The proponent must submit a separate application to AAL for any equipment/crane to be used on the site that will intrude into prescribed airspace for Adelaide Airport.
- r) The proponent should seek an approval under the *Airports (Protection of Airspace) Regulations 1996* 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.
- s) Approval will be required from the Adelaide City Council for any encroachment over public space prior to the commencement of any construction of the encroachment.

3. NEW APPLICATIONS

3.1 Adelaide City Council

HYLC Joint Venture

DA 020/0060/10 V1

Port Road & North Terrace, Adelaide

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

Applicant(s)

- Steve Grieve

Agency

- Phillippe Mortier - ODASA
- Kirsteen MacKay - ODASA

The Committee 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 for Development Application 020/0060/10 V1 by HYLC Joint Venture to construct the new Royal Adelaide Hospital on the northern side of the intersection of Port Road, North Terrace and West Terrace Adelaide, subject to the following conditions:

Planning Conditions:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 020/0060/10 V1 (Council reference DA/1010/2010/A) and in accordance with the following plans and documentation identified as:

Plans: Royal Adelaide Hospital – SA Health Partnership / HYLC Joint Venture

- Area Plans Level 00 AR-02-009-A-011 Rev 1 dated 29.4.13
- Area Plans Level 01 AR-02-010-A-011 Rev 1 dated 29.4.13
- Area Plans Level 02 AR-02-020-A-011 Rev 1 dated 29.4.13
- Area Plans Level 03 AR-02-030-A-011 Rev 1 dated 29.4.13
- Area Plans Level 04 AR-02-040-A-011 Rev 1 dated 29.4.13
- Area Plans Level 05 AR-02-050-A-011 Rev 1 dated 29.4.13
- Area Plans Level 06 AR-02-060-A-011 Rev 1 dated 29.4.13
- Area Plans Level 07 AR-02-070-A-011 Rev 1 dated 29.4.13
- Area Plans Level 08 AR-02-080-A-011 Rev 1 dated 29.4.13
- Area Plans Level 09 AR-02-090-A-011 Rev 1 dated 29.4.13
- Area Plans Level 10 AR-02-100-A-011 Rev 1 dated 29.4.13
- General Arrangement Plan Level 11 AR-22-110-A-001 Rev 5 dated 13.9.2013
- Northern Elevation Colour - AR-05-200-A-101 Rev 2 dated 29.4.13
- East Elevation Colour - AR-05-200-A-102 Rev 2 dated 29.4.13
- South Elevation Colour - AR-05-200-A-103 Rev 2 dated 29.4.13
- West Elevation Colour - AR-05-200-A-104 Rev 2 dated 29.4.13
- North Elevation (east) Envelope Finishes - AR-05-200-A-111 Rev 1 dated 29.4.13
- North Elevation (west) Envelope Finishes - AR-05-200-A-112 Rev 1 dated 29.4.13
- East Elevation Envelope Finishes - AR-05-200-A-113 Rev 1 dated 29.4.13
- South Elevation (West) Envelope Finishes - AR-05-200-A-114 Rev 1 dated 29.4.13
- South Elevation (East) Envelope Finishes - AR-05-200-A-115 Rev 1 dated 29.4.13
- West Elevation Envelope Finishes - AR-05-200-A-116 Rev 1 dated 29.4.13
- Site Plan - AR-SK-A2-001 Rev 1 dated 29.4.13
- Site Landscape Plan – External Areas – LA-00-000-A-002 Rev 2 dated 5.6.13

- Cover Sheet – External Landscape Schedule - LA-00-000-A-001 Rev 2 dated 5.6.13
- Site Landscape Plan – External areas west – LA-01-000-A-001 Rev 2 dated 5.6.13
- Site Landscape Plan – External areas west – LA-01-001-A-001 Rev 2 dated 5.6.13
- Site Landscape Plan – External areas east – LA-01-000-A-002 Rev 2 dated 5.6.13
- Landscape Plan – External areas Sheet 1 – LA-01-000-A-101 Rev 2 dated 5.6.13
- Landscape Plan – External areas Sheet 2 – LA-01-000-A-102 Rev 2 dated 5.6.13
- Landscape Plan – External areas Sheet 3 – LA-01-000-A-103 Rev 2 dated 6.9.13
- Landscape Plan – External areas Sheet 4 – LA-01-000-A-104 Rev 2 dated 5.6.13
- Landscape Plan – External areas Sheet 5 – LA-01-000-A-105 Rev 2 dated 5.6.13
- Landscape Plan – External areas Sheet 6 – LA-01-000-A-106 Rev 2 dated 6.9.13
- Landscape Plan – Internal areas Level 2 North – LA-21-020-A-101 Rev 2 dated 9.8.13
- Landscape Plan – Internal areas Level 3 East – LA-21-030-A-102 Rev 2 dated 9.8.13
- Landscape Plan – Internal areas Level 4 East– LA-21-040-A-102 Rev 2 dated 9.8.13
- Landscape Architectural Design – September 2013 – LA-RPT-002-002 D3.1
- External Landscape Sections Sheet 2 – LA-04-000-A-102 Rev 2 dated 5.6.13
- External Landscape Sections Sheet 3 – LA-04-000-A-103 Rev 2 dated 5.6.13
- External Landscape Sections Sheet 4 – LA-04-000-A-104 Rev 2 dated 5.6.13
- External Landscape Sections Sheet 5 – LA-04-000-A-105 Rev 2 dated 5.6.13
- External Landscape Sections Sheet 6 – LA-04-000-A-106 Rev 2 dated 6.9.13
- External Landscape Sections Sheet 7 – LA-04-000-A-107 Rev 2 dated 6.9.13
- External Landscape elevations Sheet 1 - LA-05-000-A-101 Rev 2 dated 5.6.13
- External Landscape elevations Sheet 2 - LA-05-000-A-102 Rev 2 dated 5.6.13
- External Landscape elevations Sheet 3 - LA-05-000-A-103 Rev 2 dated 5.6.13
- External Landscape hardscape details Sheet 1 - LA-06-000-A-001 Rev 2 dated 5.6.13
- External Landscape hardscape details Sheet 2 - LA-06-000-A-002 Rev 2 dated 5.6.13
- External Landscape hardscape details Sheet 3 - LA-06-000-A-001 Rev 3 dated 5.6.13
- External Landscape softscape details Sheet 1 - LA-07-000-A-001 Rev 2 dated 5.6.13
- External Landscape softscape details Sheet 2 - LA-07-000-A-002 Rev 2 dated 5.6.13
- External Planting Plan Sheet 16- LA-02-000-A-216 Rev 2 dated 6.9.13
- External Planting Plan Sheet 17- LA-02-000-A-217 Rev 2 dated 6.9.13
- Integrated External Artwork Package (various)

Reports and Correspondence

- *NRAH Wind Study for Development Application Reference: CE20115156-2 dated 7 February 2011* prepared by Cyclopic Energy
 - *New Royal Adelaide Hospital External Road Network – Road Safety Audit – Preliminary Design – Revision B – dated April 2013* prepared by HDS Australia.
 - *New Royal Adelaide Hospital Part External Lighting Engineering Services Presentation dated 1 November 2013*
 - *Letter from Steve Grieve (Urban Design Director) to DPTI dated 26 June 2013*
 - *Letter from the Minister for Health to the Development Assessment Commission dated 17 September 2013*
 - *Letter from Steve Grieve (Urban Design Director) to DPTI dated 26 September 2013*
2. That the existing eastern and western vehicular access points to the hospital site shall be reconfigured in accordance with *Western Access Document No CV-SK-ED-047 dated 10.1.13* and *Eastern Access Document No CV-SK-ED-044 dated 15.8.12* (prepared for the HYLC Joint Venture) and made operable prior to the opening of the development to improve pedestrian amenity and access, and achieve consistency with the North Terrace Masterplan in the selection of pavement treatments. .
 3. All construction of the development shall be carried out within the subject land and shall not impact on the adjoining rail land.
 4. The recommendations of the *NRAH Wind Study for Development Application – 7 February 2011 Reference: CE20115156-2* prepared by Cyclopic Energy shall be implemented to ensure that pedestrian comfort and amenity is maintained in the final design and layout of the Piazza 3 / Café area between the hospital and the SAHMRI building (Refer Section 7: Recommendations).
 5. Prior to the completion of superstructure works, a public lighting plan shall be prepared to the reasonable satisfaction of the Development Assessment Commission.
 6. All stormwater and wastes shall be contained on-site and disposed of without jeopardising the safety and integrity of the adjoining rail land (including infrastructure).

7. All stormwater design and construction shall be in accordance with Australian Standards and Council's engineering requirements to ensure that stormwater does not affect adjoining property or public road.
8. All hard building materials shall be secured and in such a manner so as to prevent any materials entering the stormwater system either by wind or water action during construction works.
9. The final design of all car parking, manoeuvring area and entry points shall be designed and constructed to conform to Australian Standards for all relevant vehicle types (Refer: AS/NZS 2890.1:2004, AS/NZS 2890.6:2009 and AS 2890.2:2002). The final road layout must incorporate the recommendations of the *New Royal Adelaide Hospital External Road Network – Road Safety Audit – Preliminary Design – Revision B – dated April 2013 prepared by HDS Australia*.
10. Bicycle facilities shall be designed and constructed to conform to AS 2890.3:1993 and the Austroads Guides.
11. The helicopter landing site shall be designed and constructed to conform to the Civil Aviation Safety Authority Guidelines published in the Civil Aviation Advisory Publication (CAAP 92-2(1)).
12. External lighting of the site shall be designed and constructed to conform with Australian Standards and shall be located, directed and shielded so not to cause distraction to drivers on adjacent public roads.
13. Trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
14. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times. Graffiti shall be removed within five business days of the graffiti becoming known or visible with the timely removal of the graffiti being the responsibility of the operators of the development.
15. 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.

Conditions directed by the Environment Protection Authority

16. Carbon monoxide concentration in all exhaust emissions from the tri-generation plant and backup power generation plant must be less than 1 gram per cubic metre (dry at 0°C and an absolute pressure equivalent to one atmosphere).
17. Prior to construction commencing air quality modelling must be prepared by a suitably qualified consultant and submitted to the satisfaction of the Environment Protection Authority. The modelling must demonstrate that the following design level concentrations are not exceeded at ground level at any time due to emissions from any generation plant:
 - a. a 1-hour average of 0.113 mg/m³ for nitrogen dioxide; and
 - b. a 1-hour average of 29 mg/m³ for carbon monoxide.
18. Atmospheric discharge via fume cupboards must pass through an integral exhaust scrubber prior to discharge to atmosphere. Any discharge to atmosphere from a fume cupboards must pass through an air cleaning

device appropriately selected for the pollutants generated in the fume cupboard. All emissions of cleaned air to atmosphere must be emitted through a stack that:

- a. is designed to have a minimum exit velocity of 10 metres/second
 - b. is no less than 3 metres above the highest point in 30 metres
 - c. is not fitted with a conical rain protector cap (or similar device) that impedes upward flow.
19. There must be no uncontrolled release of hydrocarbons to the atmosphere from the vacuum vapour extraction system associated with the direct remediation of groundwater.
20. Soils identified as contaminated with hydrocarbons by detection with a Photo Ionisation Detector must be covered with an impervious plastic membrane to ensure the uncontrolled release of hydrocarbons to the atmosphere does not occur.
21. The development must be designed and constructed to ensure that noise from the development and associated activities meets the following indicative noise levels as described in Clause 20 of the Environment Protection (Noise) Policy 2007:
- a. 55dB(A) between the hours of 7 am and 10 pm at noise sensitive receivers in the City of Adelaide West End Policy Area 19; and
 - b. 48dB(A) between the hours of 10 pm and 7 am at noise sensitive receivers in the City of Adelaide West End Policy Area 19; and
 - c. 50dB(A) between the hours of 7am and 10pm in the City of Adelaide River Torrens West Policy Area 37 and West Parklands Policy Area 36; and
 - d. 43dB(A) between the hours of 10 pm and 7 am in the City of Adelaide River Torrens West Policy Area 37 and West Parklands Policy Area 36; and
 - e. LAmax of 60 dB(A) between the hours of 10 pm and 7 am in the City of Adelaide River Torrens West Policy Area 37 and West Parklands Policy Area 36.

The above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.

22. The detailed design of the development must include the following environmental noise control principles:
- a. Major mechanical and emergency services plant to be located internally within the basement, with remaining significant rooftop plant to be rooftop dry coolers, air cooled chillers and air handling units (AHUs).
 - b. Exposed plant where possible be located away from the site boundaries to sensitive development and receivers.
 - c. Outside supply and extract fans to typically have attenuators fitted.
 - d. All plant items, including intake and discharge fan selection and silencer treatments be reviewed by a suitably qualified acoustic engineer and their operational and maximum sound power levels scheduled in the tender process to ensure compliance with relevant criteria.
23. Prior to the commencement of the site for the proposed use (occupation), a site contamination audit report must be completed by a site

contamination auditor accredited under the Environment Protection Act 1993, which certifies that:

- a. The land is suitable for the proposed development; and
 - b. The construction works and landscaping proposals in the application are consistent with the outcome of the site contamination audit report.
24. The site contamination auditor carrying out the site contamination audit for the site subject to this approval must be made aware by the applicant of the conditions of development approval as soon as practicable after consent has been granted in relation to the subject land as they may be relevant to the practicable completion of the site contamination audit.
25. The document SA Health Partnership Remediation Management Plan New Royal Adelaide Hospital (version 6, prepared by FMG and dated 17 March 2011) and associated Remediation Action Plan and Construction Environment Management Plan must be implemented at the site. *Note: If amendments to these documents are required, these are to be endorsed by the site contamination auditor carrying out the audit for the site subject to this approval, prior to implementation.*
26. Following completion of the further delineation works described in the document SA Health Partnership Remediation Management Plan New Royal Adelaide Hospital (Version 6 prepared by FMG and dated 17 March 2011), an updated version of the RMP and incorporated plans (collectively referred to as the site management plans) must be provided and prepared to the satisfaction of both the Development Assessment Commission and the Environment Protection Authority. These documents must have been endorsed by the site contamination auditor carrying out the audit for the site subject to this approval. The site management plans include:
- a. Remediation Action Plan; and
 - b. Construction Environment Management Plan
27. All stockpiling of materials must be undertaken as follows:
- a. Stockpiles within the site must have a maximum height not exceeding 3 metres.
 - b. Stockpiling within the site must only occur within the identified construction areas in Stage 2 and Stage 3
 - c. A minimum set back of five metres must be maintained between all stockpiles and external fences.
 - d. Within five metres of structures, the height of all stockpiles must not exceed the height of the nearest structure.
 - e. Stormwater must be diverted away from stockpile areas.
 - f. Stormwater runoff from stockpile areas must be diverted to a stormwater retention pond to prevent discharge of sediment from the premises.
 - g. Each stockpile must have adequate spacing to allow access for vehicles and materials handling and management.
 - h. Areas between stockpiles must be kept free of obstruction and allow for easy movement of vehicles at all times.
 - i. Stockpiles must be managed on site in discrete components with clear signage to identify the classification of each stockpile (classified in accordance with the site management plans).
 - j. All stockpiles must be effectively managed to prevent dust generation.

28. If the on-site repository proposed within the document SA Health Partnership Remediation Management Plan New Royal Adelaide Hospital (version 6 prepared by FMG and dated 17 March 2011) is to be constructed, then prior to its construction documents detailing the proposed design and management must be submitted to the site contamination auditor for endorsement.
29. Prior to commencement of works and following endorsement by the site contamination auditor, a copy of the final Construction Stormwater Management Plan and the Groundwater Management Plan identified in the document SA Health Partnership Remediation Management Plan New Royal Adelaide Hospital (Version 6 prepared by FMG and dated 17 March 2011), must be provided and prepared to the satisfaction of the Environment Protection Authority.
30. Prior to the commencement of use (occupation) and following endorsement by the site contamination auditor, a copy of the Operational Environment Management Plan must be provided and prepared to the satisfaction of the Environment Protection Authority. A copy of the plan must also be provided to the Development Assessment Commission and the Adelaide City Council.
31. Prior to commencement of groundwater remediation and following endorsement by the site contamination auditor, a copy of the Groundwater Remediation Plan must be provided and prepared to the satisfaction of the Environment Protection Authority.
32. The detailed design of the stormwater management system must meet the following quality targets:
 - a. Suspended solids (SS) - 80% retention of the typical urban annual load with no treatment.
 - b. Total phosphorus (TP) - 45% retention of the typical urban annual load with no treatment
 - c. Total nitrogen (TN) - 45% retention of the typical urban annual load with no treatment
 - d. Litter - Retention of litter greater than 50 millimetres for flows up to the 3 month ARI peak flow
33. All stormwater captured from carparking areas must pass through an oil water separator installed in the stormwater system which complies with the specifications of a Class 1 (achieving an oil concentration of no more than 5 mg/L) with bypass and alarm system installed. Note: Class 1 separators are designed to achieve a concentration of less than 5 mg/L of oil under standard test conditions (as outlined in European standard BSEN 858-1. Bypass separators fully treat all flows generated by rainfall rates of up to 5 mm/hr.
34. The stormwater infrastructure must be protected from potential pollutant sources, and risk abatement measures adopted to prevent contamination of stormwater.
35. Prior to the construction of the stormwater detention basin, a copy of the detailed design of the stormwater detention basin construction must be provided and prepared to the satisfaction of the Environment Protection Authority following endorsement by the site contamination auditor.
36. Post development flows must meet the requirements of the downstream infrastructure.

37. Major storm flows (twice ARI 100 year event) including external flows must be safely conveyed without causing flooding.
38. A maintenance plan must be prepared and implemented for all components of the stormwater system to maintain optimum performance.
39. Prior to operation, the helipad must be fully bunded, allow clean rainwater to pass to the stormwater system, capture emergency spills and include a deluge system.
40. Any material stored or held on site, which is likely to degrade surface water or cause contamination of the site (eg fuel, oils/lubricants, paints, solvents, coolants, degreasing agents, chemicals etc), must be contained within a bunded compound/area suitable for preventing the escape of material into surface or underground water resources. Note: The EPA Guidelines Bunding and spill management will assist with appropriate design and management of bunded areas and can be obtained from: http://www.epa.sa.gov.au/pdfs/guide_bunding.pdf.

Advisory Notes

- a. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, 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.
- b. An environmental authorisation in the form of a licence is required for the operation of this development (including Activities Producing Listed Wastes, Fuel burning and Helicopter Landing Facilities). The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- c. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- d. 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>.
- e. It is recommended that the final exhaust stack design for the trigeneration plant and the backup diesel generation plant does not result in ingress of combustion exhaust gases through the air conditioning intakes.
- f. The ground level concentration for benzene of 0.017ppm for a 3-minute average must not be exceeded off-site due to volatile hydrocarbon releases from the remediation and construction phase of the project, including from plant installed to undertake active groundwater remediation in accordance with the EPA Guideline for Air Quality Impact Assessment using design ground level pollutant concentrations (DGLCs).
- g. The Site Superintendent should be clearly defined as responsible for managing of the Contractor and for the responsibility for dust generation and minimisation within the Remediation Management Plan.
- h. The arrival and departure from the helicopter facility should be arranged to avoid inhabited dwellings by the greatest margin practicable. Use of the quietest types of helicopters should be considered as an option to minimise noise impact in the CBD.

- i. Route for departure and arrival of emergency vehicles should be arranged in a way causing minimal disturbance to the residential buildings in the adjacent area, use of audio sirens should be minimised as practicable.
- j. Construction must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (Noise) Policy 2007 at all times. Supplementary information on construction noise management can be found in the Guidelines for the Use of the Environment Protection (Noise) Policy 2007 and Construction Noise Information Sheets (available at: www.epa.sa.gov.au).
- k. The applicant must ensure that any appropriate exemptions that may be required under the Environment Protection (Water Quality) 2003 for the proposed directed groundwater remediation and injection treatment have been obtained prior to commencement of that activity (including pilot trial). If an exemption is required the appropriate form must be filled out and submitted to the EPA prior to carrying out the groundwater remediation: http://www.epa.sa.gov.au/xstd_files/Licensing/Form/new_exemption.pdf.
- l. The design and construction of radiology, radiotherapy and nuclear medicine facilities, and other premises where radionuclides are used or handled, installation and shielding of radiation apparatus and radioactive sources, and provisions for storage and security of radioactive sources must meet the requirements of the Radiation Protection and Control Act 1982 and its Regulations.
- m. Water containing radionuclide waste from nuclear medicine facilities and other premises where radionuclides are used or handled, including water from wards where patients undergo treatments with radionuclides, should not be recycled.
- n. Within six months of receipt of the EPA authorisation (licence) the applicant is likely to be required to submit the waste management documents entitled: Waste Management Service proposal and Waste Reduction and Purchasing Plan. These include:
 - a detailed description of the activities producing listed medical waste at the site and processes in place for handling it.
 - nature of medical waste being produced, stored and discharged including a waste management plan.
 - Volumes of this waste being generated and maximum storage capacity.
 - explanation of how medical waste practices such as standard operating procedures regarding source segregation will be applied throughout the facility.
- o. The following EPA guidelines outline the process for management, classification and relevant disposal requirements of waste sleepers:
 - EPA Guideline Copper Chromate Arsenate (CCA) timber waste – storage and management 2004, EPA 572/04
 - Draft EPA Guidelines for the assessment, classification and disposal of solid waste, September 2009.
- p. The Southern Waste Depot is not approved for the use of sleepers as an alternative fuel and does not currently have development approval (subject to construction of undercover shed and associated infrastructure) to receive wastes for 'other' treatment. It is recommended that the Remediation Management Plan be amended to include reference to high level contaminated materials being taken to a facility authorised to receive

and treat such wastes. High level contaminated wastes are currently able to be taken to IWS Dublin's treatment facility subject to EPA approval of treatment processes.

- q. 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>.
- r. 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.
- s. 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.
- t. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- u. The development as described does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.
- v. 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 construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
- w. Restrictions may apply to lighting illumination. Any lighting proposed must conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

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 5.45 PM.

Confirmed / /2014

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Ted Byrt
PRESIDING MEMBER