



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 12 November 2015 commencing at 10.00 AM
28 Leigh Street, Adelaide**

1. OPENING

1.1 PRESENT

Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Dennis Mutton
Council Members	ACC – John Hodgson NPSP – Jenny Newman
Secretary	Sara Zuidland
DPTI Staff	Ben Scholes (Agenda Item 2.1) Yasmine Alliu (Agenda Item 3.1)

1.2 APOLOGIES – Simone Fogarty (Presiding Member), David O’Loughlin, Sue Crafter

2. DEFERRED APPLICATIONS

2.1 City of Adelaide

Forme Projex C/- Masterplan

DA 020/A050/15

34-40 Hurtle Square and 150-152 Halifax Street Adelaide

Proposal: Demolition of existing buildings and staged construction of one seven-storey residential flat building and one five-storey residential flat building developed in consecutive stages with associated car parking.

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

Applicant(s)

- Andrew Hudson (Forme Projex)

- Greg Vincent (Masterplan SA)
- John Endersbee (Locus Architecture)
- Craig Holden (Forme Projex)

Agency

- Nick Tridente (ODASA)
- Peter Harding (ODASA)

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, subject to the following conditions:

Planning Conditions:

General

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/A050/15 including the following design documents prepared by Locus Architecture & Forme Projex:

Drawing Title	Drawing No.	Rev.	Date
Site Plan	DPC.01	3.3	12 October 2015
Combined Typical Floor Plan – Both Sites	DPC.02	4.1	12 October 2015
Combined Typical Floor Plan – Both Sites	DPC.02B	4.1	12 October 2015
Combined Typical Floor Plan – Both Sites	DPC.02C	3.0	1 October 2015
Combined Roof Plan	DPC.03	4.0	9 October 2015
West Elevation	DPC.04	6.0	21 October 2015
South Elevation	DPC.05	6.0	21 October 2015
North Elevation	DPC.06	6.0	21 October 2015
East Elevation	DPC.07	6.0	21 October 2015
Section	DPC.08	4.0	9 October 2015
Section Car Stackers	DPC.08B	2.1	27 June 2015
Perspective View Looking North/East	DPC.09	6.0	21 October 2015
Perspective View Looking North/West	DPC.10	6.0	21 October 2015
Materials Board (photograph)	DPC.11	2.0	25 June 2015
Lot Plan	DPC.21	3.1	12 October 2015
Lot Plan	DPC.22	3.0	1 October 2015
Lot Plan	DPC.23	3.0	1 October 2015
Lot Plan	DPC.24	3.0	1 October 2015
Lot Plan	DPC.25	3.0	1 October 2015
Lot Plan	DPC.26	3.0	1 October 2015
Lot Plan	DPC.27 B	3.0	1 October 2015
Lot Plan	DPC.31B	3.1	12 October 2015
Lot Plan	DPC.32	3.1	12 October 2015
Lot Plan	DPC.34	3.1	12 October 2015
Lot Plan	DPC.35	3.1	12 October 2015
West Elevation Coloured	DPC.101	5.0	21 October 2015
South Elevation Coloured	DPC.102	5.0	21 October 2015
East Elevation Coloured	DPC.103	5.0	21 October 2015
Sketch Plan	SK-01	1.0	15 October 2015
Sketch Plan	SK-02	1.0	15 October 2015
Sketch Plan	SK-03	1.0	15 October 2015
Sketch Plan	SK-04	1.1	15 October 2015
Sketch Plan	SK-05	1.0	15 October 2015
Sketch Plan	SK-06	1.0	15 October 2015

Reports / Correspondence

- Planning Report Reference 14505REP01 Revision 3 dated August 2015 undertaken by Masterplan SA Pty Ltd
 - Parking and Access Assessment Reference BNW/15-0112 dated 24 June 2015 undertaken by MFY Pty Ltd
 - Preliminary Environmental Site History Assessment Report Revision O Dated 1 June 2015 undertaken by Mott MacDonald Australia Pty Ltd
 - Resonate Acoustics Report Reference A15304RP1 Revision O dated 16 June 2015
 - Services Assessment Reports Reference MES:SRE 54882/2/3 and MPcL:SRE 54882/0/3 dated 24 June 2015 undertaken by BESTEC
 - Letter from Masterplan SA Pty Ltd dated 29 July 2015 and email dated 6 August 2015.
 - Emails from Locus Architecture dated 31 August 2015, 1 September 2015 and 15 October 2015.
 - Emails with attachments from Masterplan SA Pty Ltd dated 17 September 2015.
 - Correspondence from Masterplan SA Pty Ltd dated 2 October 2015.
 - Emails with attachments from Forme Projex dated 14 October 2015, 15 October 2015 and 16 October 2015
2. The applicant shall submit a final detailed schedule of external materials and finishes for review to the reasonable satisfaction of the Development Assessment Commission.
 3. A Remediation Validation Report shall be provided to the satisfaction of the Development Assessment Commission prior to the occupation of the site.
 4. A second vehicle crossover be constructed on Pope Street in accordance with Adelaide City Council requirements to accommodate the entry and exit of scooters/mopeds into and from the Stage 2 building.
 5. The overhead canopy proposed at the frontages of Pope Street, Hurtle Square and Halifax Street shall incorporate and operate lighting designed in accordance with under-verandah lighting requirements set out in the Adelaide City Council Lighting Policy and Operating Guidelines.
 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 shall incorporate, without being limited to, the following matters:

- 1) air quality, including odour and dust;
- 2) surface water including erosion and sediment control;
- 3) soils, including fill importation, stockpile management and prevention of soil contamination;
- 4) groundwater, including prevention of groundwater contamination;
- 5) noise;
- 6) occupational health and safety; and
- 7) confirmation that the site is fit for purpose in relation to potential soil and ground water contamination.

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

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

7. All stormwater design and construction shall be undertaken in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road to the satisfaction of the Development Assessment Commission
8. 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.

Advisory Notes

- a. Any work proposed within the public realm adjacent to the subject land, including (but not limited to) closure of existing driveway crossovers, reinstatement of footpath and kerb water table levels, installation of a kerb protuberance and relocation of on-street car parking spaces should be undertaken in consultation with the Adelaide City Council and, subject to Council approval, should be completed to the satisfaction of the Council.
- b. The *Environment Protection (Water Quality) Policy 2003* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist with compliance with this legislation:

- i) Building and construction must follow sediment control principles outlined in the "Stormwater Pollution Prevention – Code of Practice for the Building and Construction Industry (EPA, 1999). Specifically, the applicant must ensure:

During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.

A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular cleanups are advised.

- ii) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- iii) All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2003* and as such must be contained on site.

It is important that the applicant familiarise themselves with the terms of the Policy and ensure that all contractors engaged by the applicant are aware of the obligations arising under it.

For further information the applicant may contact the Environment Protection Authority on telephone (08) 8204 2004.

- c. Encroachment Consent will be required for the following proposed components of the development:
- i) Overhead canopy at the frontages of Pope Street, Hurtle Square and Halifax Street; and
 - ii) Balconies projecting forward of the proposed building alignment / boundary line.

A separate application will need to be submitted to the Adelaide City Council for such consents.

- d. 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. 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 will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- g. 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.
- h. 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 0300).

3. **NEW APPLICATIONS**

3.1 **City of Norwood Payneham & St Peters**

Calidore Pty Ltd C/- Masterplan

DA 155/M007/15

236-238 The Parade, Norwood

Proposal: The demolition of existing shops to construct a staged mixed use commercial and residential development varying in height to 5 levels above ground level (comprising 55 apartments, 3 retail tenancies and associated car parking) plus minor alterations to the Bath Hotel.

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

Applicant(s)

- Graham Burns (Masterplan)
- Tony Zapia (Studio Nine)
- Andrew Steele (Studio Nine)
- Tony Franzon (Applicant)
- Vicki Franzon (Applicant)

Agency

- Philippe Mortier – ODASA
- Peter Harding - ODASA

Representor

- Cheryl Cope
- Lindsay Cope

The Commission discussed the application.

RESOLVED

1. RESOLVE to DEFER for further consideration, resolution and detail of the following in consultation with the Government Architect to the satisfaction of DAC:
 - a. The design of the timber screen element fronting The Parade, including its relationship/junction with the heritage building and urban grain of the streetscape.
 - b. The design of the Canopy in a manner that is consistent and complementary with The Parade streetscape.
 - c. Landscaping - including species type and maintenance access for the common area and the southern boundary wall.
 - d. Expression of the southern boundary wall including management of light spill.
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 12.45PM.

Confirmed 12/11 /2015



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Helen Dyer
DEPUTY PRESIDING MEMBER