



Development Assessment Commission

**Minutes of the 483rd Meeting of the
Development Assessment Commission
held on Thursday, 27 June 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	Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty Andrew Ford
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Gabrielle McMahon (Agenda Item 3.3)

1.2. APOLOGIES – Nil.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 Chorney Enterprises PL
711/C031/07
Bowhill Road, Mannum
Mid Murray Council

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

Applicant(s)

- Wink Chorney

Council

- Russell Peate, CEO Mid Murray Council

The Commission discussed the application.

RESOLVED

- 1) **RESOLVE** that the operative period of the Development Approval for a community land division at Mannum-Bowhill Road, Cowirra granted in DA 711/C031/07 be **extended** until 27 June 2015.

3.2. **N Watson**

544/1205/11

Davit Drive, Bluff Beach

Yorke Peninsula Council (Coastal Zone / Rural Living Zone)

Megan Leydon declared a conflict of interest and left the room for all discussion.

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

Applicant(s)

- Nigel Watson
- David Barone, Jensen Planning

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 **CONCUR** with the District Council of Yorke Peninsula to grant Development Plan Consent to Development Application No 544/1205/11 for the construction of a two-storey detached dwelling at Davit Drive, Bluff Beach (A22, DP56695: CT 5863/101).

3.3. **Adelaide Convention Centre**

020/V009/11 V1

North Terrace and Montefiore Road, Adelaide

Adelaide City Council (Institutional (Riverbank) Zone)

Andrew Ford declared a conflict of interest and left the room.

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

Applicant(s)

- Enzo Caroscio, Woods Bagot
- Gavin Kain, Woods Bagot
- Jackie Bishop, DPTI

Council

- Robyn Taylor, Adelaide City Council

Agency

- Ben Hewett, Government Architect

The Commission discussed the application.

RESOLVED

- 1) **RESOLVE** that the proposed development contained in Application No 020/V009/11 variation 1 is **NOT SERIOUSLY AT VARIANCE** with the policies in the Development Plan and to advise the Minister for Planning of this pursuant to Section 49 of the *Development Act 1993*.
- 2) **RESOLVE** to recommend that the Minister for Planning **APPROVE** Development Application No. 020/V009/11 Variation 1 by the Adelaide Convention Centre to vary Development Application 020/V009/11 for the redevelopment the existing convention centre, including demolition and replacement of the plenary building, expansion over the existing railway lines and associated works – Variation is to the Plenary Building and the surrounding public realm, subject to the following conditions and advisory notes:

Planning Conditions:

1. That 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 number 020/V009/11 Variation 1.

Plans by Woods Bagot. Project No. 5-50 1280

Plans received by the Commission on 22 February 2013

Description	Plan No.	Revision No	Date
Plenary level 8 roof	SK6107		
North Carpark 1	SK6201	A	18/2/13
North Carpark 2	SK6202	A	11/2/13
North Carpark 3	SK6203	A	11/2/13
North Carpark 4 Promenade	SK6204	A	11/2/13
Level 5	SK6205	A	11/2/13
Level 6	SK6206	A	11/2/13
Level 6A	SK6207	A	11/2/13
Level 7 – Plant	SK6208	A	11/2/13
Roof Plan	SK6209	A	11/2/13
Level 6 – bridge link	SK6210	A	11/2/13
North Elevation	SK6301	C	7/1/13
North Elevation	SK6302	C	7/1/13
East Elevation	SK6303	C	7/1/13
West Elevation	SK6304	C	7/1/13
Precinct Elevation North	SK6305	B	
Precinct Elevation East	SK6306	B	7/1/13
Precinct Elevation South	SK6307	B	7/1/13
Precinct Elevation West	SK6308	B	7/1/13
Section A	SK6323	A	18/2/13
Section C	SK6324	A	18/2/13
Section D	SK6325	A	18/2/13

Plans received by the Commission on 24 May 2013 as a result of Desktop review (not dated)

Concept Sketch - Concept Generation
Stage 1 and 2
Plaza Concept
Mode diagrams – half Plenary, half Exhibition
Mode diagram – Exhibition
Mode diagram – Public events/Fringe & Festivals

Promenade Concept sketch Promenade Screen – Exhibition /pop-up tenancies
Lighting Concept
Plaza Planter concept
Plaza Seating concept
Plaza renders

Documents:

Lodged with the current proposal:

- Adelaide Convention Centre Redevelopment submission, prepared by Woods Bagot, dated 22 February 2013 (replaces previous Appendix 2)
- Adelaide Convention Centre Redevelopment return brief – Stage 2 (version 5), prepared by Woods Bagot, dated February 2013 (to replace previous Appendix 3)
- Contracts Site Management Plan, prepared by Baulderstone, dated 12 February 2013
- Letters from Woods Bagot, dated 22 February 2013 and 8 April 2013

Report by Connor Holmes, dated June 2011 and appendices 4 to 15 Appendixes (provided with the original application and are still relevant):

- Appendix 4 Contamination approach (letter), Aurecon, 17 May 2011
- Appendix 5 Site History Report – Area 2 and Area 3, Aurecon, Report ref: 208219-003 5 May 2011 Revision 4
- Appendix 6 Convention Centre Traffic Report, Aurecon Report ref: 208219 23 May 2011 Revision 1
- Appendix 7 ESD Report for Office of Sustainability, Cundall, June 2011
- Appendix 8 Financial and Economic Analysis of the ACC Expansion and Redevelopment Report 6 May 2011 Ernst and Young
- Appendix 9 Ground Level Wind Impact, Aurecon, May 2011
- Appendix 10 Construction Vibration Report, Aurecon, 17 May 2011
- Appendix 11 Vibration Engineering, Aurecon, May 2011
- Appendix 12 Heritage Impact Statement, Bruce Harry and Associates
- Appendix 13 Stormwater Management Concept Report, Aurecon, 16 June 2011
- Appendix 14 Vegetation Survey, DTEI, 20 June 2011
- Appendix 15 Riverbank Precinct Master Plan DRAFT Guiding Principles

Note: Plans and reports associated with the western development (Stage 1) are not listed here – refer to the original Development Approval (and associated approvals) for details (DA 020/V009/11).

2. The proposal shall be consistent with the plans and conditions of approval for Development Application 020/V009/11, except where varied by this application and the following conditions.

Stage 2 – Plenary Building

3. The applicant shall submit to the Minister for Planning for approval additional detailed information and amended plans on the following elements, prior to the commencement of works to the sub structure (not including piling) of the Plenary Building:

3.1 Detailed landscaping Plan associated with Stage 2 of the development with further demonstration as to how key elements of the current design will be successfully integrated. This should be considered in context of the Riverbank Master Plan. Details shall include:

- Increasing the areas of soft landscaping including shade trees in the open plazas
- Species of trees, shrubs and ground covers
- Type and colour of paved and hard surfaces
- Details of seating, shelters and furniture
- Details of public art and sculptures
- A legible wayfinding strategy through the public realm, including signage to the main entrance

- Management of the microclimates resulting from extensive paved areas
- Identification of ways to mitigate the difficulty of achieving substantive planting and other landscape opportunities, due to the structural and site constraints
- Management of technology and events programming

3.2 Details of the selection of materials and colours for Plenary Building and the public realm.

4. A detailed cycling and walking plan shall be submitted for approval by the Minister for Planning, prior to the completion of the Plenary Building: The following details are required:

- The cycling and walking plan shall be consistent with the Riverbank Precinct Master Plan.
- Location and number of bicycle parking
- The parking spaces shall be location in a safe and convenient location and well lit.
- Visitor spaces shall be easily accessible to the event spaces.

5. A detailed lighting plan shall be prepared in consultation with the Adelaide City Council and submitted for approval by the Minister for Planning, prior to the completion of the Plenary Building: The following details are required:

- i. All areas open to the public are well illuminated at night to meet the Australian Public Lighting Standards. This should include particular attention to pathways, areas where changes in height such as steps are provided and areas that are obscured from natural surveillance
- ii. Under canopy lighting shall be provided to canopies that shadow/obstruct adjacent street lighting from penetrating to the footpath area to meet ACC requirements.
- iii. A lighting master plan to integrate this project linkage into areas adjacent to the project site.

General Conditions (consistent with the approval for DA 020/V009/11)

6. All car parking, manoeuvring area and entry points shall be designed and constructed to conform to AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
7. All commercial vehicle areas shall be designed and constructed to conform to AS 2890.2:2002.
8. All bicycle facilities shall be designed and constructed to conform to AS 2890.3:1993 and the Austroads Guides.
9. Wind effects mitigation measures as identified in the Aurecon report (Ground Level Wind Impact), dated May 2011 for positions 2, 4, 5 and 6 shall be and shall utilise soft landscaping so as to provide additional amenity value for pedestrians to the reasonable satisfaction of the Minister for Planning.
10. A Crime Prevention Through Urban Design (CPTUD) report shall be undertaken by a suitably qualified expert with any recommendations incorporated into the design, in consultation with the Adelaide City Council and to the reasonable satisfaction of the Minister for Planning.

11. The ground floor building levels, site levels and vehicle entry points to the site shall match existing footpath levels adjacent to access points to the site, unless otherwise approved by the Adelaide City Council.
12. All hard building materials shall be secured and in such a manner so as to prevent any materials entering the stormwater system either by wind or water action during construction works.
13. All external lighting of the site shall be designed and constructed to conform with Australian Standards and shall be located, directed and shielded so not to cause distraction to drivers on adjacent public roads.
14. All plant and equipment located outside of the building shall be screened from pedestrian view from all streets and the Riverbank.
15. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
16. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times. Graffiti shall be removed within five business days of the graffiti becoming known or visible with the timely removal of the graffiti being the responsibility of the operators of the development.
17. The landscaping shown on the plans forming part of the application shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
18. The development shall be constructed and operated in accordance with the ESD provisions outlined in the Cundall Report, dated 25 August 2011.
19. All stockpiling of materials must be undertaken as follows:
 - a) Stockpiles within the site must have a maximum height not exceeding 3 metres.
 - b) A minimum set back, of five metres must be maintained between all stockpiles and external boundary fences, or as otherwise agreed with the site contamination auditor.
 - c) Within five metres of structures, the height of all stockpiles must not exceed the height of the nearest structure.
 - d) Stormwater must be diverted away from stockpile areas.
 - e) Each stockpile must have adequate spacing to allow access for vehicles and materials handling and management.
 - f) Areas between stockpiles must be kept free of obstruction and allow for easy movement of vehicles at all times.
 - g) Stockpiles must be managed on site in discrete components with clear signage to identify the classification of each stockpile (classified in accordance with the EPA Information Bulletin 'Current Criteria for the Classification of Waste – including Industrial and Commercial Waste (Listed) and Waste Soil').
 - h) All stockpiles must be effectively managed to prevent dust generation.
 - i) Materials with a potential to produce leachate and contaminated runoff must be stored in a sealed and bunded area in order to divert stormwater away from the waste, and contain and prevent impact from potentially contaminated runoff.
20. Any material stored or held on site, which is likely to degrade surface water or cause contamination of the site (eg fuel, oils/lubricants, paints, solvents, coolants, degreasing agents, chemicals etc), must be contained

within a bunded compound/area suitable for preventing the escape of material into surface or underground water resources. *Note: The EPA Guidelines Bunding and spill management will assist with appropriate design and management of bunded areas and can be obtained from:*
http://www.epa.sa.gov.au/xstd_files/Waste/Guideline/guide_bunding.pdf

21. A final Construction Environmental Management Plan (including Soil Erosion Drainage Management Plan) which addresses the mitigation or minimisation of impacts (especially from noise, dust and waste) and the prevention of soil, sediment and pollutants leaving the site or entering watercourses during construction must be implemented at the site during construction. *Note: The objectives and requirements of a Soil Erosion and Drainage Management Plan are described in the 'Stormwater Pollution Prevention General Code of Practice for Local, State and Federal Government'*
(<http://www.epa.sa.gov.au/pdfs/govcop1.pdf>)
22. All stockpiled soils identified as hydrocarbon contaminated must be covered with an impervious plastic membrane to ensure no uncontrolled release of volatile hydrocarbons to the atmosphere.
23. All costs associated with any proposed changes to the existing traffic signals are to be at the expense of the applicant.
24. 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.
25. The connection of storm water to any part of Council's underground drainage system, or alterations to the existing system shall be in accordance with the attached guidelines.
26. All stormwater design and construction shall be in accordance with Australian Standards and Council's engineering requirements to ensure that stormwater does not affect adjoining property or public road.
27. A Building Site Management Plan is required prior to construction commencing (not including piling). 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

Please contact Mr Louis Palumbo (Adelaide City Council), Team Leader, Building Assessment and Compliance on telephone 8203 7301, for further clarification or additional information.

Advisory Notes:

- a. The proposal is to be constructed in 2 stages, being:

Stage 1 Western expansion (refer to previous approval)

1 southern loading bay; 2. central steel structure; 3. north building; 4. central building; 5. bridge interface; 6. roof

Stage 2 Plenary

1. sub-structure; 2. plenary building; 3. link building; 4. plaza works and North Terrace façade upgrade

- b. 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 Environment and conservation. 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.
- c. 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.
- d. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, 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>
- f. Construction must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (Noise) Policy 2007 at all times. Supplementary information on construction noise management can be found in the EPA 'Guidelines for the Use of the Environment Protection (Noise) Policy 2007' dated June 2009 (available at: http://www.epa.sa.gov.au/xstd_files/Noise/Guideline/guidelines_noise_epp.pdf) and Construction Noise Information Sheets (available at: www.epa.sa.gov.au).
- g. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Minister for Planning.
- h. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 6 years of the date of the Notification unless this period is extended by the Minister for Planning.
- i. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

4. ADJOURN TO CAPITAL CITY DEVELOPMENT ASSESSMENT COMMITTEE

5. MAJOR DEVELOPMENTS – Nil.

6. ANY OTHER BUSINESS

6.1. DAC Delegations - Affordable Housing Stimulus Package

RESOLVED that the Report be received and that the delegations be endorsed.

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 11 July 2013 in Conference Room 6.2, Level 6, 136 North Terrace, Adelaide SA

8. CONFIRMATION OF THE MINUTES OF THE MEETING

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

9. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.45 PM

Confirmed / /2013

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Ted Byrt
PRESIDING MEMBER