



Development Assessment Commission

**Minutes of the 473rd Meeting of the
Development Assessment Commission
held on Thursday, 24th January 2013 commencing at 1.00 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
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Simon Neldner (Agenda Items 3.1, 6.1, 6.2)

1.2. APOLOGIES – Megan Leydon (Deputy Presiding Member)

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

- 3.1. Planning Solutions C/- Caltex Australia Petroleum Pty Ltd**
080/0792/12
259-261 Cross Road, Cumberland Park
Mitcham Council (Residential (Central Plains) Policy Area 8)

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 CONCUR with the decision of the City of Mitcham to GRANT Development Plan Consent subject to three conditions to Development Application Number 080/0792/12 by Planning Solutions (Australia) Pty Ltd to upgrade signage including the installation of new fascia signage to an existing petrol station building and the replacement of an existing free standing sign at 259-261 Cross Road, Cumberland Park.

4. ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS – Nil.

6. ANY OTHER BUSINESS

6.1 HYLC Joint Venture

020/0060/10

North Terrace, Adelaide

Adelaide City Council (University/Hospital Zone)

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

Applicant(s)

- Steve Grieve (Grieve Gillet)
- Gordon Higgins (HYLC)

Agency

- Benjamin Hewett (Government Architect)

The Commission discussed the application.

RESOLVED

1. RESOLVE that Conditions 2.8, 2.10, 2.16, 2.17 & 2.18 (based on the revised drawings) have been satisfied as outlined by the requirements of the Development Plan Consent granted by the Development Assessment Commission on 7 April 2011 for the construction of the new Royal Adelaide Hospital (DA 020/0060/10).
2. RESOLVE that the HYLC Joint Venture has successfully addressed a number of outstanding public realm elements (based on the revised drawings) including: external materials and finishes, eastern plaza design, SAHMRI integration and the overall landscape plan (including the proposed connection to the western parklands and the concept drawings for the North Terrace frontage). However, further amendments are required in respect to the addition of additional shade trees (in areas nominated by the Government Architect and the Urban Design Unit - DPTI), further clarification on landscape design detail (i.e. street furniture, paving etc) and details on how public art initiatives and displays are to be developed for 'inactive' walls.
3. RESOLVE that the proposed design changes to the western and eastern hospital entrances (in accordance with CV-SK-ED-047 dated 10 Jan 2013 and Cv-SK-ED-044 dated 15 August 2012) must be fully implemented to ensure pedestrian safety, streetscape amenity and efficient movement to satisfy Conditional requirements 2.1 and 2.5. These designs must also incorporate surface treatments, materials and visual cues that integrate

and are consistent with the North Terrace Masterplan (i.e. giving pedestrians priority).

4. RESOLVE that the HYLC Joint Venture be formally advised that a Development Application to vary their approval needs to be lodged with the Development Assessment Commission to ensure that the updated drawings and previous requirements are reflected in an updated approval document.
5. RESOLVE that the following matters also be addressed within the current approvals / design review process and/or variation documentation
 - additional shade trees within carparking areas (western side) and northern perimeter (adjacent to service and loading areas)
 - clarification of public art responses - particularly to inactive walls
 - additional public lighting detail within accessible spaces
 - confirmation of street furniture types, paving materials and location (to ensure consistency between the suite to be adopted within the hospital grounds and along North Terrace)
 - revision of traffic signage displays in accordance with ACC and TSD requirements.
 - confirmation of CPTED elements incorporated into the landscape design
 - submission of outstanding reports: wind effects, road safety audit.

6.2. **Briefing Only:**

Repower Australia

544/V001/13

Yorke Peninsula and Parafield Gardens West

DC of Yorke Peninsula, City of Salisbury and Out of Councils (Various Zones)

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

Applicant(s)

- Peter Sgardelis (Repower)
- Terry Kallis
- John McFarlane
- Michael Geddes (Parsons Brinckerhoff)

Agencies

- Ian Llewellyn

RESOLVED that the report be received and noted.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 7 February 2013 at Beachport Recreation Centre.

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 2.30 PM

Confirmed / /2013

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Ted Byrt
PRESIDING MEMBER