



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 12 June 2014 commencing at 11.00AM
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 Representative</i> ACC - Michael Llewellyn-Smith AM
Secretary	Sara Zuidland
A/Principal Planner	Robert Kleeman
DPTI Staff	Gabrielle McMahon (Agenda Item 2.1 & 3.1) Anita Allen (Agenda Item 2.2) Alex Mackenzie (Agenda Item 4.1)

1.2 APOLOGIES – Nil.

2. DEFERRED APPLICATIONS

2.1 City of Adelaide

Catcon C/- Woodhead
020/0003/14A
203 North Terrace

Simone Fogarty declared a conflict of interest and was not present for the hearing of this item. Damien Brown was not present for the hearing of this item.

The Presiding Member welcomed and the Commission heard from the applicant's representatives, the Government Architect & DEWNR – Heritage.

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 by Catcon, C/- Woodhead for the adaptive reuse of a State Heritage listed building and construction of a tower above, with a combined total of 19 levels and basement, comprising residential, office and commercial uses, roof top garden and ancillary car parking at 203 North Terrace, 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 matter/s should be reserved for further assessment, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources prior to the granting of Development Approval.

- 1.1 The floor level of the proposed Level 2, and the design and dimensions of the proposed first floor ceiling coffer.

Reason for reserved matter:

The Woodhead "Heritage Impact Statement" states (p18) that "The Development Proposal plans to construct a coffered ceiling section in the same location to interpret the original roof-light. Detailing of the coffer and the inclusion of translucent 'lay-lights' with artificial illumination above to simulate daylight, will be modelled on extant evidence of the original, and where this is not possible, a detailing style contemporary of the mid-1800s will be adopted."

The photograph shows the lantern in its existing form, which appears to be original except for the loss of the glazed skylight above and the linings of the lower section. Reference to the building cross-section on SK008 (see extract below left) shows no allowance for a coffer of suitable depth. A rough estimate of the height of the existing original lantern would be of the order of 2.0 to 2.5m for the lower tapered section, and 0.6m or so for the straight-sided upper section up to the lowest point of the roof.

The incorporation of a suitable coffer into the design will require a measured survey of the existing, agreement on the final finished floor level above and the vertical dimension of the coffer, and appropriate documentation of the proposal.



- 1.2 A detailed construction methodology for the proposed development (insofar as it impacts on the physical fabric, interior spaces and structural stability of the subject historic building, and on the structural stability of the adjacent historic buildings to either side).

Reason for reserved matter: A preliminary construction methodology is given on p24 of the 2013 Woodhead report. The development proposal aims to retain in situ the historic fabric of the rear section of the ground floor and those sections of the first floor not being removed for floor voids, new columns and the core. A fully-developed construction methodology is necessary to determine the feasibility of the proposed intervention, and whether it can be achieved in a manner consistent with the retention of the proposed extent of historic fabric. It will also determine adequate provision for maintaining vertical support & lateral stability within the zone of influence of the existing building's and the adjacent buildings' footings, and for avoiding physical damage to the three buildings during the course of the project.

- 1.3 The size, location and detailing of proposed voids in the existing first floor structure and the link to the lifts.

Reason for reserved matter: The original central stair is understood to have been located under the first floor roof lantern. Interpretation of its position is one of the intended functions of the proposed floor voids, although the northern void does not relate to the stair position. Further design development of the void dimensions and location is desirable to best interpret the original stair location, and to investigate other design options (eg whether the materials and design can be varied so that the two voids read as one, bridged by a link to the lift core, and whether width of the bridge can be reduced by providing access to only lift only for the first floor).

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:
 - 2.1 Final schedule of external materials and colours for the residential development, including information on the performance and reflectivity of the selected glass, given the scale of the proposal and prominence of the location.
 - 2.2 Details of the material of the car park screen confirming the day and night performance as a visual barrier

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 020/0003/14A including:

Plans by Woodhead, project no. 12.1101.01

Plan Number	Revision	Date
SK001	A	9.6.14
SK002		27.11.13
SK003	A	17.4.14
SK004	A	27.11.13
SK005	A	27.11.13
SK006	A	9.6.14
SK007	A	9.6.14
SK008		27.11.13
SK009		27.11.13
SK010		27.11.13
SK011	A	9.5.14
SK012	A	9.5.14
SK013		27.11.13
SK014		1.7.14
SK015	A	2.5.14
SK016		20.3.14
SK017		27.3.14
SK018		2.5.14
SK019		30.4.14

Reports / Correspondence

- Development Assessment Report, Phil Brunning & Associates, dated May 2014 and letter dated 13 May 2014
 - Conservation Management Plan by Dash Architects, ref DA132838, Revision A, dated 2/5/13 and letter of support dated 22 April 2014
 - Statement of Heritage Impact, Woodhead, dated 29 November 2013
 - Traffic report by Phil Weaver, dated 29 November 2013 and supplementary information in the letter dated 14 May 2014
 - Waste management advice by Rawtec, November 2013
 - Acoustic Report by Resonate, ref A13221RP1, Rev 0, dated 5 August 2013
 - Wind Assessment by Vipac, ref 50B-13-0093-TNT-336636-1, dated 27 November 2013
2. External and internal conservation works as outlined in the 2013 Woodhead report (pp 19-20) shall be informed by detailed investigations by suitably experienced consultants, in accordance with Policy 5.4.3 of the 2013 DASH report. The works shall be documented and undertaken in accordance with Policies 5.4.3, 5.4.5, 5.4.9 and 5.4.10 of the 2013 DASH report, all to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Reason for condition: To ensure that works included in the scope of the application but not yet developed and detailed are conceived and designed in accordance with recommended conservation policies for retention of cultural significance, based on advice from suitably experienced heritage consultants.

3. External and internal adaptive works as outlined in the 2013 Woodhead report (pp 18-19 and 21-23) shall be documented in detail to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources. The works shall be documented and undertaken in accordance with the relevant policies

set out in section 5.4 of the 2013 DASH report, and shall be informed by further specific conservation management advice in accordance with the 2013 DASH report.

Reason for condition: To ensure that works included in the scope of the application but not yet developed and detailed are conceived and designed in accordance with recommended conservation policies for retention of cultural significance, based on advice from suitably experienced heritage consultants.

4. The introduction of building services into the historic building as outlined in the 2013 Woodhead report (p24) shall be in accordance with Policy 5.4.11 of the 2013 DASH report. The works shall be designed and documented to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Reason for condition: To ensure that works included in the scope of the application but not yet developed and detailed are conceived and designed in accordance with recommended conservation policies for retention of cultural significance, based on advice from suitably experienced heritage consultants.

5. A dilapidation survey recording the condition of the three State heritage listed buildings at 201-207 North Terrace shall be prepared prior to the commencement of the works, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment and Natural Resources. The structural condition of the fabric of each listed building shall be monitored during the course of ground works and construction to identify any adverse impacts. Immediate action shall be taken to identify and address any structural distress that becomes evident during the ground works and construction stages.

Reason for condition: To protect the physical integrity of the State heritage places. To ensure that any adverse impacts are identified promptly, so that appropriate remedial measures can be implemented.

6. During the ground works and construction stages, the short term vibration levels at the heritage-listed structures shall be monitored, and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3.

Reason for condition: To protect the heritage-listed structures from structural movement due to the proximity of new construction.

7. A site induction of all contractors and staff undertaking the works shall be undertaken and shall include information about the heritage significance and listing of the three State heritage places. The site induction should highlight good heritage practice and what to do if works vary from the approval. The site induction shall be prepared by a suitably experienced heritage consultant. A generic site induction is attached for reference.

Reason for condition: To ensure all persons working on the project are aware of the heritage significance of State heritage places..

8. The detail of the alterations to the main entrance shall be resolved and documented to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Reason for condition: The new panel over the repositioned doors may be more appropriate as a second glazed fanlight rather than replicating the timber detailing of the doors. It is desirable for the removed steps to be interpreted in some way, such as retaining their silhouette at each end. Further consideration of these matters is required to facilitate appropriate detail solutions.

9. The design of the vehicle gates in the North Terrace facade shall be resolved and documented to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources

Reason for condition: The concept to graphically interpret the lost fabric to this opening requires further design development to ensure a satisfactory outcome.

10. The strategies recommended in the traffic report by Phil Weaver, dated 29 November 2013 and the supplementary information in the letter dated 14 May 2014, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such measures shall be made operational prior to the occupation or use of the Development.
11. The acoustic attenuation measures recommended in the Resonate report, ref A13221RP1, Rev 0, dated 5 August 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.
12. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
13. 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:
 - 13.1 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.
 - 13.2 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.
14. 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:

 - 14.1 air quality, including odour and dust
 - 14.2 surface water including erosion and sediment control

- 14.3 soils, including fill importation, stockpile management and prevention of soil contamination
- 14.4 groundwater, including prevention of groundwater contamination
- 14.5 noise
- 14.6 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.

- 15. A lighting Plan and details of the location of internal CCTV cameras shall be submitted to the Adelaide City Council, prior to occupation of the building.
- 16. 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.
- 17. 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:
 - 17.1 Collected water from any proposed surface drainage systems located in the basement car park shall be discharged to sewer.
 - 17.2 Use of existing property stormwater connections in the North Terrace footpaths should be considered prior to the design of new stormwater connections to Councils stormwater management infrastructure.
- 18. The proposed car parking layout 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*.
- 19. 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.
- 20. 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.
- 21. 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.
 - 21.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
 - 21.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 - 21.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

Advisory Notes:

- a) The proponent may need to obtain approval under the regulations for any equipment or cranes to be used on site that will intrude into prescribed airspace before entering into a commitment to construct any building at the site.
- b) Proposed landscaping treatment of the forecourt (refer Table 1 item 2 on p8 & p12 of the 2013 Woodhead report) is understood to be beyond the scope of the current application. Early consultation with the DEWNR State Heritage Unit is encouraged at the conceptual stage of any such proposal.
- c) Any changes to the proposal may give rise to heritage impacts requiring further consultation with the Department for Environment and Natural Resources, or an additional referral to the Minister for Planning. Such changes would include for example a) an application to vary the planning consent, or b) Building Rules documentation that differs from the planning documentation.
- d) You are advised of the following requirements of the *Heritage Places Act 1993*.
 - (i) 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.
 - (ii) 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.

- e) You are advised of the following requirements of the *Aboriginal Heritage Act 1988*.
 - (i) 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*.
- f) 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.
- 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 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.

- j) 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.
- k) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.
- l) 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.
- m) 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
- n) 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.
- 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 three (3) years 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 five (5) 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).

2.2 **City of Adelaide**

Minuzzo Project Management

DA 020/0009/14A

200 East Terrace, Adelaide

Commissioners Simone Fogarty, Geoffrey Loveday and Carolyn Wigg were not present for the hearing of this item

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

Applicant(s)

- Grazio Maiorano
- James Levinson

Agency:

- Philippe Mortier - Govt Architect

Representor

- James Hilditch (for John & Esther Svigos)
- Tom Hawkes
- Sally Gartelmann
- Russell Hermann
- Jan & Peter Davis
- Hilary & Robert Parsons
- Stasia Leith
- Catherine Richardson
- Marlene Powell
- Greg Siegele
- Bill Marshall
- Sandy Wilkinson

The Presiding Member provided representors the opportunity to raise any issues not previously addressed.

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to DEFER for further consideration.

3. **NEW APPLICATIONS**

3.1 **Parkland Vista Pty Ltd, C/- The Transpac Group Pty Ltd**

020/0010/14A

138 South Terrace, Adelaide

Damien Brown was not present for the hearing of this item.

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

Applicant(s)

- George Vanco
- Tom Vinall

Agency:

- Philippe Mortier - Government Architect

Representor

- Diana Jaquillard

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 by Parkland Vista Pty Ltd, C/- The Transpac Group Pty Ltd for the demolition of an office building and the construction of a 13 level building, comprising 11 levels of apartments, ground and mezzanine level office accommodation and a partially covered rooftop terrace at 138, 139 and 139A South Terrace, Adelaide, subject to the following reserved matter and conditions of consent.

Reserved Matter:

1. Pursuant to Section 33(3) of the Development Act 1993, the following matter is reserved for further assessment, to the satisfaction of the Development Assessment Commission in consultation with the Government Architect, prior to the granting of Development Approval.
 - 1.1 Further information is required in relation to the final façade design, including a final materials schedule and typical detail, which meets the design intent, as agreed to by the Government Architect.

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 020/0010/14A including:

Plans by JPE Design Studio, project no. 02913

Plan No.	Revision	Date
SK00		September 2013
SK01		September 2013
SK02	A	September 2013
SK03	A	September 2013
SK04		September 2013
SK05	A	September 2013
SK06	B	September 2013
SK07	B	September 2013
SK08	B	September 2013
SK09	A	September 2013
SK10		September 2013

Reports / Correspondence

- Planning Application by JPE Design Studio, Revision C, dated 3 April 2014
 - Planning Report by Planning Chambers, ref 13-100DAR01, dated 16 April 2014
 - Traffic report by Phil Weaver, dated 21 February 2014 and supplementary comments dated 4 April 2014
 - Acoustic Report by Resonate, ref A13307RP1, Rev C, dated 17 April 2014
 - Wind Assessment by Vipac, ref 50B-13-0124-TNT-343412-1, dated 21 February 2014
 - Waste management advice by Veolia, dated 27 February 2014
2. The strategies recommended in the traffic report by Phil Weaver, dated 21 February 2014 and supplementary comments dated 4 April 2014, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such measures shall be made operational prior to the occupation or use of the Development.
 3. The acoustic attenuation measures recommended in the Resonate report, ref A13307RP1, Rev C, dated 17 April 2014, 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 and any additional measures implemented as required when plant and equipment details are finalised.
 4. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
 5. 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:
 - 5.1 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 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.
 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:

 - 6.1 air quality, including odour and dust
 - 6.2 surface water including erosion and sediment control
 - 6.3 soils, including fill importation, stockpile management and prevention of soil contamination
 - 6.4 groundwater, including prevention of groundwater contamination
 - 6.5 noise
 - 6.6 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.

7. The final details of the proposed waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent during the construction of the Development, shall be submitted to Adelaide City Council prior to the granting of development approval to the Development. Such details shall include a Waste Management Plan which shall cover the three phases of the Development, namely:
 - 7.1 resource recovery during demolition
 - 7.2 waste minimisation and resource recovery during construction; and
 - 7.3 resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials; and

The collection of waste from Stafford Lane shall not occur before 7.00am in-line with the EPA noise policy to minimise noise disturbance to neighbours.

8. 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.
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.
10. 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*.
11. 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.
12. 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.
13. 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.
 - 13.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
 - 13.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 - 13.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

Advisory Notes:

- a) The proponent may need to obtain approval under the regulations for any equipment or cranes to be used on site that will intrude into prescribed airspace before entering into a commitment to construct any building at the site.
- b) The proposal includes the following stages: Stage 1: removal of building and landscape items and the level and prepare site for new works; and Stage 2: Construction of the proposed building
- c) 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.
- d) 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.
- e) 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>
- f) 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.
- g) 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.
- h) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.
- i) 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.
- j) 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
- k) 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.

- l) 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.
- m) 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.
- n) 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.
- o) You are 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.
- p) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- q) 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**

4.1. **Pre-Lodgement Briefing**

Michael Llewellyn-Smith was not present for this briefing.

RESOLVED that the verbal report be received and noted.

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 3.15PM.

Confirmed / /2014

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Ted Byrt
PRESIDING MEMBER