



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 25th Meeting of the State Commission Assessment Panel held on Thursday, 14 June 2018 commencing at 9.30 am 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	David Barone – Consultant Planner (Agenda Item 2.1.1) Kirsteen Mackay, Government Architect (Agenda Item 2.1.1) Ellen Liebelt, ODASA (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1, 2.2.1) Gabrielle McMahon (Agenda Item 2.2.1) Matthew Fielke (Agenda Item 2.3.1) Lauren Talbot (Agenda Item 2.3.1) Laura Kerber (Agenda Item 2.3.1)

1.2. APOLOGIES

Sue Crafter

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **Rymill Park Apartments Pty Ltd and Rymill Park Apartments Unit Trust**
DA 020/A081/17
2-6 Hutt Street, Adelaide
City of Adelaide
Proposal: Demolition of existing 2-storey office building and construction of a 16-level mixed use building.

Simone Fogarty and David O’Loughlin both declared a conflict of interest and left the meeting. Sue Crafter had previously declared a conflict of interest, however tendered an apology for this meeting and was not in attendance.

Helen Dyer, Deputy Presiding Member, chaired the meeting for this item.

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan Consolidated 20 June 2017 and as subsequently amended by amendments gazetted on 4 July and 19 December 2017. Having regard to all relevant policy in the development plan, the panel acknowledged that there was non-conformance with quantitative policy relating to height, however having regard to the qualitative design policy the project was considered to be of a very high standard in relation to:
 - The quality of materials that complement the locality;
 - The architectural design and expression outcome presented;
 - The key location of the site at the corner of Hutt Street and the Parklands;
 - Articulation, recessing and setbacks to reduce bulk and scale;
 - Positive contribution and activation to the ground level of the building;
 - The quality of high level resident amenity including large sized apartments, open space and on site facilities.
 - Very high ESD performance, including the green landscape; and
 - The improvement of public realm experience as a result of footpath setbacks.
3. To grant Development Plan Consent to the proposal by Rymill Park Apartments Pty Ltd and Rymill Park Apartments Unit Trust for demolition of the existing office building and the construction of a 16-level mixed use building at 2–6 Hutt, Adelaide, subject to the following conditions of consent.

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 following plans submitted in Development Application No 020/A081/17.

Architectural Plans by Tectvs Architects:

Drawing Title	Drawing No.	Revision	Date
Site Plan	P-01	V1-1	15/05/2018
Basement 2 Carpark	P-02	V1-1	14/05/2018
Basement 1 Carpark	P-03	V1-1	14/05/2018
Ground Level Restaurant and Amenity	P-04	V1-2	06/06/2018
Mezzanine – Resident Lounge, Terrace and Amenity	P-05	V1-1	14/05/2018
Level 1 - Carpark	P-06	V1-1	14/05/2018
Level 2 - Carpark	P-07	V1-1	14/05/2018
Level 3 – Residential and Roof Garden	P-08	V1-1	06/06/2018
Level 4 – Residential	P-09	V1-1	06/06/2018
Level 5-7 – Residential	P-10	V1-1	06/06/2018
Level 8-9 – Residential	P-10A	V1.1	06/06/2018
Level 10-12 – Residential	P-11	V1-0	12/12/2017
Level 13 – Sub-Penthouse	P-12	V1-0	12/12/2017
Level 14 – Penthouse	P-13	V1-0	12/12/2017
Roof	P-14	V1-1	13/12/2017

Drawing Title	Drawing No.	Revision	Date
Ceiling Plans – Ground and Mezzanine	P-15	V1-1	14/05/2018
Section A and B	P-16	V1-2	06/06/2018
North and East Elevations	P-17	V1-2	06/06/2018
South and West Elevations	P-18	V1-2	06/06/2018
Perspective One – Looking South-East (East Terrace)	P-19	V1-0	12/12/2017
Perspective One – Looking South-East (East Terrace) showing changes	P-19-A	V1-1	06/06/2018
Perspective Two – Looking North-East (Hutt Street)	P-20	V1-1	14/05/2018
Perspective Three – Looking North (Cleo Lane)	P-21	V1-2	06/06/2018
Perspective Four – Looking South-West (East Terrace)	P-22	V1-2	06/06/2018
Public Realm Contribution – Café/Laneway/Urban Realm	P-23	V1-1	14/05/2018
Greening Strategy	P-24	V1-1	06/06/2018
Landscaping – Cleo Lane	P-25	V1-1	06/06/2018
Landscaping – Roof Garden and Resident Foyer	P-26	V1-1	06/06/2018
Materials - External	P-27	V1-1	14/05/2018
Materials Board	P-28	V1-0	12/12/2017
Perspectives – Hutt Street Residential and Car Entries	P-29	V1-0	14/05/2018
Inverted Beam Design	P-30	V1.0	06/06/2018

Reports and correspondence:

- (a) Planning Statement – Future Urban, 13 Dec. 2017
- (b) Traffic Impact Statement Report – InfraPlan, 18 April 2018
- (c) Waste Management Preliminary Draft Report – InfraPlan, 18 April 2018
- (d) Sustainability Strategy – D Squared Consulting, 31 October 2017
- (e) Wind Assessment – D R Partners, 30 November 2017
- (f) Stormwater Assessment – D R Partners, 30 November 2017
- (g) Building Services Report – Lucid Consulting Australia, 13 December 2017
- (h) Acoustic Assessment – Sonus, December 2017
- (i) Response to Representations – Future Urban Group, 23 April 2018
- (j) Traffic Survey at Cleo Lane junction with East Terrace, InfraPlan, 23 May 2018

External Materials

2. Prior to Development Approval being issued for superstructure works, a final detailed schedule of materials and finishes shall be submitted in consultation with the Government Architect to the satisfaction of the State Commission Assessment Panel.

Roof Forms

3. Prior to Development Approval being issued for superstructure works, a final detailed design for penthouse roof forms including the layout of the photo-voltaic panels shall be submitted in consultation with the Government Architect to the satisfaction of the State Commission Assessment Panel. The detailed design must assist in mitigating the height of the development and the visual impact of the roof line.

Driveway and parking areas

4. All vehicle driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards AS2890.1:2004 and AS2890.6:2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation

or use of the development. Traffic and parking signage and line marking must meet the requirements of AS2890.1-2004 and the AS1742 series as applicable.

5. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
6. Access to the bicycle storage area on Level 2 shall be designed to be free of any steps between the lift and the storage cage door and should allow sufficient width for a person walking their bicycle. The door to bicycle storage area should avoid the use of heavy swing doors and where possible should be automated and access to the storage area. These details shall be, in consultation with the City of Adelaide, provided to the reasonable satisfaction of the State Commission Assessment Panel prior to the Development Approval being issued for superstructure works.
7. Prior to Development Approval being issued, additional details shall be provided to the satisfaction of the State Commission Assessment Panel documenting the design and management of the traffic management system to control one-way, reversible movement of vehicles through the car parking levels and ramps.

Hours of operation of restaurant

8. The hours of operation of the restaurant (or other retail or commercial or licensed premises however described) forming part of the development shall not exceed the times specified in any applicable liquor licence or if no such times are specified, the times:
 - 8.1 Sunday to Thursday (excluding public holidays) - 7 am to 10pm.
 - 8.2 Friday and Saturday (excluding public holidays) - 7 am to 12am.
 - 8.3 Public holidays - 7 am to 10pm.

Structure

9. The finished floor level of the ground floor level entry shall match that of the existing footpath unless otherwise agreed to by the SCAP.
10. Prior to the commencement of construction, a dilapidation report (i.e. condition survey) prepared by a qualified engineer shall be provided to the SCAP to ensure the stability and protection of adjoining buildings, structures and Council assets.

Soil Contamination

11. A statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works.

Acoustics

12. The acoustic attenuation measures recommended in the Acoustic Assessment, dated December 2017 by Sonus, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
13. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.

Waste Collection

14. Waste collection from the subject land will be strictly in accordance with the Waste Management Preliminary Draft Report dated 27 October 2017 (or any revised or updated report endorsed by the SCAP). Collection times will be strictly adhered to and communicated to residents to minimise inconvenience to residents using upper parking levels.

Lighting

15. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
16. Lighting under the proposed canopies shall meet Council's under verandah requirements.

Signage

17. No signage forms part of this development plan consent. No advertising display or signage shall be erected or displayed upon the subject land without any required Development Approval first being obtained.

Infrastructure

18. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, lighting, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Landscaping

19. A detailed landscaping plan for the level 3 rooftop garden and the internal green wall shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted for superstructure works. This shall identify planting medium depths, irrigation methods, inspection and maintenance schedules and methods and other features of the landscaping scheme to demonstrate viability of all plantings. The detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
20. A detailed landscaping and pavement plan for Cleo Lane (where it forms the boundary of the subject site) shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted for superstructure works. The pavement plan must demonstrate collaboration with Council to achieve an integrated outcome for all new paving treatments and with adjoining landowners and Council to achieve a satisfactory landscaping outcome. The landscaping plan shall identify planting medium depths, irrigation methods, inspection and maintenance schedules and methods and other features of the landscaping scheme to demonstrate viability of all plantings. The paving plan and the detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
21. Landscaping shown on the approved plans (including without limitation the green wall, the rooftop garden and the landscaping and paving to Cleo Lane) shall be established prior to the occupation of the development and shall be inspected regularly and maintained and nurtured at all times with any diseased or dying plants to be replaced.
22. A watering system shall be installed at the time landscaping is established, and operated so that all plants receive sufficient water to ensure their survival and growth.

Stormwater

23. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Adelaide and to the satisfaction of the SCAP. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
24. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

25. Any collection of water from:
- seepage in the basement carparking levels
 - seepage from proposed planter boxes, green wall or roof garden
 - splash areas around proposed swimming pools
 - surface areas of car parks on levels 1 and 2
- must not be discharged to the property stormwater system, but into either the sewer or property recycled water system.

Construction Management

26. A Waste Management Plan that details the proposed waste minimisation and resource recovery practices during demolition construction shall be prepared and implemented.
27. Demolition waste and excavated materials (including soil) shall be appropriately classified, managed and stored for on-site use or transported off-site for re-use and/or disposal in accordance with the Environment Protection Authority (EPA) Guideline: Standard for the Production and Use of Waste Derived Fill (October 2013).
28. If construction of the approved development does not commence within 12 months of the granting of Development Approval, landscaping of the subject site should be undertaken in consultation with the SCAP and Council.
29. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during demolition and construction.

A copy of the CEMP shall be provided to the SCAP and the City of Adelaide prior to the commencement of site works (including demolition).

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following website: <http://www.epa.sa.gov.au>

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, (telephone number 8204 0289).
- d. The applicant shall 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 subject land boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

- f. Any proposed works within the public realm adjacent to the site, including the installation of street furniture, planting of street trees, roadway modifications or changes to temporary parking controls shall be undertaken in consultation with the City of Adelaide. Improvements to the adjacent public realm outside of the identified subject land are not part of this planning consent.
- g. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
- h. Approval for the construction methodology of the proposed building may be required from the Secretary for the Commonwealth Department of Infrastructure and Regional Development, in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- i. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Regional Development. 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 the construction.
- j. This application makes the commitment to retain the street tree on Hutt Street to the front of the proposed driveway access. Construction of the development should ensure that the street tree is not damaged and incorporate appropriate protective measures as required by Council.
- k. 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.
- l. Building sites can also be major contributors of suspended solids, concrete wash, building materials and wastes, to stormwater and, potentially, receiving waters, if there are inappropriate management practices. Construction work and site preparation must be undertaken in a manner that does not allow the escape of soil, sediment or other pollutants by wind or water to the stormwater system at levels that breach the EPA's *Environment Protection (Water Quality) Policy 2003*.
- m. During construction the applicant must ensure that every effort is made to minimise noise and dust emissions generated from site works, particularly by use of heavy machinery and vehicular movements.
- n. Construction must be carried out so that it complies with the Construction Noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007*. A copy of the Policy can be viewed at: <http://www.legislation.sa.gov.au>
- o. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are reference in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>

2.2. NEW APPLICATIONS

2.2.1 **Tynte Street Developments Pty Ltd** DA 020/A076/17 **202-208 Tynte Street, North Adelaide** City of Adelaide

Proposal: A mixed use development incorporating the demolition of non-heritage buildings, the construction of a six storey building for serviced apartments and ancillary uses, the adaptive reuse of heritage buildings, retail uses on Tynte St (café and bakery), residential dwellings, the removal of one significant tree and associated off street parking and landscaping.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- John Culshaw, Culshaw Property Group (presented)
- John Diekman, Architect – Jda (presented)
- Greg Vincent, MasterPlan (presented)
- Craig Lovering, Clover

Representors

- Matthew Hadad (presented)
- Ingrid Kerkhoven (presented)
- Lesley Mineall (presented)
- Leonie Ebert (presented)
- Shanti Ditter, City of Adelaide (presented)
- Helen Dand, City of Adelaide
- Ania Sobieraj

Agency

- Kirsteen Mackay, Government Architect
- Ellen Liebelt, ODASA
- Belinda Chan, ODASA
- Peter Wells, DEW

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer this matter for the following reasons:

- It is acknowledged that the development site is within a specific policy area however it is also within the North Adelaide Historic (Conservation) Zone. As such further refinement of the design is required to satisfy both the policy area provisions and the heritage conservation zone requirements relevant to the local context, including but not limited to the following:
 - 1.1 The design of the Tynte Street entrance and façade, with a view to achieving a more cohesive and contextual outcome.
 - 1.2 The window expression and façade treatment holistically, with a view to achieving greater articulation, and a well-proportioned and cohesive architectural expression.
 - 1.3 The design, materiality and visual character of the corner bakery/shop top residence with a view to achieving a contextual outcome that extends to the residential level on the top level.
 - 1.4 The shop top residence entry sequence, with a view to providing safe and convenient access, and a sense of address.
 - 1.5 Further details and clarification shall be provided regarding the design of the eastern stairwell of the serviced apartment building, adjacent the lift lobby, in order to undertake an assessment of this element.
- Review the design of the Gover Street apartments having regard to Tynte Policy Area 4 provisions that seek the replacement of the 1960s store building with low scale dwellings where the built form of these dwellings reinforces the character of the historic development pattern of detached dwellings and complements the more generous scale and siting patterns of Heritage Places within Gover Street.

- Provide information on the interface and operational practicalities associated with the State Heritage Place addressing vehicle access, circulation and parking provision, pedestrian access and circulation, private open space, access to natural light and overlooking in order to demonstrate a practicable future use of the building on its proposed site, as envisaged by the Development Plan. The development should be in accordance with Council Wide PDC 143 (i.e retain options for the use, access to, or servicing of the land, structures and buildings that comprise a heritage place).

2.3. RESERVE MATTERS

2.3.1 Kerin Bay Pty Ltd

DA 415/E014/16

2-6 Bridge Street, Murray Bridge

Rural City of Murray Bridge

Proposal: Demolition of a local heritage place and construction of a six (6) storey hotel building and standalone drive through liquor shop.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Jamie Botten, Botten Levinson Lawyers
- Mike Lunniss
- Craig Eyles (presented)

Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the State Commission Assessment Panel is satisfied that the amended plans generally accord with the intent of Reserved Matter 1.1.
2. To amend the Development Plan Consent for the proposal by Kerin Bay Pty Ltd for the demolition of an existing local heritage place and construction of a new hotel building and standalone drive through liquor store at 2-6 Bridge Street Murray Bridge subject to the following conditions of consent.

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 following details and plans submitted in Development Application No 415/E014/17.

Architectural Plans (CED Building Design)

- Existing Site Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.01/DA1.
- Basement Plan Rev DA3 – 18 Dec 2017 – C1201 Sheet 1.03/DA3.
- Site Plan Rev DA4 – 28 May 2018 – C1201 Sheet 1.04/DA4.
- Ground Floor Plan Rev DA4 – 28 May 2018 – C1201 Sheet 1.05/DA4.
- First Floor Plan Rev DA3 – 5 Sep 2017 – C1201 Sheet 1.06/DA3.
- Second Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.07/DA1.
- Third Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.08/DA1.
- Fourth Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.09/DA1.
- Fifth Floor Plan Rev DA1 – 17 Jul 2017 – C1201 Sheet 1.10/DA1.

- Part Roof Drainage Plan Rev DA2 – 10 Aug 2017 – C1201 Sheet 1.11/DA2.
- Apartment Types Rev DA2 – 10 Aug 2017 – C1201 Sheet 1.12/DA2.
- Proposed Elevations Rev DA3 – 28 May 2018 – C1201 Sheet 2.01/DA3.
- Proposed Elevations Rev DA4 – 28 May 2018 – C1201 Sheet 2.02/DA4.
- Bottleshop Proposed Elevations & Cross Section Rev DA2 – 18 Dec 2017 – C1201 Sheet 2.03/DA2.
- Streetscape Elevations Rev DA3 – 28 May 2018 – C1201 Sheet 2.04/DA3.
- Bin Store Plan Rev DA1 – 4 Apr 2018 – C1201 Sheet 2.06/DA1.

Reports & Supporting Documentation

- Letter from Botten Levinson – dated 13 Feb 2018.
 - Letter from Botten Levinson – dated 07 Feb 2018.
 - Letter from Eureka Hotel Group – dated 07 Dec 2017.
 - Letter from Botten Levinson – dated 22 Sep 2017.
 - Email from Botten Levinson – dated 5 April 2018
 - External Colour and Finishing Schedule prepared by CED Building Design – dated 14 Aug 2017.
 - Schedule of Plan Amendments prepared by CED Building Design – dated 22 Sep 2017.
 - Changes made to Bridgeport Hotel – Observations of CED Building Design – dated 6 Mar 2017.
 - Landscaping Plan Report prepared by Oxigen Pty Ltd – dated 29 Jun 2017.
 - Landscape Planting Plan – Drawing 17.027.101 Rev A – dated 02 Jun 2017.
 - Landscape Planting Plan (detail) – Drawing 17.027.103 Rev A – dated 02 Jun 2017.
 - Landscape Planting Plan (upper level terrace) – Drawing 17.027.104 Rev A – dated 02 Jun 2017.
 - Landscape Species & Screen – Drawing 17.027.105 Rev A – dated 02 Jun 2017.
 - Review of Proposed Demolition of Local Heritage Place (report) prepared by Dash Architects – Issue B – dated 15 Aug 2017.
 - Contextual Analysis (report) prepared by Dash Architects – Issue B – dated 28 Aug 2017.
 - Traffic and Car Parking Access Review prepared by MFY Traffic Engineering Consultants – dated 15 February 2017.
 - Traffic and Car Parking Assessment prepared by MFY Traffic Engineering Consultants – dated 15 Aug 2017.
 - Revised planning report prepared by URPS – dated 15 Sep 2017.
 - Assessment of Impact of Proposed Development on Existing Railway Tunnel prepared by TMK Consulting Engineers – dated 22 Aug 2017.
 - Waste Management Plan prepared by Veolia Environmental Services – dated February 2018.
 - Proposed Perforated Screen Images prepared by CED Building Design – dated 17 Jul 2017.
 - Exterior Lighting Modelling Report prepared by TMK Consulting Engineers – dated 21 Jun 2017.
 - Stormwater Management Report prepared by TMK Consulting Engineers – dated 17 Jul 2017.
 - Wind Loading Report prepared by TMK Consulting Engineers – dated 14 Sep 2017.
 - Email from Benoit Hopkins (Engineer – TMK Consulting Engineers) – response to Council’s stormwater concerns – dated 22 Jan 2018.
 - Environmental Noise Assessment prepared by Sonus Pty Ltd – dated September 2017.
2. The following details shall be provided prior to Development Approval to the satisfaction of State Commission Assessment Panel:
- Details and a sample confirming the pattern and colour of the proposed mesh screen;
 - Details of the seven (7) access doors to Bridge Street demonstrating activation at street level; and
 - Confirm the transparency of the ground level glazing to demonstrate visual connectivity between the main street and the development.

STORMWATER

3. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining arterial road. Any alterations to road drainage infrastructure required to accommodate the development shall be at the expense of the applicant.
4. 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. Final details of the stormwater design, including onsite retention and reuse, shall be provided to the satisfaction of the State Commission Assessment Panel prior to the approval of any building works on site.

TRAFFIC AND CAR PARKING

5. The removal of the existing line marked bays and the provision of new line marked bays on South Terrace shall be undertaken at the applicant's expense.
6. Waste disposal vehicles and general delivery vehicles shall only service the development between the hours of 7:00am and 7:00pm Monday to Saturday (inclusive), and shall only load or unload within the confines of the subject land.

ENVIRONMENT

7. 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.
8. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties.
9. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including 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.

A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to the commencement of site works for both the hotel and car park.

10. Exhaust from the kitchen must be dispersed in accordance with Australian Standards AS/NZS 1668.1 and AS 1688.2.

INFRASTRUCTURE

11. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

COMMISSIONER OF HIGHWAYS CONDITIONS

12. Operating hours shall remain consistent with the current Hotel Licence 50108345 following completion of the development.
13. The site shall be accessed via a single access point to/from Bridge Street, with the balance of access being via South Terrace. The Bridge Street access shall provide left-in, left-out and right-in movements only.
14. The Bridge Street access shall be provided with a channelised right turn treatment that is designed and constructed to DPTI and Council satisfaction. All costs (including design, construction, project management and any changes to road drainage, lighting etc. required) shall be borne by the applicant. Prior to undertaking detailed design, the applicant shall contact Mr Justin Henderson, Asset Enhancement Engineer, Road and marine Assets on telephone (08) 7223 6029 or via email Justin.Henderson@sa.gov.au to progress this.
15. The applicant shall enter into a Developer Agreement with DPTI to undertake and complete the required road works.
16. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
17. Signage and line marking shall be utilised to reinforce the desired flow of traffic to, from and through the site.
18. The largest vehicle permitted on the site shall be an 11 metre long rigid truck. This vehicle shall enter the site via the Bridge Street access and exit the site via the South Terrace access point.
19. All car parking and internal manoeuvring areas shall be in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.
20. All commercial vehicle facilities shall be designed in accordance with AS 2890.2-2002.
21. All redundant crossovers to/from the site shall be reinstated to Council standard kerb and gutter at the applicant's expense prior to the operation of the development.
22. All materials and finishes shall not be permitted to result in glare or other effects that will result in the discomfort or impairment of road users.
23. Signage on this site that is viewable from the adjacent or nearby roads shall not utilise any element of LED/LCD display (the use of LED lighting for the internal illumination of a sign box is permissible).
24. Signage on this site shall not contain any element that flashes, scrolls, moves or changes.
25. Illuminated signage on this site shall be limited to a low level of illumination (<200 cd/m²) so as to minimise distraction and discomfort to motorists.
26. Non-illuminated signage on this site shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp glare that may dazzle or distract motorists.
27. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not occur on or adjacent the subject land.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.

- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, (telephone number 8204 0289).
- d. An application for alterations will need to be made and approved by the Liquor and Gambling Commissioner prior to the commencement of any building works at the premises.
- e. An Encroachment Permit will be separately issued by Council for the proposed encroachments into the public realm once Development Approval is granted. In particular, your attention is drawn to the following:
 - (i) An annual fee may be charged in line with the Encroachment Policy
 - (ii) Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - (iii) Unauthorised encroachments will be required to be removed.

DEWNR – HERITAGE SA ADVISORY NOTES

- f. The applicant is reminded of the following requirements of the *Heritage Places Act 1993*:
 - (i) 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.
 - (ii) 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.

- g. The applicant is also reminded of the following requirements of the *Aboriginal Heritage Act 1988*:
 - (i) 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*.

3. MAJOR DEVELOPMENTS - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 21 June 2018 at 50 Flinders Street, Adelaide SA 5000

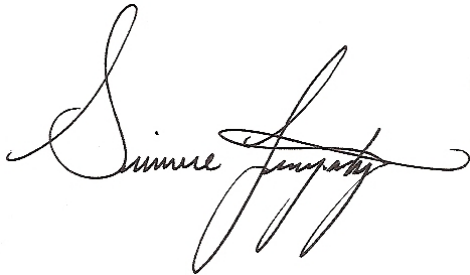
6. CONFIRMATION OF THE MINUTES OF THE MEETING

6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.00pm.

Confirmed 14/06/2018

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

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Simone Fogarty
PRESIDING MEMBER

A handwritten signature in black ink, appearing to read 'Helen R. Dyer', written in a cursive style.

.....
Helen Dyer
DEPUTY PRESIDING MEMBER
For agenda item 2.1.1 only