



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 13 November 2014 commencing at 9.50AM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Ted Byrt
Members	Megan Leydon (Deputy Presiding Member) Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford
	<i>Council Representatives</i> ACC – Susan Clearihan Prospect – Cherie Gill
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Alex Mackenzie (Agenda Item 3.1) Damian Dawson (Agenda Item 3.2)

1.2 APOLOGIES – Nil.

2. DEFERRED APPLICATIONS

2.1 City of Norwood, Payneham & St Peters

Chasecrown Pty Ltd

155/M011/14

97 King William Street, Kent Town

Proposal: Demolition of an existing building and construction of a mixed use development with commercial and retail floor space on the ground and first level

and 21 apartments for student use (levels one to four), together with basement level car parking and a roof-top garden.

This item was withdrawn from the agenda prior to the meeting.

3. NEW APPLICATIONS

3.1 City of Prospect

Quantum Group

050/0237/14

188 Churchill Road, Prospect

Proposal: Demolition of existing dwelling and construction of a residential flat building comprising 15 apartments together with roof top terrace, undercroft car parking and landscaping.

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

Applicant(s):

- Chris Vounasis
- Steve Duddy
- Jamie Dantalís

Agency:

- Andrea Jeleascu (ODASA)

The Commission discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the relevant provisions of the Prospect (City) Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by Quantum Group for the demolition of an existing dwelling and construction of a residential flat building comprising 15 apartments together with roof top terrace, undercroft car parking and landscaping at 188 Churchill Road, Prospect, subject to the following conditions:

Planning Conditions:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, as submitted in Development Application 050/0284/14 including:

Plans by SLD Architects

Plan Number/Name	Revision	Date issued
P160 / PO1 – Ground and first floor plans	C	6/11/14
P160 / PO2 – second and third floor plans	C	6/11/14
P160 / PO3 – Roof terrace plan and section	C	6/11/14
P160 / PO4 – Elevations	C	6/11/14
P160 / PO5 – Locality plan	C	6/11/14
P160 / PO6 – Shadow diagrams	C	6/11/14
P160 / PO7 – Materials board	C	6/11/14

Reports / Correspondence

- Planning Report (Issue C) by SLD Architects dated 31 October 2014
 - Waste Management Plan by Sita Australia Pty Ltd dated 15 September 2014
 - Traffic and Parking Assessment by Phil Weaver & Associates dated 15 October 2014.
 - Planning Statement by Connor Holmes dated 14 October 2014
 - Site services statement by Lucid Consulting Australia
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 plan must incorporate, without being limited to, the following matters:
- 2.1 air quality, including odour and dust
 - 2.2 surface water including erosion and sediment control
 - 2.3 soils, including fill importation, stockpile management and prevention of soil contamination
 - 2.4 groundwater, including prevention of groundwater contamination noise
 - 2.5 occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA guideline *Site Contamination – what is site contamination*
www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

A copy of the CEMP shall be provided to the both the Development Assessment Commission and the City of Prospect prior to the commencement of site works.

3. 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, to the satisfaction of the Development Assessment Commission.
4. The applicant shall submit a landscaping plan to the satisfaction of the Development Assessment Commission prior to the commencement of the site works. The landscaping shown on that plan shall be established prior to the operation of the development and shall be maintained at all times.
5. Air conditioning and pool plant and equipment shall be visually screened and noise attenuated in accordance with EPA standards, namely the *Environment Protection (Noise) Policy 2007*. For further information refer to the EPA information sheet for noise level limits for fixed domestic machine noise.
http://www.epa.sa.gov.au/xstd_files/Noise/Information%20sheet/info_noise_machin_e.pdf
6. External lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform to Australian Standards.
7. Obscured screening to a minimum height of 1.5 metres shall be installed on the north and west facing balconies of apartments at levels two and three so as to moderate overlooking of the neighbouring property to the north.

Commissioner of Highways Conditions

8. Access to the development shall be limited to left turn in and left turn out only. This shall be achieved by the installation of a painted seagull island

within the Churchill Road / Le Hunte Avenue median opening and reinforced by a "no right turn" sign facing southbound motorists on Churchill Road and an "all turning traffic left" sign facing motorists leaving the site. These signs shall be located immediately adjacent the access point. The seagull island shall be designed and constructed to the satisfaction of DPTI with all costs being borne by the applicant. These works shall be completed prior to occupation of the development.

The applicant shall contact DPTI's A/Senior Access Management Engineer, Ms Teresa Xavier, Ph (08) 8226 8325 for the required approvals, prior to undertaking any works.

9. The existing redundant crossover shall be closed and reinstated to Council satisfaction at the applicant's cost. The redundant portion of the on-street car parking bay in front of the site shall also be removed and reinstated to footpath/verge to Council satisfaction at the applicant's cost. This shall be undertaken prior to occupation of the development.
10. All vehicles shall enter and exit the site in a forward direction.
11. All car parking facilities shall be designed and constructed in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.

Advisory Notes:

- a) 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>
- b) An application for an authorisation pursuant to Section 22.1 of the Local Government Act will need to be lodged and approved by the City of Prospect for any encroachments.
- c) 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.
- d) 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.
- e) 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.
- f) The development must meet the relevant requirements of the *Minister's Specification SA 78B for Construction Requirements for the Control of External Sound* as part of the building rules assessment.
- g) Council approval is required before removing any street tree or undertaking any works within the public realm. Please contact the City of Prospect Infrastructure and Assets Officer, Mr Dimi Shizas on (08) 83428035 for further information

- h) City of Prospect has a strategic approach to waste management, with a focus on reducing the amount of waste that goes to landfill. The applicant is encouraged to contact City of Prospect in regards to participating in Council's organics and food waste collection scheme.
- i) 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.
- j) 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.
- k) The applicant will require a new consent before commencing or continuing the development if you are unable to satisfy the conditions of approval.
- l) 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.
- m) 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 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, (telephone number 8204 0300).

3.2 City of Adelaide

Starfish Developments C/- Woods Bagot

020/0045/14A

150 Wright Street, Adelaide

Proposal: 22 Level Residential Tower with ground floor commercial and car parking

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

Applicant(s):

- **Starfish Developments:** Damon Nagel, Craig McRostie
- **Conner Holmes Fyfe:** Chris Vounasis
- **Woods Bagot:** Gavin Kain, Enzo Caroscio, Nick Ng, Anoop Menon
- **GTA:** Paul Froggatt

Agency:

- Kirsteen Mackay (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, 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 020/0045/14A including:

Drawings /Plans by Woods Bagot Architects received 31 October, 2014

SK0001 LOCATION PLAN
SK0002 SITE PLAN
SK1000 APARTMENT AREA SCHEDULE (RPA)
SK1001 AREA PLAN - GROUND FLOOR
SK1002 AREA PLAN - LEVEL 1 (CAR PARK & APARTMENTS)
SK1003 AREA PLAN - LEVEL 2 (CAR PARK & APARTMENTS)
SK1004 AREA PLAN - LEVEL 3 (CAR PARK & APARTMENTS)
SK1005 AREA PLAN - LEVEL 4 (CAR PARK & APARTMENTS)
SK1006 AREA PLAN - LEVEL 5 (CAR PARK & APARTMENTS)
SK1007 AREA PLAN - LEVEL 6 (APARTMENTS AND RECREATION DECK)
SK1008 AREA PLAN - LEVEL 7 (APARTMENTS)
SK1009 AREA PLAN - LEVEL 8 (APARTMENTS)
SK1010 AREA PLAN - LEVEL 9 (APARTMENTS)
SK1011 AREA PLAN - LEVEL 10 (APARTMENTS)
SK1012 AREA PLAN - LEVEL 11 (APARTMENTS)
SK1013 AREA PLAN - LEVEL 12 (APARTMENTS)
SK1014 AREA PLAN - LEVEL 13 (APARTMENTS)
SK1015 AREA PLAN - LEVEL 14 (APARTMENTS)
SK1016 AREA PLAN - LEVEL 15 (APARTMENTS)
SK1017 AREA PLAN - LEVEL 16 (APARTMENTS)
SK1018 AREA PLAN - LEVEL 17 (APARTMENTS & PENTHOUSE)
SK1019 AREA PLAN - LEVEL 18 (APARTMENTS)
SK1020 AREA PLAN - LEVEL 19 (APARTMENTS)
SK1021 AREA PLAN - LEVEL 20 (APARTMENTS)
SK1022 AREA PLAN - LEVEL 21 (PENTHOUSES)
SK1023 AREA PLAN - LEVEL 22 (PENTHOUSE LOFTS & ROOF PLANT)
SK2000 FURNITURE - GROUND (Updated 5 November, 2014)
SK2001 FURNITURE - LEVEL 1
SK2002 FURNITURE - LEVEL 2
SK2003 FURNITURE - LEVEL 3/4
SK2004 FURNITURE - LEVEL 5
SK2005 FURNITURE - LEVEL 6
SK2006 FURNITURE - LEVEL 7/8
SK2007 FURNITURE - LEVEL 9
SK2008 FURNITURE - LEVEL 10/11
SK2009 FURNITURE - LEVEL 12
SK2010 FURNITURE - LEVEL 13
SK2011 FURNITURE - LEVEL 14/15/16
SK2012 FURNITURE - LEVEL 17
SK2013 FURNITURE - LEVEL 18/19/20
SK2014 FURNITURE - LEVEL 21 PENTHOUSE
SK2015 FURNITURE - LEVEL 22 PENTHOUSE LOFT/ROOF PLANT
SK2017 SECTION
SK2018 WEST & SOUTH ELEVATION
SK2019 NORTH & EAST ELEVATION

Reports / Correspondence

- Planning Assessment Report (Connor Holmes, 10 October 2014)
- Landscape Architectural Report (Tract, 10 October, 2014)
- Aeronautical Impact Assessment (Ambidji, 3 October, 2014)

- Wind Impact Assessment (Vipac, 29 October, 2014)
- Acoustic Concept Design (Vipac, 9 October, 2014)
- Ecologically Sustainable Design Intent Report (Bestec, 8 October, 2014)
- Review of site contamination report (Fyfe, 13 October, 2014)
- Transport Impact Report (GTA, 31 October, 2014)
- Site Infrastructure Report (Bestec, 8 October, 2014)
- Waste Management Plan (Rawtec, 10 October, 2014)
- Stormwater Management Strategy Report (Adams, 9 October, 2014)
- Further traffic management information and turning swept paths provided via email by Anoop Menon, Senior Associate Woods Bagot dated 5 November, 2014
- Further traffic management information provided via email by Paul Froggatt, Associate Director GTA Consultants dated 5 November, 2014

Acoustics

2. Confirmation shall be provided prior to Development Approval being granted for any superstructure works (Stage 3) that the acoustic attenuation measures recommended in the Vicpac Report dated 9 October 2014, forming part of this consent, (or alternative solutions that provide a similar acoustic result or rating) has been fully incorporated into the building rules documentation. Such acoustic measures shall be made operational prior to the occupation or use of the development.

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:
 - a. 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

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:

- 4.1 air quality, including odour and dust
- 4.2 surface water including erosion and sediment control
- 4.3 soils, including fill importation, stockpile management and prevention of soil contamination
- 4.4 groundwater, including prevention of groundwater contamination
- 4.5 noise
- 4.6 occupational health and safety
- 4.7 confirmation that the site is fit for purpose in relation to potential soil and ground water contamination

For further information relating to what Site Contamination is, refer to the EPA Guideline: '*Site Contamination – what is site contamination?*': www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

A copy of the CEMP shall be provided to the Development Assessment Commission and Adelaide City Council prior to the commencement of site works.

5. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road to the satisfaction of the Development Assessment Commission.

Access and Parking

6. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004 for Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities*.
7. The on-site Bicycle Parking facilities shall be designed in accordance with *Australian Standard 2890.3-1993* and the *AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles*.

Government Architect

8. Detail design information demonstrating optimum daylight access for centrally located apartments at level 6, including sectional information and details of glazing, fenestration, and neighbour fencing shall be provided to the satisfaction of the Development Assessment Commission, in consultation with the Government Architect, prior to approval for any superstructure works (Stage 3).
9. Final detailed schedule of proposed external material finishes shall be provided to the satisfaction of the Development Assessment Commission, in consultation with the Government Architect, prior to approval for any superstructure works (Stage 3).

Landscaping

10. The landscaping depicted on the plans shall be maintained in good health and condition at all times to the reasonable satisfaction of the Development Assessment Commission. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Development Assessment Commission.

Lighting

11. Lighting to the underside of all canopies over the footpath shall be installed in accordance with Adelaide City Council's Lighting Policy and Guidelines prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times.

Airport

12. The potential impact of the proposal upon the operation of Adelaide airport and associated approval from the Department of Infrastructure and Regional Development.

Advisory Notes:

General / Procedural

- a) Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with Adelaide City Council.
- b) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions of approval.
- c) 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)
- d) 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.
- e) The applicant is 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.
- f) 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

- g) 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.
- h) 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>
- i) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

Construction

- j) 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.
- k) 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.

Local authority requirements

- l) An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when 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.
- m) Improvements to the adjacent public realm areas require the approval of the Adelaide City Council and are not part of this planning consent.
- n) 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.

Airport

- o) 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 Transport. 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.

4. ANY OTHER BUSINESS

4.1. Pre-Lodgement Briefing:

RESOLVED that the Report be received and noted.

4.2. Pre-Lodgement Briefing:

RESOLVED that the Report be received and noted.

4.3. Pre-Lodgement Briefing:

RESOLVED that the Report be received and noted.

4.4. Briefing:

RESOLVED that the Report be received and noted.

4.5. Briefing: Common Development Framework

RESOLVED that the Department be requested to coordinate a presentation to DAC on analysis of access arrangements along North Terrace to developments within the Health and Biomedical Precinct.

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 3.35PM.

Confirmed / /2014

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Ted Byrt
PRESIDING MEMBER