



Development Assessment Commission

**Minutes of the 447th Meeting of the
Development Assessment Commission
held on Thursday 25 August 2011 commencing at 1:20 PM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

PRESENT

Presiding Member	Ted Byrt
Members	Geoffrey Loveday Megan Leydon Damian Brown Carolyn Wigg
Secretary	Rocio Barúa
Principal Planner	Mark Adcock
DPLG Staff	Simon Neldner Gabrielle McMahon (Items 19.1, 19.2, 19.3) Nitsan Taylor (Item 20.1 &)

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1. **APOLOGIES** John Dagas and Betty Douflias
 2. **CONFIRMATION OF THE MINUTES**
 - 2.1 **RESOLVED** that the Minutes of the 446 Meeting of 11 August 2011 be taken as read and confirmed.
 3. **DEFERRED APPLICATIONS**
 - 3.1 **Status of Deferred Applications**

RESOLVED
That the Report be received and noted.
 4. **OUTSTANDING MATTERS**
 - 4.1 **Status of Outstanding Matters**

RESOLVED
That the Report be received and noted.

5. **COURT MATTERS**

5.1 **Status of Court Matters**

RESOLVED

That the Report be received and noted.

6. **ENFORCEMENT MATTERS**

6.1 **Status of Enforcement Matters**

RESOLVED

That the Report be received and noted.

7. **PRESIDING MEMBER'S REPORT – Nil.**

8. **DETERMINATION OF CATEGORY 2 HEARINGS – Nil.**

9. **MINISTER'S DECISIONS – UPDATE**

9.1 **DECS – Placement of freestanding air-conditioning units and associated enclosures – 96 Beulah Road, Norwood, Residential Zone and the Norwood Primary School Policy Area - Norwood Payneham and St Peters Council (155/V001/10)**

RESOLVED

That the Principal Planner provides an update on the status of this application at the next meeting – including any enforcement action that could be considered under the Development Act 1993.

10. **MAJOR DEVELOPMENTS – UPDATE – Nil.**

11. **MATTERS DELEGATED BY THE GOVERNOR – Nil.**

12. **COMMITTEES REPORT**

12.1 **Building Fire Safety – Nil.**

12.2 **Building Rules Assessment – Nil.**

13. **DELEGATION REPORT**

13.1 **s33 & s49 Decisions – Nil.**

13.2 **s48 Decisions determined by the Presiding Member – Nil.**

14. **DEVELOPMENT APPLICATION STATISTICS – Nil.**

15. **PRINCIPAL PLANNER'S REPORT - Nil**

16. **ANY OTHER BUSINESS**

16.1 **DAC iPad Protocol**

RESOLVED

That the iPad protocol be received and endorsed.

16.2 **DAC Media & Communications Policy Guidelines**

RESOLVED

That the Media & Communications Policy Guidelines be received and endorsed.

17. **DEFERRED APPLICATIONS – Nil.**

18. **MAJOR DEVELOPMENTS – Nil.**

19. **SCHEDULE 10 APPLICATIONS**

19.1 **Toga FSA Pty Ltd – Demolition of existing structures (Pilgrim Centre & rear annex of Pilgrim Church); change of use of former Attorney General's Building to hotel accommodation; internal upgrade to the Pilgrim Uniting Church & the construction of a 27 level mixed use building comprising retail at ground level & hotel and office uses above & three levels of basement car parking - 2-20 Flinders Street, Adelaide - Central Business Area Zone, Victoria Square PA 17 – Adelaide City Council (020/0020/11)**

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

Applicant(s)

- Stuart Moseley (Connor Holmes)
- George Manos (Botten Levinson)
- Gavin Kain (Woods Bagot)
- Jason Schulz (DASH Architects)

In attendance but did not speak

- Nicholas Ng (Woods Bagot)
- Scott Searle (Connor Holmes)
- Greg Smith (Toga Group)

Adelaide City Council

- Damien Dawson

Government Agencies

- Peter Wells (DENR)
- Paul Stark (Strategic Policy, DPLG)

Representor(s)

- Ian Rice (Griffins)
- Kate McDougall (McDougall & Vines)
- Jeremy Hill (Colonial First State)

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission grant Development Plan Consent for Development Application 020/0020/11 by Toga FSA Pty Ltd to demolish existing structures (Pilgrim Centre and rear annex of Pilgrim Church), a change of use of the former Attorney General's Building to hotel accommodation, internal upgrade to the Pilgrim Uniting Church and the construction of a 27 level mixed use building comprising retail at ground level and hotel and office uses above and three levels of basement car 2-20 Flinders Street, Adelaide, subject to the following Reserve Matters and Conditions:

Reserved Matters:

1. That 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 in consultation with the Department of Environment and Natural Resources, prior to the granting of Development Approval.

1.1 The following external works affecting the visual context of the State Heritage places.

- The detailed design of the slab sign at the SW corner of the Multicultural SA building.
- The location and detailed design of the fire booster and gas meter cabinet.
- The detailed design and materials of hard landscaping elements (eg paving, access ramp, planters, street furniture).
- The architectural treatment of the lower floor of the hotel tower, at the interface with the rear of the Multicultural SA building.
- The design of the suspended walkway in relation to its rake from the horizontal.

Reason for reserved matter: To achieve design resolutions complimentary to the heritage places and their settings.

1.2 Adaptation of the Pilgrim Church vestry for new toilets, including the division of the space and lowering of the floor level.

Reason for reserved matter: To achieve an adaptive re-use proposal that adequately interprets the original space, its construction and finishes. The application at this stage does not include the necessary level of information

1.3 Other internal works and external works to the Pilgrim Church, including access to the organ loft, new door into eastern transept and conservation works.

Reason for reserved matter: To protect the physical and visual integrity of the State heritage place. The application at this stage does not include the necessary level of information.

1.4 External works to the Multicultural SA building including conservation works, disability access, signs, entrance canopy, acoustic attenuation measures and the kitchen exhaust flue.

Reason for reserved matter: To adequately protect the physical and visual integrity of the heritage place, and to achieve reversible interventions into its fabric. The application at this stage does not include the necessary level of information.

1.5 Internal works to the Multicultural SA building including demolition, new openings, new construction, interpreting the location of the original internal stair and landing (reconfigured as part of the 1970s' adaptation), conservation works, integration of mechanical and hydraulic services, acoustic attenuation measures. It is also envisaged that the detail of internal works will respond to the progressive revealing of heritage fabric as opening-up of the interior proceeds.

Reason for reserved matter: To adequately protect the physical and visual integrity of the heritage place, and to achieve reversible interventions into its fabric. The application at this stage does not include the necessary level of information.

1.6 Detailed design of the junctions between new construction and historic fabric, including:

- the junction of the new tower building with the rear of the Multicultural SA building;
- the junction of the new church annexe with the rear of the Pilgrim Church; and
- landscaping works abutting both State Heritage places.

Reason for reserved matter: To adequately protect the physical integrity of the heritage places. The application at this stage does not include the necessary level of information.

2. That 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 construction of the superstructure for the mixed use tower.

2.1 An integrated traffic management plan shall be prepared for the subject site. The plan shall consider the servicing and access needs of the individual uses within the development including, but not limited to:

- drop off/pick up of hotel guests
- waste management and collection
- servicing of the uses including deliveries and courier pick up/drop off
- pedestrian flows within, through and alongside the site
- movements in & out of the car park
- access to the site by cyclists

Development of the plan shall take into account the peak traffic and pedestrian flows both within the locality and generated by the subject site, as well as the design of the shared roadway so as to minimise conflict between users.

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 020/0020/11.

Plans by: TOGA / Woods Bagot / Dash Architects

PLAN	DESCRIPTION	REVISIO	DATED
SD.01	COVER	N	27/04/11
SD.02	LOCATION PLANS		27/04/11
SD.03	PRECINCT ANALYSIS		27/04/11
SD.04	SITE - EXISTING CONDITIONS/DEMO		27/04/11
SD.05	PLAN		27/04/11
SD.06	SITE - DETAIL PLAN		27/04/11
SD.07	BASEMENT 03 FLOOR PLAN		27/04/11
SD.08	BASEMENT 02 FLOOR PLAN		27/04/11
SD.09	BASEMENT 01 FLOOR PLAN		5/8/11
SD.10	PILGRIM ANNEX FLOOR PLANS	B	20/06/11
SD.11	TOWER GROUND FLOOR PLAN	A	27/04/11

SD.12	TOWER MEZZANINE FLOOR PLAN		27/04/11
SD.13	TOWER FIRST FLOOR PLAN		27/04/11
SD.14	HOTEL 01 FLOOR PLAN - LEVEL 2		27/04/11
SD.15	HOTEL TYPICAL FLOOR PLAN - LEVELS		27/04/11
SD.16	3-9		27/04/11
SD.17	HOTEL & UTILITY (PLANT) FLOOR PLAN		27/04/11
SD.18	- LEVEL 10		27/04/11
SD.19	OFFICE FLOOR PLAN - LEVEL 11		27/04/11
SD.20	OFFICE FLOOR PLAN (TYPICAL) - LEVEL		24/06/11
SD.21	18	A	24/06/11
SD.22	OFFICE FLOOR PLAN - LEVEL 25	A	24/06/11
SD.23	OFFICE & PLANT FLOOR PLAN-LEVEL 26	A	24/06/11
SD.24	ANNEX NORTH ELEVATION	A	24/06/11
SD.25	ANNEX EAST & WEST ELEVATION	A	24/06/11
SD.26	AG BUILDING SOUTH & WEST	A	24/06/11
SD.27	ELEVATION	A	24/06/11
SD.28	TOWER NORTH ELEVATION		27/04/11
SD.29	TOWER SOUTH ELEVATION		27/04/11
SD.30	TOWER EAST ELEVATION		27/04/11
SD.31	TOWER WEST ELEVATION		27/04/11
SD.32	EAST / WEST SECTION		27/04/11
SD.33	NORTH / SOUTH SECTION		27/04/11
SD.34	ANNEX PERSPECTIVES		27/04/11
SD.35	ANNEX LINK PERSPECTIVES		27/04/11
SD.36	ANNEX RENDER NW CORNER		27/04/11
SD.37	VIEWS FROM VICTORIA SQUARE		27/04/11
SD.38	TOWER SOUTH WEST PERSPECTIVE		27/04/11
SD.39	FLINDERS STREET PERSPECTIVE		27/04/11
SD.40	STREET LEVEL PERSPECTIVES		27/04/11
SD.41	NORTH WEST TOWER PERSPECTIVE		27/04/11
SD.42	SOUTH EAST TOWER PERSPECTIVE		21/06/11
	NIGHT RENDER - ENTRY / BRIDGE		
	SUN STUDY 01		
	SUN STUDY 02		
	SUN STUDY 03		
	FINISHES BOARD		

- Planning Statement by Connor Holmes, dated 2 May 11 and letters dated 27 June 2011, 11 July 2011 and 12 August 2011.
 - Heritage Impact report by Dash Architects, dated 20 April 2011 and letter dated 11 July 2011
 - ESD report by Bestec, dated 21 April 2011
 - Traffic Impact Assessment by GTA Consultants, dated 21 April 2011
 - Acoustic Assessment by Sonus, dated February 2011
 - Wind Impact Assessment by MEL Consulting Pty Ltd, dated 2 August 2011
2. That a dilapidation study recording the condition of the three affected heritage places (Pilgrim Uniting Church - 12 Flinders Street; Multicultural SA Office – 24 Flinders Street; Meeting Hall – 25 Pirie Street) externally and internally prior to the commencement of demolition works shall be submitted and be to the reasonable satisfaction of the Development Assessment Commission, in consultation with the Department of Environment and Natural Resources, with specific reference to the following:
- 2.1 During the course of excavation, substructure and superstructure works, the heritage places shall be monitored for evidence of structural movement (including movements resulting from loss of support, footing distortion or ground vibration), and remedial action immediately taken to prevent further damage.

2.2 At the completion of each stage (excavation, substructure and superstructure) the dilapidation study shall be updated to record any change in condition.

2.3 Damage to the heritage places identified in the updated dilapidation study and resulting from the construction works shall be made good.

Reason for condition: To protect the physical integrity of the State heritage places.

3. That an engineering report confirming that the proposed construction methodology for demolition of the existing church annexe and Multicultural SA annexe will avoid damage to the fabric and structure of the heritage places shall be submitted to the reasonable satisfaction of the Development Assessment Commission in consultation with the Department of Environment and Natural Resources, prior to the commencement of demolition works.

Reason for condition: To protect the physical integrity of the State heritage places.

4. That an engineering report confirming that the proposed construction methodology and structural design for the excavation and construction phases of the underground carpark will at all times maintain adequate support conditions for the three heritage places, shall be submitted to the reasonable satisfaction of the Development Assessment Commission in consultation with the Department of Environment and Natural Resources, prior to the commencement of excavation works.

Reason for condition: To protect the physical integrity of the State heritage places.

5. That samples and schedules of materials, finishes and colours shall be submitted to the reasonable satisfaction of the Development Assessment Commission, prior to the granting of Development Approval for the excavation and substructure for the mixed-use tower

- External only for new construction.
- External and internal for the State Heritage places.

Reason for condition: For visual and physical compatibility with the State heritage places.

6. That an energy audit for the proposed development shall be prepared by an appropriately qualified professional demonstrating energy and water efficiency including the proposed stormwater retention and reuse system.

7. That appropriate acoustic attenuation measures shall be undertaken within the Development (as recommended in the Sonus report, dated February 2011). Where the works affects a State Heritage building the measures to be undertaken shall be prepared to the reasonable satisfaction of the Development Assessment Commission, in consultation with the Department of Environment and Natural Resources. Such acoustic measures shall be operational prior to the occupation or use of the Development.

8. That the final details of the proposed signage shall be provided to satisfaction of the Development Assessment Commission prior to obtaining

Development Approval for the landscaping, paving, signage and associated ancillary works in the “public” realm. Where the signage affects a State Heritage item, the applicant should consult the Department of Environment and Natural Resources.

9. That the proposal shall be undertaken in accordance with the recommendations of the Environmental Wind Assessment by MEL Consulting Pty Ltd, dated 2 August 2011 and that the amendments required as part of this recommendation shall be provided to the satisfaction and approval of the Development Assessment Commission, prior to the construction of the superstructure for the mixed use tower.
10. That final details of waste management practices – in consultation with the Adelaide City Council - shall be submitted to and approved by the Development Assessment Commission prior to Development Approval being issued for the construction of the superstructure for the mixed-use tower. These details shall include a Waste Management Plan which covers the three phases of the development.
 - a. Resource recovery during demolition;
 - b. waste minimisation and resource recovery during construction; and
 - c. resource recovery during use (office paper and staff kitchen recycling facilities).
 - d. A subsequent Waste Management Plan shall be undertaken in accordance with the approved plan.
11. That all vehicles shall enter and exit the site in a forward direction (except during construction of the development).
12. That there shall be appropriate measures put in place to warn motorists of cyclists within the car park, as recommended by GTA. This shall include signage ('cyclists on ramp') at strategic locations which illuminate to warn motorists of cyclists and also a warning light system to advise motorists that cyclists are using the ramp.
13. That 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. A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works.

The management plan must incorporate, without being limited to, the following matters:

- a. air quality, including odour and dust
- b. surface water including erosion and sediment control
- c. soils, including fill importation, stockpile management and prevention of soil contamination
- d. groundwater, including prevention of groundwater contamination
- e. noise
- f. 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

14. That a public lighting plan shall be prepared to the satisfaction of the Commission prior to the granting of Development Approval for the construction of the superstructure for the mixed-use tower, so as to ensure that an appropriate level of lighting is provided within the publicly accessible portions of the site.
15. That a Landscaping Plan, identifying the location and species of trees/shrubs and details of paving, seating, bollards, traffic calming devices for the shared pathway shall be provided to the satisfaction and approval of the Development Assessment Commission, prior to these works.
16. That final details of the art work shall be provided to the satisfaction and approval of the Development Assessment Commission, in conjunction with the landscaping plan.
17. That 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' to the reasonable satisfaction of the Development Assessment Commission.
18. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
19. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
20. That that the proposal shall be capable of achieving a minimum of a 5 Star green Star and a 5 Star NABERS Energy and Water rating.

Advisory Notes:

- a. The Heritage Branch (DENR) advise that:

"The development lies within a highly significant part of the city, within a block that features five State and two local heritage places. The development will specifically affect land historically related with two State heritage places—the Pilgrim Uniting (previously Stow Memorial) Church [SHR10983] and Multicultural SA Offices (former Stow Memorial Church Manse, former Sanatorium, later Attorney-General's Building) [SHR10768].

A review of available documentation suggests there is potential for artefacts of heritage significance to be disturbed by the proposed works, triggering the requirement for an archaeological permit under Section 27(1)(b) of the Heritage Places Act 1993.

The Smith Survey of 1880 shows that a number of 1870s' structures related with the above places have since been demolished. Other structures may have also once been located here. Although more recent construction works may have removed some areas of archaeological material, any remaining evidence, such as foundations, that still exists under the ground surface have the potential to reveal information about their design and use.

Artefacts (including items and cultural deposits) on the site have the potential to reveal a great deal about the past uses

and people associated with adjacent historic structures. Both the religious and medical uses associated with the Multicultural SA Offices (built from 1868) are recognised as significant historical activities. The religious function of the Pilgrim Uniting Church (built 1865-7) has continued here for over 140 years. Archaeological evidence may also reveal information about the construction of the State Heritage places (ie evidence from past work sites)."

As such the developer is to be made aware of requirements relating to the heritage significance of the site in advisory Notes b) to e).

- b. Archaeological artefacts of heritage significance are considered likely to be encountered within the site of the proposed development. Under Section 27(1)(b) of the Heritage Places Act 1993, a permit will therefore be required to excavate or disturb the land.
- c. The permit is likely to require a trained archaeologist being engaged to conduct a watching brief of the site as excavations proceed, and to record information including:
 - (i) documenting (photographically, or by drawing if necessary) all archaeological evidence as it is revealed during the work;
 - (ii) plotting the location of archaeological material (middens, notable soil disturbance areas, notable artefacts, structural remains etc) on a plan/s of the development site; and
 - (iii) producing measured plan view drawings of structural remains.
- d. The developer should ensure construction crews work with the archaeologist to ensure he/she has the time and opportunity to investigate and record cultural evidence properly.
- e. The developer has the option to engage a trained archaeologist to undertake an archaeological assessment prior to commencement of site works, to clarify the extent of their obligations under the Act.
- f. Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of 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.
- g. The developer is informed 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.
- h. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). If

the developer requires any additional information he/she should contact Brett Eaton, Airside Safety manager from Adelaide Airport on 8308 9245.

- i. Adelaide Airport Limited advise that restrictions may apply to lighting illumination. Any lighting proposed shall confirm to airport lighting restrictions and shall be shielded from aircraft light paths.
- j. Negotiation of an amendment to the lease agreement between Council and the Pilgrim Church, over the public walkways through the site, is required to be resolved prior to the commencement of any works upon the site. Such negotiations shall cover the re-use/ return/re-instatement of the existing Council infrastructure and street furniture located upon the site.
- k. A separate Encroachment Consent is required to be obtained from Council for the proposed entrance canopy over the Flinders Street footpath. The canopy will be required to satisfy Council's Encroachment Policy.
- l. Any works to the proposed crossover shall be undertaken by Council at the cost of the applicant.
- m. 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. The developer 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.
- m. 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>
- o. The proposal incorporates the following stages and Development Approval may be sought for each stage:
 - Stage 1: Demolition and site works
 - Stage 2: Excavation and substructure for the mixed-use tower
 - Stage 3: Construction of the superstructure for the mixed-use tower
 - Stage 4: Works to and associated with the Pilgrim Church
 - Stage 5: Works to and associated with the former Attorney-General's building
 - Stage 6: Landscaping, paving, signage and associated ancillary works in the "public" realm
- p. The developer 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.
- q. Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of the building work on

the site. To notify Council, contact City Services on 8203 7332. For further clarification or additional information, please contact the Adelaide City Council Customer Service Centre on 8203 7203.

- r. The emission of noise from the premises is subject to control under the Environment Protection Act 1993 and Environment Protection Regulations 2009 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- s. The development must be substantially commenced within twelve (12) months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- t. The developer 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.
- u. The developer will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- v. The developer has 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 receiving this notice or such longer time as the Court may allow. The applicant should contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

19.2 Tang Cheng Holdings – Demolition of existing building and construction of a 15-level mixed use development comprising restaurant on ground floor and student accommodation above – 399 King William Street and 10 Gilbert Street, Adelaide – Mixed Use Zone: King William Street South Policy Area 28 – Adelaide City Council (020/0001/11)

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

Applicant(s)

- Michael O'Connell (Hames Sharley)
- Carlo Gnezda (Architect)
- George Vanco (Consultant)

Adelaide City Council

- Edouard Pool
- Rick Hutchins

The Commission discussed the application.

RESOLVED

1. That the Development Assessment Commission DEFER Development Application 020/0001/11 by Tang Cheng Holdings for the demolition of a building and the construction of a 15 level mixed use development, comprising restaurant on ground level and student accommodation above at 399 King William Street and 10 Gilbert Street, Adelaide, to provide the applicant the opportunity to address concerns in relation to the layout and arrangement of the internal living spaces to achieve a more appropriate level of amenity (i.e. natural light and ventilation) to the student apartments.

19.3 Tang Cheng Holdings – Demolition of existing building and construction of a 12-level building comprising student accommodation – 260 Pulteney Street, Adelaide – Mixed Use Zone: Grote & Wakefield Streets Policy Area 22 – Adelaide City Council (020/0004/11)

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

Applicant(s)

- Michael O'Connell (Hames Sharley)
- Carlo Gnezda (Architect)
- George Vanco

Adelaide City Council

- Edouard Pool
- Rick Hutchins

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission REFUSE Development Application 020/0004/11 by Tang Cheng Holdings for demolition of a building and the construction of a 15 level building comprising student accommodation at 260 Pulteney Street, Adelaide for the following reasons:
 - a. The proposal does not provide sufficient amenity for residents of the apartments, when considered in context of the overall development - in terms of the size of apartments, natural light, ventilation, external outlook and environmental comfort.
 - b. The proposal is inconsistent with the following Development Plan policies in the Adelaide (City) Development Plan, Consolidated 25 February 2010:
 - (i) Amenity: Council Wide: Objectives: 22; PDCs 47, 50, 52, 53, 55, 56, 64, 68, 70
 - (ii) Energy Efficiency: Council Wide: Objectives 31, 32; PDCs 104(a)-(g)(h), 105, 107, 109.
 - (iii) Building Height: Mixed Use Zone: PDC11(a)(c), PDC12, Council-Wide: PDC171(c).

20. SECTION 35 APPLICATIONS

20.1 City of West Torrens – Community Centre Kings Reserve/Thebarton Oval, 60-78 South Road, Torrensville - Recreation (Open Space Zone – West Torrens (211/1127/10)

The Commission discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.

2. That the Development Assessment Commission CONCUR with the decision of the City of West Torrens to grant Development Plan consent to Development Application No. 211/1127/10 for the construction of a multipurpose Community Centre with associated access and car parking at 60-78 South Road, Torrensville subject to the conditions recommended by Council in its report dated 30 March 2011 and the following additional conditions and advisory note:

Relevant Plans:

- CD 1.01 A Location Plan
- CD 1.02 A Site Plan
- SK03D General Arrangement Plan
- SK05(b) Elevations
- SK08 Elevations
- 100206-C01 D Civil Plan
- 100206-C02 D Civil Details

Conditions

1. That the southern access point of the existing South Road car park shall be limited to ingress only and shall be provided with a type CHL (S) treatment. The CHL (S) treatment shall be designed and constructed to the reasonable satisfaction of DTEI with all costs borne by the applicant.
2. That the northern access point to the existing South Road car park shall be limited to egress movements only.

Advisory Note:

- a. The applicant is advised to contact Ms Marie Lu, Traffic Engineer, Metropolitan Region – DTEI on (08) 8226 8324 prior to undertaking detailed design of the CHL (S) treatment.

21. **SECTION 34 APPLICATIONS** – Nil.

22. **CROWN/PUBLIC INFRASTRUCTURE** – Nil.

23. **OTHER APPLICATIONS**

23.1 **Northgate Joint Venture - Land Division (1 into 238) – Folland Avenue, Northgate – Residential Zone PA50 - Port Adelaide Enfield (040/D137/11)**

The Presiding Member welcomed the following people to address the Commission

- Michael Osborn (Connor Homes)
- Colin Kitson (Land Management Corporation)
- Alan Miller (CIC Australia)
- Peter Gatsios (CIC Australia)
- Michael Visintin (Design Q)

RESOLVED

That the briefing be received and noted.

24. **NEXT MEETING – TIME/DATE**

Thursday, 22 September 2011

Conference Room 6.2, Level 6, 136 North Terrace, Adelaide.

The Presiding Member thanked all in attendance and closed the meeting at 5:25 PM.

Confirmed

/08/2011

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Ted Byrt
PRESIDING MEMBER

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Rocío Barúa
SECRETARY