



Development Assessment Commission

**Capital City Development Assessment Committee
held on Thursday, 23 May 2013 commencing at 1.00 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Ted Byrt
Deputy Presiding Member	Megan Leydon
Members	Geoffrey Loveday Carolyn Wigg Simone Fogarty
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Gabrielle McMahon (Agenda Item 3.1)

1.2 APOLOGIES – Damien Brown, Andrew Ford, Michael Llewellyn-Smith AM

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 Karidis Corporation Ltd

020/0010/13A

188 Grenfell Street, Adelaide (frontages to Grenfell, Frome and Union streets)

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

Applicant(s)

- Peter Karidis – Karidis Corp
- Romano Mihailovic – Karidis Corp
- Kevin Leek – Cheesman Architects

- Peter Petrou – Cheesman Architects

Agency

- Ben Hewett – Government Architect

The Committee 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 by Karidis Corporation Ltd to demolish an existing building and to construct a 13 level building comprising ground and first level commercial/retail tenancies, serviced apartments and residential apartments above and basement car parking at 188 Grenfell Street, Adelaide, subject to the following reserved matters and conditions of consent.

Reserved Matter:

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 for site remediation works:
 - 1.1 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 the auditor, the applicant shall prepare a Phase 2 Site Assessment Report.
2. 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 for the super-structure:
 - 2.1 Final schedule of external materials and colours for the development. Particular attention is to be given to material selection on Union Street frontage given the close proximity of high value heritage buildings in this location.
 - 2.2 Lighting Plan and details of the location of CCTV cameras.
 - 2.3 Details of public art work, including a screening element to the vehicle access points on Union Street, to ensure it positively contributes to the public realm of Union Street.
 - 2.4 Any plant and equipment to be located on the roof of the eastern building (facing Union Street) and details of any screening to shield the plant from pedestrians at street level and occupiers of the subject 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 details and plans, including the amended plans as submitted in Development Application 020/0010/13A including:

Plans by Cheesman Architects, Dawning Number 12130

Number	Revision	Date
SD238		01/3/2013

SD241	A	09/4/2013
SD242	B	16/4/2013
SD243	B	16/4/2013
SD244	B	16/4/2013
SD245	B	16/4/2013
SD246	B	16/4/2013
SD247	B	16/4/2013
SD248	A	09/4/2013
SD130	B	16/4/2013
SD251	A	16/4/2013
SD252	A	09/4/2013
SD253	B	16/4/2013
SD254	A	16/4/2013
SD255	B	16/4/2013
SD256	A	09/4/2013
SD257	A	09/4/2013
SD258	A	09/4/2013
SD279		01/3/2013
SD280	A	09/4/2013
SD281	A	09/4/2013

Reports / Correspondence

- Development Application Report, Cheesman Architects, dated 6 May 2013
 - Heritage report by Ron Danvers, dated 27 February 2013
 - Acoustic Reports by Vipac – Ref 50B-13-0012-TRP-780915-0, dated 28 February 2013
 - Environmental reports by Lucid letter dated 1 March 2013, 19 April 2013 and 19 April 2013
 - Wind Assessment by Vipac, 30N-13-0020-TRP-308636-0, dated 27 February 2013
 - Traffic reports by Tonkin, letters dated 16 April 2013 and 16 April 2013
 - Waste management – letter by Cleanaway, dated 28 February 2013 and associated plan Drawing no. 12130_SD242, Revision A, dated 09/04/2013
2. The acoustic attenuation measures recommended in the VIPAC report, dated 28 February 2013, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the Development.
 3. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
 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:
 - 4.1 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.

- 4.2 50 dB(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.
5. 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:

- 5.1 air quality, including odour and dust
- 5.2 surface water including erosion and sediment control
- 5.3 soils, including fill importation, stockpile management and prevention of soil contamination
- 5.4 groundwater, including prevention of groundwater contamination
- 5.5 noise
- 5.6 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 Adelaide City Council prior to the commencement of site works.

6. Lighting shall be installed in accordance with Council’s guideline entitled “Under Verandah/Awning Lighting Guidelines” at all times to the reasonable satisfaction of the Adelaide City Council and 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.
7. All modifications required to Adelaide City Council’s public lighting and associated infrastructure shall meet Councils’ requirements and all costs associated with these works will be borne directly by the developer.
8. The fire escape door on Frome Street shall be restricted to ‘out only’.
9. The connection of any storm water discharge from the Land to any part of the Adelaide City Council’s underground drainage system shall be undertaken in accordance with the Council Policy entitled ‘Adelaide City Council Storm Water Requirements’ and be to the reasonable satisfaction of the Adelaide City Council, with the following taken into account:
 - 9.1 Collected water from any proposed surface drainage systems located in the basement car park shall be discharged to sewer.
 - 9.2 Stormwater runoff from the proposed building balconies and verandah’s along the Frome Street and Grenfell Street boundaries shall be collected and discharged to the building stormwater system.
 - 9.3 Use of existing property stormwater connections in the Frome Street, Grenfell Street and Union Street footpaths should be considered prior

to the design of new stormwater connections to Councils stormwater management infrastructure.

10. The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Adelaide City Council.
11. Further details shall be provided to the Adelaide City Council for approval with regards to traffic management of the one-way driveway, including light system, position of barriers, vehicle hold points/swipe card locations and back-up systems in the case of failure, prior to the granting of Development Approval for the super-structure.
12. The proposed car parking layout and vehicular entry points shall be designed and constructed to conform to the *Australian Standard 2890.1:2004* (including clearance to columns and space requirements at the end of blind aisles) for *Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
13. 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 and the following matters adhered to:
 - 13.1 Appropriate manoeuvring space shall be provided for access to the bicycle parking areas in the basement level around parked vehicles and other obstructions.
 - 13.2 The secure residential visitor bicycle parks on the ground level shall be appropriately allocated and access maintained at all times, and approval granted from the Adelaide City Council as land owner of the footpath.
 - 13.3 Lifts shall be large enough to comfortably transport bicycles
14. Wheel stops are required for car parks 1-7 and 18 to prevent vehicles overhanging the walkways.
15. Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
16. 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.
 - 16.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
 - 16.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 - 16.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

17 Final details of waste management practices shall be prepared in consultation with the Adelaide City Council. These details shall include a Waste Management Plan which covers the two phases of the development.

17.1 Waste minimisation and resource recovery during construction; and

17.2 Resource recovery during use (office paper and staff kitchen recycling facilities).

A subsequent Waste Management Plan shall be undertaken in accordance with the approved plan.

Advisory Notes:

a) The proposal is to be undertaken in accordance with the staging plan as outlined:

- 1: Demolition and substructure works
- 2: Superstructure Works

b) 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.

c) 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.

d) 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>

e) 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.

f) 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.

g) The new street tree location on Union Street would unreasonably obstruct the walkway and is not supported. Please contact Adelaide City Council's Senior Consultant Parks, Water and Environment, Mr Kent Williams, to arrange for two suitable street tree replacement locations – 08 8203 7203.

h) Any changes to parking controls will require formal consultation undertaken by Adelaide City Council's On-Street Parking Coordinators and a report will need to be presented to Council for approval. Please note that Council is not under any obligation to remove/alter parking that has been legally installed.

i) To arrange for installation of bike racks on Council land. Contact Mr Peter Rexeis, Adelaide City Council's Asset Consultant – Urban Elements, Infrastructure Assets on 08 8203 7203.

j) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Council's requirements and costs borne directly by the developer.

- k) All damage to Adelaide City Council's infrastructure, including damage to public lighting and underground ducting caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- l) 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
- m) Insecure 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. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. 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.
- n) With respect to the awning /canopy:
- A street work permit must be obtained prior to the commencement of any work on Council's property. For information in relation to the issuing of on-street work permits, please contact the Adelaide City Council Customer Service Centre on 8203 7203.
 - The top of the concrete pads for any support posts must provide a 100mm clearance to the finished footpath level.
 - Council will reinstate the footpath material at the street work permit holder's expense.
- o) 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.
- p) 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.
- q) 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.

- r) 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.
- s) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- t) 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).

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 2.10PM.

Confirmed / /2013

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Ted Byrt
PRESIDING MEMBER