



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 24 September 2015 commencing at 10.00 AM
Basement Level, 28 Leigh Street, Adelaide**

1. OPENING

1.1 PRESENT

Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Sue Crafter David O'Loughlin Dennis Mutton
Council Members	ACC – John Hodgson
Secretary	Sara Zuidland
DPTI Staff	Jason Bailey (Agenda Item 3.1) Ben Scholes (Agenda Item 3.2) Damian Dawson (Agenda Item 3.3) Gabrielle McMahon (Agenda Item 3.4)

1.2 APOLOGIES – Simone Fogarty (Presiding Member).

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 Adelaide City Council

Prime Space Projects

Demolish existing building and construct 27 storey mixed use building including residential / office / retail and carparking

126 Wakefield Street, Adelaide

DA 020/A061/15

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

Applicant(s)

- Michael Loucas – Loucas Zahos
- Louis Petridis – Loucas Zahos
- Mark Separovic - GHD
- Skye MacDonald – Prime Space

Agency

- Nick Tridente – ODASA
- Philippe Mortier – ODASA

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 Michael Loucas to for the demolition of existing buildings and construction of a 27 level mixed use building consisting of ground floor retail, offices and 126 dwellings at 126 Wakefield Street, Adelaide subject to the following reserved matter and conditions of consent.

Reserved Matters

Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, prior to the granting of Development Approval:

- 1) the vertical landscaping proposed within the eastern and western elevations and the landscaping to occur within the communal open space area on the seventh level including final species selection and maintenance approach
- 2) adjustments to the balconies on the northern elevation (associated with apartment type 6 and 6A) to open these to the east
- 3) adjustments to the interface between the courts / balconies and common balconies on levels 19 to 26 inclusive to improve privacy and functionality
- 4) enlargement of the canopy at the ground level to enhance the address to the development and provide greater pedestrian comfort on Wakefield Street.

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 submitted in development application number 020/A061/15.

Plans by Loucas Zahos Architects dated 30 July 2015 including:

A101	Title Sheet
A102	Location Plan
A103	Site Plan and Streetscape Elevation
A104	Ground Plan
A105	Carpark Plan Levels 1-2 and Carpark and Office Plan Level 3
A106	Carpark and Office Plans Levels 4-5 and Car Park Plan Level 6

A107	Landscape Deck Plan – Level 7 and Perspective View
A108	Typical Apartment Plan – Level 8-18
A109	Apartment Plans – Level 20-21
A110	Apartment Plan – Level 19 and 22
A111	Apartment Plans 23-24
A112	Apartment Plans Level 25 and 26
A113	Rood Plan and Perspective View
A114	South and North Elevations
A115	East and West Elevation
A116	Sections - Sheet 1
A117	Sections – Sheet 2
A119	Perspective Views
A120	Sun Diagrams
A121	Aerial View Massing
A122	Presentation Views – Sheet 1
A125	Presentation Views – Sheet 2
A132	Persepctive Views – Sheet 3

Reports / Correspondence

- Planning Assessment and Design Statement prepared by GHD dated 31 July 2015
 - Letter from Phil Weaver to Louis Petridis dated 29 July 2015
 - Waste Management Plan prepared by Rawtec dated July 2015
 - Acoustic Services Report prepared by Bestec dated July 2015
 - Building Services Infrastructure Statement prepared by Lucid Consulting Engineers dated 27 July 2015
 - Ecologically Sustainable Design Statement prepared by Lucid Consulting Engineers dated 27 July 2015
 - Pedestrian Level Wind Assessment prepared by GWTS dated 27 July 2015
 - Preliminary Site Investigation (Site History) prepared by Greencap dated October 2014
2. A final schedule of materials and finishes (encompassing details of the fire booster infrastructure to be incorporated into the southern façade) shall be provided to the reasonable satisfaction of the Development Assessment Commission in consultation with the Government Architect. This shall include provision of full scale samples of the various external screens forming part of the development.
 3. 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.
 4. 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.
 5. Final details of the proposed car lift system and predicted worst case vehicle queuing scenarios shall be provided to the reasonable satisfaction of the Development Assessment Commission prior to the occupation of the site. The details should consider the use of a hold lines for the car lift access to avoid internal congestion and vehicle conflict.

6. A continuous footpath treatment shall be implemented on Wakefield Street across the entirety of the driveway servicing the development.
 7. Two additional car parking spaces reserved for the use of people with disabilities will be incorporated into the car parking areas.
 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) 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.
 9. 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.
 10. 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.
 11. 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
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.
 13. 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.
 14. During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land

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. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

Advisory Notes:

- a) 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.
- b) 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.
- c) 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>

- 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) 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.
- f) 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.
- 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 development must be substantially commenced within one (1) year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- l) You are also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by the Commission.
- m) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- n) 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).

3.2 **Adelaide City Council**

Forme Projex C/- Masterplan SA Pty Ltd

Demolition of existing buildings and staged construction of one seven-storey residential flat building and one five-storey residential flat building developed in consecutive stages with associated car parking.

Hurtle Square & Halifax Street, Adelaide

DA 020/A050/15

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

Applicant(s)

- Andrew Hudson – Forme Projex
- Craig Holden – Forme Projex
- John Endersbee – Locus Arch.
- Greg Vincent - Masterplan

Agency

- Nick Tridante – ODASA

The Commission discussed the application.

RESOLVED

1. RESOLVE to DEFER the proposed development for further consideration.

Reason for deferral:

1. *Given the prominence of the site on the corner of Hurtle Square and Halifax Street, having regard to the Desired Character Statement for the Zone, the Commission is of the view that further attention to the appearance of the exterior of the development is warranted through design development to better communicate the design approach and resolve technical matters including:*
 - *details of building façades;*
 - *articulation of form to mitigate bulk;*
 - *refinement of the expression of building elevations; and*
 - *the interface between the four residential dwellings and Hurtle Square, to improve appearance and provide a design solution that addresses an appropriate transition between the private and public realm;*
 - *further consideration of issues raised by the Office of Design and Architecture.*
2. *An encroachment consent from the Adelaide City Council, to obtain permission for proposed balconies and external screens affixed to the glazing of the Stage 1 building ground floor apartments to encroach over Council property, is central to the application and should be obtained prior to Development Approval.*

3.3 **Adelaide City Council**

Western Core Projects Pty Ltd C/ - Intro (Australasia) Pty Ltd

Demolition of existing structures, and construction of 30 level mixed use development, including commercial and residential land uses, with ancillary car parking and landscaping

27-31 Angas Street and 11-19 Penny Place, Adelaide

DA 020/A055/15

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

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

Applicant(s)

- Damien Ellis - Intro
- Steve Wise – Flagship
- Kate Frear – Woods Bagot
- Lisa Jennings – Woods Bagot

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 Western Core Projects for the demolition of the existing building and construction of a 30 level mixed use building at 27–31 Angas Street, Adelaide subject to the following reserved matters and conditions of consent:

Reserved Matters

Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, prior to the granting of Development Approval for the stages of development as indicated:

1. Shared Use Zones

Prior to the approval of any substructure works upon the site:

- Final details of landscaping (including confirmation of the planting depths and arrangement along with the viability of the chosen species) and paving treatments so as to achieve a robust, functional and welcoming public space at ground and podium level, taking into account the sun light and wind levels likely to be experienced.
- Incorporation of Crime Prevention Through Environmental Design principles applicable to public walkways including an increase in the level of passive surveillance, particularly from the bicycle storage area.
- Lighting plan
- Details of the proposed canopy at the northern end of the walkway and wrapping onto Angas Street with regard to Council's Encroachment Policy and pedestrian amenity

2. Wind assessment

Assessment of the potential wind impact of the proposal within adjoining public spaces, the proposed walkway and at the top of the podium level must be provided prior to any superstructure works. The assessment must demonstrate that the proposal can provide adequate protection/mitigation of wind impacts appropriate to the envisaged uses within each area and may require detailed wind tunnel modelling.

3. Servicing

The applicant shall adequately demonstrate that the development can be accessed and serviced from Penny Place and Seymour Place as detailed within the application. Should the proposed connection of Penny Place and Seymour Place or the proposed removal of on-street car parks not eventuate then an alternative solution must be provided prior to superstructure works upon the site.

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/A055/15.

Plans prepared by Woods Bagot date 3 July, 2015 including:

SK0900 SITE PLAN - EXISTING
SK0901 SITE PLAN - PROPOSED
SK2200 FLOOR PLAN - GROUND
SK2200.5 FLOOR PLAN - GROUND MEZZANINE
SK2201 FLOOR PLAN - LEVEL 01
SK2202 FLOOR PLAN - LEVEL 02
SK2203 FLOOR PLAN - LEVEL 03
SK2204 FLOOR PLAN - LEVEL 04 PODIUM
SK2204.5 FLOOR PLAN - LEVEL 04 PODIUM MEZZANINE

SK2205 FLOOR PLAN - LEVEL 05, 07, 09, 11, 13, 15, 17, 19
SK2206 FLOOR PLAN - LEVEL 06, 08, 10, 12, 14, 16, 18
SK2207 FLOOR PLAN - LEVEL 20, 22, 24, 26
SK2208 FLOOR PLAN - LEVEL 21, 23, 25, 27
SK2209 FLOOR PLAN - LEVEL 28 SUB PENTHOUSE
SK2210 FLOOR PLAN - LEVEL 29 PENTHOUSE
SK2211 FLOOR PLAN - ROOF
SK3000 NORTH ELEVATION
SK3001 EAST ELEVATION
SK3002 SOUTH ELEVATION
SK3003 WEST ELEVATION
SK3100 SECTION

Reports / Correspondence

- Further information provided by Intro dated 31 August, 2015 including temporary Sales Display Centre plans
 - Further information provided by Intro dated 2 September, 2015
 - Development Report and design statement – Woods Bagot
 - Landscape plan – Tract
 - Transport Impact Assessment – GTA Consulting
 - Waste Management Plan – Rawtec
 - Acoustic assessment – AECOM
 - Sustainability statement – AECOM
 - Aeronautical Impact Assessment – Ambidj
 - Preliminary site investigation and supplementary soil investigation – Senversa
 - Land Management Agreement between the applicant and the Minister for Planning concerning the provision of affordable housing within the development
2. That 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.
3. 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.
4. 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.
5. Final details of the acoustic measures to be implemented within the development shall be provided to the satisfaction of the Development Assessment Commission prior to any superstructure works. All treatments shall be in place and operational prior to the occupation or use of the development. Details shall include:
- Glazing and acoustic protection for the proposed units
 - Acoustic treatment and screening of all plant and equipment
 - Acoustic treatment of the car parking areas

6. Final details of the path of travel for bins taken from the waste storage area to the proposed collection point within Penny Place so be provided to the satisfaction of the Development Assessment Commission prior to approval.
7. Collection of waste and servicing of the site shall only occur between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays.
8. All bins shall be managed and stored on site at all times, other than when the waste contractor is on site to collect/empty them.
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. The applicant shall provide a final schedule of external materials and colours for the development to the satisfaction of the Development Assessment Commission prior to the final approval for any superstructure works.
11. 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.

12. 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

13. 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.
14. 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.
15. All landscaping herein approved shall be established prior to the operation of the development and shall be maintained and nurtured at all times to the satisfaction of the Development Assessment Commission with any diseased or dying plants replaced as soon as practically possible.

Advisory Notes:

- a) 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.
- b) 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.
- c) 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>

- 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) 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.
- f) 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.
- 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 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>

- k) 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.
- l) The development must be substantially commenced within one (1) year 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 three (3) 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, and (telephone number 8204 0300).

3.4 **Adelaide City Council**

C Projects

Development Application 020/A022/15 for a mixed use development, comprising works affecting State and Local Heritage places and the construction of a 23 level residential tower above with associated car parking

292-300 Rundle Street, Adelaide

DA 020/A022/15

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

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

Applicant(s)

- Stephen Connor
- Chris Vounasis
- Sam Hosking

Agency

- Peter Wells – DEWNR Heritage
- Nick Tridente – ODASA
- Philippe Mortier - ODASA

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 REFUSE Development Plan Consent to Development Application 020/A022/15, for a mixed use development, comprising works affecting State and Local Heritage places and the construction of a 23 level tower above for residential uses and associated car parking at 292-300 Rundle Street, Adelaide the reasons listed below:
 - The proposed scale of the development is not sensitive to the intimate scale and intricate and diverse architectural features of Rundle Street and East Terrace and is not in keeping with the desired character for Rundle Street as a main street.
 - The proposal is of such a form and scale that it negates the landmark quality of the Stag Hotel and is at odds with the provisions relating to heritage adjacency.
 - The proposal is not appropriate in bulk and scale in the context of this location and does not satisfy the desired Character of the Main Street Policy Area 14 and Objective 6, which seek development that is consistent with the intimate scale and intricate and diverse architectural features of Rundle Street and will reinforce the existing two and three storey built scale. The development is not compatible with Principle of Development Control 7 which seeks the architectural expression and finishes with the many older existing buildings on Rundle Street and East Terrace.
 - The development does not ensure a cohesive scale of development that responds to a buildings context and is at variance with the Capital City Zone Objective 7.
 - The facilities for loading and unloading, delivery and service vehicles is not considered to be appropriate for the scale and nature of the development and the proposal is not consistent with Council Wide Provision of Development Control 241.

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 3.30PM.

Confirmed 24/9/2015



.....
Helen Dyer
DEPUTY PRESIDING MEMBER