



# *Development Assessment Commission*

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 22 October 2015 commencing at 11.30 AM  
Basement Level, 28 Leigh Street, Adelaide**

## **1. OPENING**

### **1.1 PRESENT**

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Peter Dungey Sue Crafter Dennis Mutton
Council Members	Unley – Brenton Burman ACC – Ross Bateup (Proxy)
Secretary	Sara Zuidland
DPTI Staff	Connie Parisi (Agenda Item 3.3) Jason Bailey (Agenda Item 3.4)

**1.2 APOLOGIES** – Chris Branford, David O’Loughlin, John Hodgson (ACC).

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## **2. DEFERRED APPLICATIONS**

## **3. NEW APPLICATIONS**

### **3.1 Adelaide City Council**

#### **16 Franklin Street Property Trust Pty Ltd**

DA 020/A046/15

#### **145-159 King William Street, Adelaide**

Proposal: GPO Office Tower

Recommendation: Development Plan Consent subject to conditions

*This item was withdrawn from the agenda prior to the meeting and has been postponed to a later date.*

### 3.2 **City of Adelaide**

#### **16 Franklin Street Property Trust Pty Ltd**

DA 020/A047/15

#### **145-159 King William Street, Adelaide**

Proposal: GPO Internal

*This item was withdrawn from the agenda prior to the meeting and has been postponed to a later date.*

### 3.3 **City of Adelaide**

#### **Commercial & General Funds Management Pty Ltd**

DA 020/A039/15

#### **Angas Street, Adelaide**

Proposal: Construction of a private hospital and ancillary carpark

Peter Dungey declared a conflict of interest and was not present for the hearing of this item.

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

#### Applicant(s)

- Jamie McClurg – Commercial & General
- Rob Wise – Calvary
- Maxim Bachimov – Silver Thomas Hanley
- George Giannakodakis – Infraplan
- Amol Kingaonkar – Infraplan
- Courtney Procter – Commercial & General
- Simon Toovey – Commercial & General
- Tony Perrin – Commercial & General
- Adrian Rossi – Tectvs
- Darren Yoon – Tectvs

#### Agency

- Nick Tridente – ODASA
- Philippe Mortier – ODASA

#### Representors

- Jeff Smith – for SA MFS
- Don Cranwell – SA MFS
- Mike Lynch – SA Fire & Emergency Services
- Michael Morgan – SA MFS
- Jayne Lovell – MFY, for SA MFS
- Caroline Warner for Liam O’Callaghan
- Geoff Ewens
- Neville Ortmann

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, subject to the following conditions of consent.

## Planning Conditions

### General

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 020/A039/15 including:

#### *Hospital*

Drawings /Plans dated 30 April 2015 (except where otherwise dated) by:

<b>Drawing No</b>	<b>Date</b>
DA-00000	Drawing Register
DA-00002	Locality Plan
DA-00002	Site Plan – Existing Conditions
DA-00003	Site Plan – Proposed
DA-10001	Floor Plan
DA-10002	Floor Plan
DA-10003	Floor Plan
DA-10004	Floor Plan (dated 4 September 2015)
DA-10005	Floor Plan
DA-10006	Floor Plan
DA-10007	Floor Plan
DA-10008	Floor Plan
DA-10009	Floor Plan
DA-10010	Floor Plan
DA-10011	Floor Plan
DA-10012	Floor Plan
DA-10013	Floor Plan
DA-10014	Floor Plan
DA-10015	Floor Plan
DA-10016	Floor Plan
DA-10017	Roof Plan
DA-20001	North Elevation
DA-20002	East Elevation
DA-20003	South Elevation
DA-20004	West Elevation
DA-30001	Section A
DA-30002	Section B
DA-30003	Section C
DA-30004	Section D
DA-30005	Section E
DA-40001	Shadow Diagrams
DA-40002	Shadow Diagrams
DA-40003	Shadow Diagrams
DA-50001	Streetscape Elevations
DA-50002	Streetscape Elevations
DA-60002	Materials Selection
DA-70003	Signage Details
DA-80001	Artists Impression
DA-80002	Artists Impression
DA-80003	Artists Impression

### *Car park*

- Drawings Numbers P01-P11 dated May 2015 by Tectvs except where varied by correspondence dated 12/10/2015 from Tectvs and titled 'Planning Response'.

### *Reports / Correspondence for both Hospital and Car park:*

- Planning Report prepared by Ekistics and dated 11 May 2015
  - Traffic Impact Statements prepared by InfraPlan and dated 2/9/2015 (Car park) and 4/9/2015 (hospital) except where varied by plans prepared by InfraPlan labelled TC01, TR01 and TR02 and dated 9/10/2015
  - Acoustic Reports prepared by Aurecon and dated 22 April 2015 except where superseded by letter dated 27 August 2015 from Aurecon.
  - Energy Efficiency Statements, Commercial and General and dated May 2015
  - Pedestrian Wind Effects Reports prepared by Aurecon and dated 30 April 2015 (Hospital) and 1 May 2015 (Car park)
  - Waste Management Reports prepared by Rawtec and dated 5 April 2015
  - Stormwater Management Plan prepared by Matt MacDonald and dated April 2015
  - Infrastructure and External Plan Summary prepared by Commercial and General and dated 23 April 2015
  - Heritage Impact Report prepared by DASH Architects and dated 5 May 2015.
2. That the multi deck car park to be located on the corner of Princess Street and Angas Street shall operate within the requirements of Clause 20 of the Environment Protection (Noise) Policy 2007, (the 'policy'). An amended report by Aurecon shall be provided prior to Development Approval for Stage 2 of the multi deck car park which outlines control measures which will be adopted to ensure compliance with the policy.
  3. That access to/from the multi deck car park (to be located on the corner of Princess Street and Angas Street) via Princess Street shall be restricted to the hours of 7am and 10pm daily in accordance with letter prepared by Aurecon and dated 27 August 2015.

### Construction and site works

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
- g. traffic management plan to address safety and minimise access / egress conflicts

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](http://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 for both the hospital and car park.

#### Traffic, Access and Parking

5. An access management system shall be provided to alert vehicles exiting from the proposed hospital loading dock of the presence of another exiting vehicle from the South Australian Police headquarters (located on the site directly to the west of the hospital site). Details of the system shall be provided prior to occupation of the hospital.
6. An amended traffic report be provided that, to the satisfaction of the Development Assessment Commission, and prior to the construction of the hospital, which:
  - (a) identifies and provides resolutions around the impacts of the 3-4pm peak hour volumes anticipated by the hospital
  - (b) includes a design that deals with safe movement and efficient operation of the intersection of Bath Lane (south) and Bath Lane (north) and incorporating the South Australian Metropolitan Fire Service car park entrance.
  - (c) in relation to the carpark, amends the crossover onto Princess Street to facilitate right turn movement

The agreed measures / outcomes shall be implemented in accordance with the traffic report.

7. The boom gate position and associated ticket machine(s) shall be designed for convenient access and egress and satisfy the requirements of the Disability Discrimination Act. This detail shall be provided prior to commencement of Stage 2 of the both the hospital and car park and shall be to the satisfaction of the Development Assessment Commission.
8. The final position and width of the vehicular access to the multi deck car park shall be resolved upon resolution around the final design of the public realm works associated with Angas Street. Such details shall be provided prior to Stage 2 of the car park and shall be to the satisfaction of the Development Assessment Commission.
9. An amended plan shall be provided confirming the location of the bicycle parking spaces for the multi deck car park (to be located on the corner of Princess Street and Angas Street). Such a plan shall be provided prior to Stage 2 of the car park and shall be to the satisfaction of the Development Assessment Commission.
10. 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 OffStreet 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.

11. 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.

#### Materiality

12. Final details of materiality and finishes to the porte cochere shall be provided to the satisfaction of the Development Assessment Commission prior to Stage 2 of the hospital.

#### Lighting

14. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

### **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) The EPA notes that Calvary Wakefield Hospital has a current environmental authorisation (licence number: 21802) for 'Activities Producing Listed Wastes'. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirement.

- h) The applicant is reminded that listed waste produced at the site must be disposed of via an EPA licensed waste transporter to a suitably licensed disposal facility.

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>

### **Heritage and Construction**

- i) The applicant is reminded of the following requirements of the Heritage Places Act 1993:

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.

Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the Heritage Places Act 1993 is required prior to commencing excavation works.

- j) 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*.

For further information, please contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960 or [dewnr.stateheritageda@sa.gov.au](mailto:dewnr.stateheritageda@sa.gov.au).

### **Local authority requirements**

Council administration has advised that any traffic control devices will be required to comply with the Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices as published by the Department of Planning, Transport and Infrastructure. Whether Bath Lane is under public or private ownership, it will be accessible to the public, and therefore approval would be required for any traffic control devices.

Improvements to the adjacent public realm areas, including proposals to reconfigure the on street car parking spaces require the approval of the Adelaide City Council and are not part of this planning consent. The applicant is encouraged to continue discussions with the Council around the pedestrian crossing suggested between the car park and hospital sites.

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.

## **3.4 Unley Council**

### **Colangelo Group C/- Planning Chambers**

DA 090/M008/15

#### **56 Greenhill Road, Wayville**

Proposal: Demolition of existing building and structures, construction of an eight storey mixed use building comprising commercial and serviced apartment uses, car parking, landscaping and associated site works

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

Applicant(s)

- Damian Dawson – Planning Chambers
- Rob Colangelo – Colangelo Group

Agency

- Nick Tridente – ODASA
- Philippe Mortier – ODASA

Council

- David Brown

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 Colangelo Group to demolish existing buildings and structures and construct an eight storey mixed use building comprising commercial and serviced apartment uses and car parking together with landscaping and associated site works subject to the following conditions of consent.

**Planning Conditions**

General

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 020/M008/15 including:

Drawings /Plans by Proske Architects dated:

14-049. PL01G	Site Analysis (14 July 2015)
14-049. PL02.S	Plans – Ground & Level 01 inclusive of stormwater management plans (21 July 2015)
14-049. PL03.K	Plans – Levels 02/03 (14 July 2015)
14-049. PL04.I	Plans – Levels 04/05 (21 July 2015)
14-049. PL05.F	Plans – Levels 06/07 (14 July 2015)
14-049. PL06.G	Shadow Diagrams (14 July 2015)
14-049. PL07.G	Context Perspectives (14 July 2015)
14-049. PL08.H	Streetscape Elevations / Development Chamfer Diagram (14 July 2015)
14-049. PL09.H	Design Section (21 July 2015)
14-049. PL10.H	Design Sections (21 July 2015)
14-049. PL011.H	Elevations

Drawings / Plans by WAX Design dated 21 July 2015:

- Ground Level
- Planting Plan
- First Level

#### Reports / Correspondence:

- Development Assessment Report prepared by Planning Chambers (not dated)
- Traffic and Parking Feasibility Report prepared by GTA Consultants dated 24 July 2015
- Waste Management Plan prepared by SITA dated 27 July 2015
- Planning Stage Acoustic Report prepared by Resonate Acoustics dated 30 July 2015
- Services Infrastructure Report prepared by Gascoigne Consultants dated 3 July 2015
- Wind Impact Statement prepared by VIPAC dated 1 July 2015
- Tree Report prepared by Arborman Tree Solutions dated 28 April 2015

#### Construction and site works

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:

- avoidance of damage to the street trees within that part of the Joslin Street road reserve immediately adjacent the site
- 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

The CEMP shall be submitted to the Development Assessment Commission prior to commencement of site works and construction.

#### Plant and Equipment

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 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.

### Overlooking

4. Measures aimed at managing the potential for undesirable overlooking of residential land uses to the south of the site shall be incorporated into the following to the satisfaction of the Development Assessment Commission:
  - the terrace at the southern end of the office / commercial space on level 1
  - the balconies at the south-western corner of the serviced apartments on level 4.

### Noise

5. The acoustic attenuation measures recommended in the Resonate Acoustics report dated 30 July 2015 forming part of this consent 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.

### Car Park Layout

6. The proposed car parking layout shall be designed and constructed to conform to *Australian Standard 2890.1:2004 for Off-Street Parking Facilities* and *Australian Standard 2890.6:2009 for Parking Facilities*.

### Access and Loading/Unloading

7. The rear roller-door shall remain open between 6.00am and 7.00pm Monday to Friday except on public holidays.
8. Collection of waste and servicing of the site shall only occur between 9am and 7.00pm Monday to Friday.
9. Waste collection vehicles shall reverse into the subject site from Greenhill Lane and leave the site in a forward direction.

### **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. 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. 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.

#### Local authority requirements

- d) The City of Unley advises it may not be in a position to issue hoarding permits for land within Greenhill Lane due to its narrow width and the traffic volumes it experiences.
- e) It is recommended that the Construction Environment Management Plan required by the conditions attached to this consent be informed by consultation with the City of Unley.
- f) Improvements to the adjacent public realm areas, including proposals to reconfigure the on street car parking spaces require the approval of the Adelaide City Council and are not part of this planning consent.
- g) 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.

#### Environmental Duty

- h) 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.
- i) 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>
- 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

#### Aboriginal Heritage

- k) 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*.

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 2.00PM.

Confirmed                      23/10/2015

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

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Simone Fogarty  
PRESIDING MEMBER