



# *Development Assessment Commission*

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## **Minutes of the 566th Meeting of the Development Assessment Commission held on Thursday, 8 December 2016 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 Sue Crafter David O'Loughlin Peter Dungey Dennis Mutton
A/Secretary	Sara Zuidland
DPTI Staff	Simon Neldner (Agenda Item 2.3.1 and 6.2) Elysse Kuhar (Agenda Item 3.1.1 and 3.2.1) Jason Bailey (Agenda Item 3.1.1 and 3.2.1) Anna Provatas (Agenda Item 2.2.1) Malcolm Govett (Agenda Item 2.2.2) Dan Pluck (Agenda Item 2.2.3) Brett Miller (Agenda Item 2.2.1, 2.2.2, 2.2.3)

**1.2. COUNCIL REPRESENTATIVES** – John Hodgson (Agenda Item 3.1.1 and 3.2.1)

**1.3. APOLOGIES** – Nil.

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### **2. DAC APPLICATIONS**

**2.1. DEFERRED APPLICATIONS** – Nil.

**2.2. NEW APPLICATIONS**

### 2.2.1 **Rossdale Homes**

180/L021/16

#### **33 Knox Terrace, Skye**

City of Burnside

Proposal: Detached dwelling and free standing garage

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

Council

- Jason Cattonar
- James Moss

The Commission discussed the application.

#### **RESOLVED**

1. That pursuant to Section 39(4)(d) of the *Development Act 1993* and Regulation 17(3)(a) of the *Development Regulations 2008*, the Development Assessment Commission not proceed with an assessment for Development Application 180/L021/16 by Rossdale Homes Pty Ltd for the construction of two dwellings, a detached outbuilding and associated cut and fill at 33 Knox Terrace, Skye.

### 2.2.2 **Nasmin Pty Ltd**

455/D041/16

#### **Victor Harbor Road & Goolwa Road, Mount Jagged & Tooperang**

Alexandrina Council

Proposal: Land division (3 into 3)

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

Applicant

- Madeleine Dobbin

The Commission discussed the application.

#### **RESOLVED**

- 1) That pursuant to Section 39(4)(d) of the *Development Act 1993* and regulation 17(3)(a) of the *Development Regulations 2008*, the Development Assessment Commission not proceed with an assessment for Development Application 455/D041/16 by Nasmin Pty Ltd for land division by boundary realignment (3 into 3) at Victor Harbor and Goolwa Roads, Tooperang.

### 2.2.3 **T&S Goodwood Pty Ltd c/- Masterplan**

090/E007/16

#### **34-51 Goodwood Road, Wayville**

City of Unley

Proposal: construct shopping centre with associated car parking

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

At the commencement of the hearing Simone Fogarty and Chris Branford identified a conflict of interest and were not present for the balance of the hearing.

#### Applicant

- Michael Richardson
- David Kwong

#### Council

- Grant Croft

#### Representor(s)

- Trish Giannini
- Anna Muecki
- Tom Game (representing C Convenience Stores Pty Ltd)

The Commission discussed the application.

#### **RESOLVED**

- 1) RESOLVE that the proposed development is not seriously at variance with the Development Plan.
- 2) RESOLVE to REFUSE Development Plan Consent to Development Application 090/E007/16 by T & S Goodwood to Construct shops (totalling 2510m<sup>2</sup>) with associated car parking and landscaping at 34-51 Goodwood Road, Wayville as the proposal is considered to be significantly at variance with the following provisions within the Unley Council Development Plan Consolidated 5 May 2016 for the following reasons:

#### **Mixed Use 2 Zone**

##### ***Objective 1 -***

The size of the development is not in keeping with the maximum total floor area in the order of 450 square metres.

##### ***PDC 5 -***

There is no substantial landscaped frontage provided in the proposal and there is no building setback is proposed to any road frontage.

#### ***General Section***

#### ***Design and Appearance***

**Objective 27 & PDC 73** -The size and bulk of the development fronting Goodwood Road and Young Street in the form of a six metre high tilt up wall does not provide suitable façade articulation and detailing, is lacking in external materials, patterns, colours and decorative elements and suitable verandahs, eaves, parapets and windows.

#### **Relationship to the Street and Public Realm**

##### **PDC 86 -**

The proposal does not avoid extensive areas of uninterrupted walling facing areas exposed to the public realm.

##### **PDC 89**

The proposal does not activate the street frontages by including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas.

## ***Interface Between Land Uses***

**Objective 29 & PDC102** -The design of the proposal will not suitably minimise adverse impacts and conflict between the residences located on the northern side of Young Street. In particular with the location of the loading bay.

### **3. ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE**

#### **3.1. DEFERRED APPLICATIONS - Nil**

##### **3.1.1 Brown Falconer**

020/A033/16

**11-27 Frome Street & Lot 101 Synagogue Place, Adelaide**

City of Adelaide

Proposal: Demolition of existing structures and construction of a multi-level mixed use development

Chris Branford was not present for the hearing of this item.

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

##### Applicants(s)

- Mario Dreosti
- Barry Bradbrook
- Rowan Barbary
- Theo Samaras
- Steven Kotzias
- Sam Adams

##### Council

- Justin Commons

##### Agency

- Nick Tridente – Government Architect
- Aya Shirai-Doull – Government Architect
- Peter Wells – DEWNR - Heritage

The Commission discussed the application.

### **RESOLVED**

- 1) The proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) The Development Assessment Commission is satisfied that the proposal meets the key objectives of the Capital City Zone.
- 3) Delegated authority is granted to staff to grant Development Plan Consent to the proposal by Brown Falconer on behalf of Kyren Group for demolition of existing structures and construction of a multi-level mixed use development comprising retail and commercial uses, hotel, student accommodation, residential and serviced apartments, including car parking, landscaping and site works at 11-27 Frome Street and Lot 101 Synagogue Place subject to:
  - receipt of an updated set of plans that reflect the 3D perspective of the podium (drawing number 3002 DA61 titled view of podium along Frome Street dated 10 November 2016)



5. Appropriate wayfinding measures shall be included for the extended car parking facility to allow for safe movement through the car park given the inclusion of long blind aisles and private parking areas.

### **Landscaping**

6. Prior to the commencement of sub-structure works for each building, a detailed landscaping plan and maintenance strategy shall be provided to the satisfaction of the Development Assessment Commission. This shall include a detailed species list appropriate to the site/location of the spaces and a maintenance plan for such landscaping for each building.

### **Wind Impacts**

7. The applicant shall submit, for approval by the Development Assessment Commission, a scaled wind tunnel study undertaken in the detail design stage for the Frome Street building to enhance predictions regarding wind impacts expected to result from and inform suitable wind mitigation measures to be incorporated within the construction of this building. This study and the report documenting its outcomes shall be submitted to the Development Assessment Commission prior to Building Rules Consent for superstructure. Should the recommendations of the study have potential to result in a need to vary the architectural expression of the Frome Street building as herein approved, or any other aspect of this building, a separate application proposing a variation to the Development Plan Consent to enable implementation of these recommendations shall be made.

### **Acoustics**

8. Air conditioning or air extraction plant or ducting shall be suitably screened such that no nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the Development Assessment Commission.

### **Lighting**

9. All external lighting on the site, including car parking areas and buildings, shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

### **Utilities and Services**

10. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering standards to ensure that stormwater does not adversely affect any adjoining property or public road.
11. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, street lighting 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.

### **Site Contamination**

12. The applicant shall submit to the Development Assessment Commission a definitive statement or statements to demonstrate that the land occupying each of the two buildings is suitable for its intended use prior to Building Rules Consent for the respective substructures. If required,

the applicant shall prepare a Phase 2 Site Assessment Report, prior to commencement of further works.

### **Construction Environment Management**

13. 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 “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; and
  - 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works or each relevant building.

### **Conditions Imposed by the Federal Department of Infrastructure & Regional Development**

14. The building must not exceed a maximum height of 175 metres AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, exhaust flues etc.
15. The proponent must advise Airservices at least 3 business days prior to the controlled activity commencing by emailing [pds.obs@airservicesaustralia.com](mailto:pds.obs@airservicesaustralia.com) and quoting “AD-CA-089”.
16. The building must be obstacle lit by medium intensity steady red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to ensure the building can be observed in a 360-degree radius as per subsection 9.4.3 of the Manual of Standards Part 139 – Aerodromes (MOS Part 139). Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 139.
17. The proponent must ensure obstacle lighting arrangements have a remote monitoring capability, in lieu of observation every 24 hours, to alert Adelaide Airport Limited reporting staff of any outage. For detailed requirements for obstacle monitoring within the OLS of an aerodrome, refer to subsection 9.4.10 of the MOS Part 139.
18. Separate approval must be sought under the Regulations for any cranes required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Breaches of approval conditions are subject to significant penalties under sections 185 and 187 of the Act.

## **ADVISORY NOTES**

### **General / Procedural**

- a. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions as contained herein.
- b. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number (08) 8204 0300).
- c. The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- d. The applicant is also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification, unless this period is extended by the Development Assessment.
- e. Any request for extension of time must be lodged with the Planning and Development Division, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- f. The applicant is advised that the removal of any existing street trees will have an amenity tree valuation applied by Adelaide City Council. Consideration of replacement tree species shall be undertaken in consultation with Council. Any cost associated with removal and replacement of street trees shall be borne by the applicant.
- g. The development will be undertaken in the following stages: Stage 1A demolition and substructure (Synagogue Place building); Stage 1B superstructure (Synagogue Place building); Stage 2A demolition (Frome Street building); Stage 2B substructure (Frome Street building); Stage 2C Superstructure (Frome Street building).
- h. Portions of the proposed development are on or close to boundaries of the subject land. These boundaries should be clearly marked by a licensed surveyor prior to construction.
- i. Existing levels at the back of footpath are to be maintained on both Frome Street and Synagogue Place.
- j. Any modifications to existing kerbing and footpath are to be designed and constructed using ACC standards and agreed materials.
- k. Seepage water from the planted mesh wall in Tavistock Lane must be collected and either discharged to sewer or an irrigation water reuse system storage. This water must not be discharged to the building stormwater system.
- l. Splash water from the proposed swimming pool on level 10 must be collected and discharged to sewer.

- m. Seepage water from the proposed planter boxes on level 10, level 21 and rooftop must be collected and either discharged to sewer or an irrigation water reuse system storage. This water must not be discharged to building stormwater system.
- n. Water collected from existing and proposed basements including ground seepage water must be discharged to either sewer or a building water reuse system. This water should not be discharged to the building stormwater system.
- o. Council encourages the reuse of collected stormwater for toilet flushing and irrigation purposes.

### **State Heritage**

- p. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (1) an application to vary the planning consent, or (2) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- q. Should an archaeological artefact believed to be of heritage significance be encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified in accordance with the Heritage Places Act 1993.
- r. 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 in accordance with the Heritage Places Act 1993. For further information, contact the Department of Environment, Water and Natural Resources on (08) 8124 4960 or via DEWNR.StateHeritageDA@sa.gov.au.
- s. 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.

### **Environmental Duty**

- t. 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.
- u. 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>
- v. 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

### 3.2. NEW APPLICATIONS – Nil

#### 3.2.1 Anthony Donato Architects

020/A054/14 V1

**316-320 South Tce, Adelaide**

City of Adelaide

Proposal: Change of use to residential and offices, inclusion of a gym, additional apartments, removal of sub-basement car parking and inclusion of car parking stackers

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

#### Applicants(s)

- Anthony Donato
- Bill Stefanopoulos

#### Agency(s)

- Nick Tridente
- Ellen Leibelt

The Commission discussed the application.

### **RESOLVED**

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The Development Assessment Commission is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide City Council Development Plan.
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Anthony Donato for variation to an existing Development Plan Consent (change of use from sleep apnoea suites to residential, change of use from consulting rooms to offices, inclusion of a gym, replacement of sub-basement car parking with car parking stackers and additional apartments) at 316-320 South Terrace, Adelaide subject to the following conditions of consent.

### **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 following plans submitted in Development Application No 020/A054/14 V1:

#### Plans by Anthony Donato Architects:

Ground Floor Plan – 05 – rev T

Basement & Lower Basement Plan – 06 – rev K

First & Second Floor Plan – 07 – rev L

Fourth To Seventh & Eight To Ninth Floor Plan – 08 rev H

Tenth, Eleventh & Penthouse Floor Plan – 09 – rev G

East Elevation – 10A – rev L

West Elevation – 10 – rev M

South & North Elevation – 11 – rev M

Schematic Section AA – 12 – rev J

Transition Floor Upper & Lower Floor Plan – 13 – rev F

Streetscape Plan – 14 – rev E

2. 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.
  - b) 50dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a Residential Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
3. The gymnasium shall only be for the use of residents and occupants of the development and shall not be made accessible for use by the general public.
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 CEMP 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

A copy of the CEMP shall be provided to the Development Assessment Panel 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.
6. 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. The dilapidation report shall also record the condition of Davaar House – both externally and internally – prior to the commencement of demolition works. A copy of the report shall be provided to the Adelaide City Council and the Development Assessment Commission prior to Development Approval of the application.

7. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
8. The proposed car parking layout and ramps 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.
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. An updated, detailed landscaping plan shall be submitted to the satisfaction of the Development Assessment Commission prior to Building Rules Consent being granted for the superstructure. This shall identify planting medium depths, irrigation methods and other features of the landscaping scheme to demonstrate viability of all plantings and lawn. The updated detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
11. All landscaping shall be established and maintained and nurtured at all times with any diseased or dying plants being replaced to the satisfaction of the Development Assessment Commission.
12. All external lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform with Australian Standards.
13. Prior to the operational use of the building a CCTV and lighting plan of the rear service lane (Davaar / right of way) 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 to ensure that public safety is maintained.
14. Ancillary activities associated with the operation of the development – including deliveries and the collection and movement of waste bins/goods, empty bottles and the like, shall only occur between the hours of 7am and 10pm Monday to Saturday and 9am to 10pm on Sundays or public holidays.

#### Heritage

15. During the course of the construction works, the subject site shall be monitored for evidence of structural movement, and appropriate remedial action immediately taken if necessary to prevent further damage. At the completion of the construction works, the dilapidation study shall be updated to record any change in condition.

#### **ADVISORY NOTES**

##### General / Procedural

- a) Development Plan Consent has been granted the development, notwithstanding departure from the relevant provisions of the Adelaide (City) Development Plan regarding the provision of car parking, in recognition of the retention and refurbishment of the local heritage listed Davaar House.

- b) It is the intention of the Development Assessment Commission to mandate a car parking space allocation arrangement within the development via condition(s) of consent for any subsequent proposal to divide land. This is to limit the maximum number of car parking spaces linked to any one dwelling or land use within the development and thereby mitigate potential adverse consequences of allocation arrangements on the availability of on-street car parking in the locality.
- c) The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy the conditions and/or reserved matters as contained herein.
- d) 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).
- e) 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.
- f) The applicant is also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- g) 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

- h) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- i) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- j) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

#### Construction

- k) 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.
- l) 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.

## Adelaide City Council Notes

- m) The proposed development requires amendments to the existing on-street car parking arrangements. Separate approval for the possible on-street car parking changes is required from the Senior Consultant, On-Street Parking of the Adelaide City Council.
- n) Any street numbering which may have been indicated on the application has neither been approved nor denied. The correct street addressing for this development can be confirmed by contacting the Rates and Valuation Section on 8203 7128 or 8203 7129 of Adelaide City Council.

## State Heritage Unit (Department of Environment, Water and Natural Resources)

- o) A pair of two storey dwellings is known to have occupied the rear part of the site prior to the construction of the existing building. As this part of the site is understood to have remained largely undeveloped since their demolition, there is reason to believe that archaeological remains may be present. With reference to General note 4 (b) below, a permit under the Heritage Places Act 1993 should therefore be obtained prior to disturbance of the area.
- p) The applicant is advised of the following requirements of the *Heritage Places Act 1993*:
  - If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
  - Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

## **4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE**

4.1. **DEFERRED APPLICATIONS** – Nil

4.2. **NEW APPLICATIONS** – Nil

## **5. MAJOR DEVELOPMENTS**

5.1. **DEFERRED APPLICATIONS** – Nil

5.2. **NEW APPLICATIONS** - Nil

6. **REPORTING** - Nil

## **7. ANY OTHER BUSINESS**

## **8. NEXT MEETING – TIME/DATE**

8.1. Thursday, 15 December 2016 at 28 Leigh Street, Adelaide SA

## **9. CONFIRMATION OF THE MINUTES OF THE MEETING**

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

**10. MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 4.33 PM

Confirmed 9/12/2016

A handwritten signature in black ink, appearing to read "Simone Fogarty". The signature is written in a cursive, flowing style with large loops and a long horizontal stroke extending to the right.

.....  
Simone Fogarty  
PRESIDING MEMBER