



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 9 October 2014 commencing at 12.00 PM
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) Geoffrey Loveday Carolyn Wigg Andrew Ford ACC – Susan Clearihan NP&SP – Jenny Newman
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Allison Collins (Agenda Item 2.1) Alex Mackenzie (Agenda Item 3.1)

1.2 APOLOGIES – Damien Brown, Simone Fogarty, Michael Llewellyn-Smith AM (ACC)

2. DEFERRED APPLICATIONS

2.1 City of Norwood, Payneham & St Peters

Chasecrown Pty Ltd

155/M011/14

97 King William Street, Kent Town Council (Zone)

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.

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

Applicant(s)

- Louis Kanellos - Chasecrown
- Chris Vounasis - Chasecrown
- Paul Froggatt - GTA

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to DEFER for further consideration.

3. NEW APPLICATIONS

3.1 Adelaide City Council

Australia Central Point Pty Ltd c/- Pruszinski Architects

020/0008/13A V1

16-20 Surfle Street, Adelaide

Proposal: Variation to existing planning consent – this variation comprises an increase in building height by 900mm; increase in stair and lift shaft height (700mm above top of wall); canopy over upper level walkway; removal of private open space deck at level 5.

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

Applicant(s)

- Tom Jarrett
- Paul Pruszinski

Representor

- Kveta Jackson

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 that Development Plan consent be GRANTED to vary DA 020/0008/13A by Pruszinski Architects at 16-20 Surfle Street, Adelaide (Development Application No 020/0008/13A V1) by *increasing the building height by 900mm; increasing the stair and lift shaft height (700mm above top of wall); provide a canopy over the upper level walkway; and removal of private open space deck at level 5*, subject to the following reserved matters, conditions and advisory notes:

Reserved Matters:

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

1. A definitive statement shall be submitted from a suitably qualified environmental expert advising that the land is suitable for its intended

purpose. If required by an auditor, the applicant shall prepare a Phase 2 Site Assessment Report.

2. Provision of details relating to the facade treatment Surfle Street Western Elevation that demonstrates consideration for:
 - a) Achieving a high quality, fine grain and cohesive facade appropriate for the pedestrian scale of this intimate side street, including the treatment of the driveway door, transformer and hydrant doors
 - b) Incorporating high quality permanent screening to the car parking on the first and second levels to support the climbing planting, given the timeline for plant growth and risk of incomplete coverage
 - c) A shading strategy to west facing windows and balconies.
3. Provision of further details of the bike storage areas to ensure they are practical and adequate in size to accommodate the number of bike parks proposed.
4. Provision of detailed drawings of the screening to AC Units proposed on the rooftops.
5. Provision of a stormwater management plan including a review of rainwater harvesting and re-use within the building.

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 varied details and plans submitted in Development Application 020/0008/13A V1 identified as follows:

Plans by Pruszinski Architects, Project Number 12566

PLAN	Number	Revision	Date
SITE ANALYSIS	D-12566-01-01	-	25 February 2013
SITE ANALYSIS	D-12566-01-02	-	25 February 2013
SITE ANALYSIS	D-12566-01-03	-	25 February 2013
ESD PRINCIPLES FLOOR PLAN	D-12566-01-04	-	25 February 2013
SUN SHADOWS - SHEET 1	D-12566-01-05-07	-	25 February 2013
SUN SHADOWS - SHEET 2	D-12566-01-05-07	-	25 February 2013
SUN SHADOWS - SHEET 3	D-12566-01-05-07	-	25 February 2013
GROUND FLOOR PLAN	D-12566-02-01	-	25 February 2013
LEVEL 1 FLOOR PLAN	D-12566-02-02	-	25 February 2013
LEVEL 1A FLOOR PLAN	D-12566-02-03	-	25 February 2013
LEVEL 2 FLOOR PLAN	D-12566-02-03	-	25 February 2013
LEVEL 3 FLOOR PLAN	D-12566-02-04	-	25 February 2013
LEVEL 4 FLOOR PLAN	D-12566-02-05	-	25 February 2013
VARIED LEVEL 5 FLOOR PLAN	D-12566-02-06	2	26 August 2014
LEVEL 6 FLOOR PLAN	D-12566-02-07	-	25 February 2013
VARIED ROOF PLAN	D-12566-02-09	-	26 August 2014
VARIED ELEVATIONS	D-12566-04-01	4	26 August 2014
VARIED ELEVATIONS	D-12566-04-02	3	26 August 2014
PERSPECTIVES	D-12566-11-01	-	25 February 2013
SECTIONS	D-12566-05-01	-	25 February 2013

Reports / Correspondence

- Planning Report: Surfle Street Residential Development prepared by Chris Vounasis - Connor Holmes, (V1 12/2/13)
- Traffic Impact Statement: Proposed Residential Development 16-24 Surfle Street, Adelaide, prepared by Andrew Pine - GTA consultants, (Issue B 12/02/13)

- Sustainability Report: Surfle Street Apartment Development, prepared by Lucid Consulting Australia, (5/2/2013)
 - Acoustics: 16-20 Surfle Street, Residential Development, (1/3/13)
 - Arborist: 16-20 Surfle Street Arborist Report, prepared by Shane Selway – Arborman Tree Solutions (Ref No. L1680-SurStPlaPit – 26/2/2013)
2. The applicant shall submit a detailed landscape plan (with an emphasis on high quality surface treatments, materials and finishes, furniture, lighting, landscape plantings, public art etc) that complements the built form and creates a high degree of amenity.
 3. The landscaping approved herein shall be established prior to occupation of the building and maintained at all times in accordance with the approved landscape plan.
 4. 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) 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists; and
 - b) in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
 5. The recommended acoustic measures contained within the Acoustic Report prepared by Aurecon dated 1 March 2013, and agreed to by the applicant, be incorporated into the design documentation.

A copy of the amended details shall be provided to the Development Assessment Commission for endorsement prior to Development Approval being issued.

6. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- a. air quality, including odour and dust
- b. surface water including erosion and sediment control
- c. soils, including fill importation, stockpile management and prevention of soil contamination
- d. groundwater, including prevention of groundwater contamination
- e. noise
- f. occupational health and safety

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 prior to the commencement of site works.

7. Prior to the operational use of the building a CCTV and lighting plan of the ground floor entry area shall be provided to the reasonable satisfaction of the Development Assessment Commission. All public lighting shall be installed in accordance with Council guidelines 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.
 8. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Adelaide City Council.
 9. The finished floor level of the ground floor level entry shall match the existing footpath unless otherwise agreed to by the Adelaide City Council.
 10. Council or privately maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council or owners specifications. All costs associated with these works shall be met by the proponent.
 11. 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 and the Development Assessment Commission.
 12. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
 13. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 14. A Waste Management Plan shall be developed and implemented that details the proposed waste management practices to be adopted for the use and operation of this development. The plan shall cover the following phases of the development, namely:
 - resource recovery during demolition;
 - waste minimisation and resource recovery during construction;
 - resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials.
- A copy of this plan shall be provided to the Adelaide City Council and the Development Assessment Commission prior to Development Approval.
15. The proposed layout of the car park and vehicular entry points shall be designed and constructed to conform to the relevant Australian Standards (AS/NZ 2890.1: 2004).
 16. The materials and finishes of the building shall be established in accordance with the materials board submitted with the application Drawing Number D125 66-11-02.

Advisory Notes:

1. A separate assessment may be required if cranes are to be installed to enable the construction of the building as different marking and lighting requirements will apply to the crane operators.
2. The approval does not include any signage (other than directional), which would need to be the subject of a separate application to the relevant planning authority.
3. 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.
4. 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>
5. 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.
6. It is recommended that as the applicant is undertaking work 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.
7. Development Approval will not be granted until Building Rules Consent and/or an Encroachment Consent have been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
8. 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
9. Unsecure 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.

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.

10. Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of the building work on the site. To notify Council, contact City Services on 8203 7332.
11. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
12. You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
13. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
14. 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, (telephone number 8204 0300).
15. It is recommended that anti-graffiti coatings and/or resistant materials should be considered in the construction of the building at the ground level.
16. The development is to be undertaken in four stages: Stage 1 demolition of all existing buildings and structures; Stage 2 substructure construction; Stage 3 superstructure construction; Stage 4 internal fit out
17. The following requirements of the *Heritage Places Act 1993* should be noted:
 - a) 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.
 - b) 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 SA Heritage Unit (DEWNR) on 8214 4960.

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 1.00PM.

Confirmed / /2014

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 Ted Byrt
 PRESIDING MEMBER