



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 12 March 2015 commencing at 12.00 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Ted Byrt
Members	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford <i>Council Representative</i> NPSP – Jenny Newman
Secretary	Sara Zuidland
Principal Planner	Anita Allen
DPTI Staff	Connie Parisi (Agenda Item 3.1)

1.2 APOLOGIES – Megan Leydon (Deputy Presiding Member)

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 Norwood, Payneham and St Peters Council

Pruszinski Architects

DA 155/M053/14

254-256 The Parade Norwood

Proposal: To demolish existing structures and construct a mixed use development with ground level retail and residential apartments above, together with ancillary carparking.

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

Applicant(s)

- Ben Hewitson
- Chris Vounasis
- Paul Morris

Representor

- Grazio Maiorano
- Shaun Fitzpatrick

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 the proposal, by subject to the following reserved matter and conditions of consent.

Reserved Matters:

- 1) That pursuant to Section 33(3) of the Development Act 1993, the following matters shall be reserved for further assessment and be to the satisfaction of the Development Assessment Commission, prior to granting of Development Approval:
 - a) Refinement of the expression of the podium facing The Parade, particularly the vertical louvres, to the satisfaction of the Development Assessment Commission and the Government Architect.

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, as submitted in Development Application 155/M053/14 including:

Drawings by Pruszinski Architects:

Reference	Date
01	11.06.2014
02	04.09.2014
03	08.04.2014
04	02.12.2014
05	02.12.2014
06	02.12.2014
07	02.12.2014
08	02.12.2014
09	02.12.2014
10	27.10.2014
11	27.10.2014
12	02.12.2014
13	02.12.2014
14	02.12.2014
15	02.12.2014
16	02.12.2014
17	02.12.2014

Reports / Correspondence:

Planning Statement prepared by Connor Holmes Fyfe dated October 2014
Acoustic and Wind Engineering Report prepared by Aurecon dated 18 September 2014

Waste Management Statement prepared by Pruszinski Architects
Report prepared by GTA Consultants dated 30 October 2014 except where superseded by letter from GTA Consultants dated 12 February 2015
Letter from Pruszinski Architects dated 12th February 2015 – Response to Representations

2. The acoustic attenuation measures recommended in the report prepared by Aurecon dated 18 September 2014, 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.
3. 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:
 - a. 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.
4. 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:

- a. air quality, including odour and dust
- b. surface water including erosion and sediment control
- c. soils, including fill importation, stockpile management and prevention of soil contamination
- d. groundwater, including prevention of groundwater contamination
- e. noise
- f. 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 Development Assessment Commission prior to the commencement of site works.

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 proposed car parking layout and ramps 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*.
7. 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.
8. All landscaping shall be established and maintained and nurtured at all times with any diseased or dying plants being replaced to the satisfaction of the Development Assessment Commission.
9. All external lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform with Australian Standards.
10. That the finished floor level of the ground floor of the development herein approved, shall be the same as the level of the adjacent footpath to enable all access points to match the existing footpath level.
11. All vehicles shall enter and exit the site in a forward direction.
12. Details of screens on the east and western sides of the proposal between apartments, such that privacy and safety measures do not undermine apartment amenity, shall be provided to the satisfaction of Development Assessment Commission prior to Development Approval.
13. Details of the material and transparency of the proposed vertical screens within the central atrium shall be provided to the satisfaction of Development Assessment Commission.
14. Details around lighting to the communal entry/plaza space and bicycle storage areas shall be provided to the satisfaction of the Development Assessment Commission.
15. A dilapidation survey recording the condition of the building at 252 The Parade, Norwood and the historic building at 258-264 The Parade, Norwood shall be prepared prior to the commencement of construction works, to the satisfaction of the Development Assessment Commission. The structural condition of the fabric 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 groundworks and construction stages.

Reason for condition: To ensure that any adverse impacts are identified promptly, so that appropriate remedial measures can be implemented.
16. During groundworks, 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.
17. No loading, unloading of goods, collection of waste, parking of vehicles or storage of goods, including the construction phase of the development, shall occur on the registered right of way.

18. The size of vehicles accessing the right of way from Portrush Road shall be a maximum length of 8m.

Advisory Notes:

General / Procedural

- a) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions and/or reserved matters as contained herein.
- b) 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 (Ph: 8204 0300).
- c) 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.
- d) The applicant is 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.
- e) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.

Environmental Duty

- 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.
- g) 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>
- h) 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

Construction

- i) 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.
- j) 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.

State Heritage Unit (Department of Environment, Water and Natural Resources)

- k) Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example
 - (a) an application to vary the planning consent, or
 - (b) Building Rules documentation that incorporates differences from the proposal described in the planning documentation.
- l) To ensure a satisfactory heritage outcome, the Development Assessment Commission is requested to consult the Department of Environment, Water and Natural Resources in finalising any conditions or reserved matters above.
- m) In accordance with Regulation 43 of the Development Regulations 2008, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
- n) The Commission is requested to inform the applicant of the following requirements of the Heritage Places Act 1993.
 - (a) 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.
 - (b) 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.

- o) The Commission is requested to inform the applicant of the following requirements of the Aboriginal Heritage Act 1988.
 - (a) 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.

City of Norwood Payneham and St Peters

- p) Prior to construction, an Application for Authorisation pursuant to Section 221 of the Local Government Act, will need to be lodged and approved by the Council for any encroachments.

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 1.00PM.

Confirmed / /2015

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Ted Byrt
PRESIDING MEMBER