



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 26 November 2015 commencing at 10.00 AM
28 Leigh Street, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Simone Fogarty
Members	Chris Branford Sue Crafter Dennis Mutton
Council Members	ACC – John Hodgson
Secretary	Sara Zuidland
DPTI Staff	Elysse Kuhar (Agenda Item 3.1)

1.2 APOLOGIES – David O’Loughlin

2. DEFERRED APPLICATIONS

2. NEW APPLICATIONS

3.1 Adelaide City Council

RV Jordan

DA 020/A064/15

217-219 East Terrace, Adelaide

Proposal: Construction of a 6 level (ground plus 5 storeys) apartment building, and removal of a significant tree.

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

Applicant(s)

- Stephen Holmes
- Tim Evans
- Phil Weaver
- Tim Jordan

Agency

- Diana Snape - ODASA

Representor

- Grant Evans for Gina Ho, Michael King and Geoff Krautwald
- Donna Riseley

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 the Development Assessment Commission is satisfied that the proposal meets the key objectives of the City Living Zone.
- 3) RESOLVE to grant Development Plan Consent to the proposal by R V Jordan Pty Ltd for the Construction of a 6 level (ground plus 5 storeys) apartment building, and removal of a significant tree at 217-219 East Terrace, Adelaide subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. 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:
 - 1.1 The applicant shall provide to the satisfaction of the Development Assessment Commission a Preliminary Site Investigation Report prior to commencement of sub-structure works upon the site. In the event that the Preliminary Site Investigation Report identifies that the site has previously been put to potentially contaminating activities, the following may be required to the satisfaction of the Development Assessment Commission:
 - a remediation management plan prior to approval for any substructure works upon the site
 - a remediation validation report prior to occupation of the site

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/A065/15.

Plans:

- Tim Evans – Coversheet – North East Street View Perspective – June 2015
- Tim Evans – Coversheet – North East Street View Perspective – June 2015
- Tim Evans – Locality Plan – Drawing No. PA.01G - June 2015
- Tim Evans – Proposed Site Plan – Drawing No. PA.02G – June 2015
- Tim Evans – Proposed Basement Plan – Drawing No. PA.03G – June 2015
- Tim Evans – Proposed Ground Floor Plan – Drawing No. PA.04G – June 2015
- Tim Evans – Proposed Floor Plan Level 1-3 – Drawing No. PA.05G – June 2015
- Tim Evans – Proposed Floor Plan Level 4 – Drawing No. PA.06G – June 2015
- Tim Evans – Proposed Floor Plan Level 5 – Drawing No. PA.07G – June 2015

Tim Evans – Proposed East Elevation – Drawing No. PA.08G – June 2015
Tim Evans – Proposed North Elevation – Drawing No. PA.09G – June 2015
Tim Evans – Proposed West Elevation – Drawing No. PA.10G – June 2015
Tim Evans – Proposed South Elevation – Drawing No. PA.11G – June 2015
Tim Evans – Streetscape Elevations – Drawing No. PA.12G – June 2015
Tim Evans – Proposed Shadow Diagrams – Drawing No. PA.13G – June 2015
Tim Evans – Proposed Perspectives – Drawing No. PA.14G – June 2015

Reports:

Phil Weaver & Associates – 217-219 East Terrace, Traffic and Parking Assessment – 29 June 2015

Aspect Studios – 217 East Terrace – Landscape Concept Design Report – July 2015 – Rev B (noting that this includes a replacement tree to part satisfy Regulation 6A of the Development Regulations 2008)

Holmes Partners – Development Proposal, 217-219 East Terrace – August 2015

Arborman Tree Solutions – Arboricultural Impact Assessment, 217-219 East Terrace

2. Elevations anotating the arrangement of materials and finishes and a materials sample board shall be submitted to the satisfaction of the Development Assessment Commission prior to the commencement of demolition.
3. Traffic signals controlling vehicular entry and exit movements shall be installed at the basement car park ramp. The traffic signals may be operated by either loop detectors or remote control transmitters and shall conform with the requirements of AS/NZS 2890.1:2004.
4. A convex mirror shall be installed at the point of the driveway exit to aid pedestrian safety on Wilson Street.
5. 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 Development Assessment Commission.
6. A payment of \$168 shall be made into the Planning and Development Fund (2 replacement trees @\$84 per tree) within three (3) months from the date of Development Approval being granted.

Note: Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at 101 Grenfell Street, Adelaide or sent to GPO Box 1815 Adelaide 5001. Payment may also be made over the phone with Credit Card (Mastercard or Visa) by calling our Customer Service Officer on 7109 7040. All payments must be accompanied by reference to the Development Application number and the reason for the payment.

7. A horizontal grille system be installed to the northern windows to ensure there are no downward views the adjacent townhouses. Details of this system shall be provided prior Development Approval being issued, to the satisfaction of the Development Assessment Commission.
8. Details of devices that suitably prevent access from balconies on the southern elevation of Level 5 shall be provided prior to Development Approval to the satisfaction of the Development Assessment Commission.
9. 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 three phases of the development, namely:

- resource recovery during demolition;
- waste minimisation and resource recovery during construction; and
- 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 the commencement of superstructure works.

10. 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:

- 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

For further information relating to what Site Contamination is, refer to the EPA Guideline: 'Site Contamination – what is site contamination?'

11. A roof plan shall be submitted to the satisfaction of the Development Assessment Commission prior to the commencement of demolition. The roof plan shall detail any plant or service equipment on the roof (including, for example, photo voltaic panels).

ADVISORY NOTES

- a. 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.
- b. 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.
- c. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- d. The applicant is 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.
- e. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- f. 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.

- g. 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).
- h. The applicant is advised that any shade structures encroaching onto the Wilson Street footpath must be a height of 5m from the underside of the encroachment roadway so as to ensure protection from damage by tall vehicles.
- i. The applicant is advised that a surface treatment be installed to the driveway directly in-front of the lift entry in the basement car park would aid in pedestrian/driver awareness.
- j. The applicant is advised that any changes to on-street parking will need to be discussed with Council.
- k. The applicant is advised that any damage to ACC's infrastructure during development will be the responsibility of the developer to rectify to a standard equal to or better than pre-development condition.
- l. The applicant is advised that the Wilson Street footpath and crossover (driveway) will need to be designed and constructed to Council standards including approved materials at the cost of the development.
- m. It is recommended that the applicant liaise with Council regarding all works within the public realm including lighting, temporary hoarding, streetscape works, tree pruning. Any urban elements or assets or existing assets effected (requiring relocation, removal or temporary storage) by this development requires the approval of the Asset Manager Urban Elements prior to any works commencing. Council will provide an invoice for any such works and it must be paid prior to any works commencing. Note the assets are the property of Council and only Council or its representatives can carry out the work.

4. **ANY OTHER BUSINESS** – Nil.

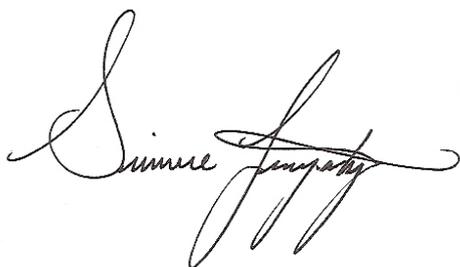
5. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 11.30AM.

Confirmed 26/11/2015



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 Simone Fogarty
 PRESIDING MEMBER