



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 26 June 2014 commencing at 9.00AM
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	Anita Allen (Agenda Item 2.1 & 3.1)

1.2 APOLOGIES – Nil.

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 City of Adelaide

Minuzzo Project Management
DA 020/0009/14A
200 East Terrace, Adelaide

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

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 Development Application No 020/0009/14A for the demolition of a two storey high office building and associated structures, and the construction of a residential flat building, up to eight levels above ground, two levels of basement car parking and associated landscaping and site works at 200 East Terrace, Adelaide subject to the following conditions:

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 No. 020/0009/14A

Architects Ink drawings numbered

11/06/2014/13-1103/SK01/A
11/06/2014/13-1103/SK02/A
11/06/2014/13-1103/SK03/A
11/06/2014/13-1103/SK04/C
11/06/2014/13-1103/SK05/C
11/06/2014/13-1103/SK06/C
11/06/2014/13-1103/SK07/C
11/06/2014/13-1103/SK08/C
11/06/2014/13-1103/SK09/C
11/06/2014/13-1103/SK10/C
11/06/2014/13-1103/SK11/C
11/06/2014/13-1103/SK12/C
11/06/2014/13-1103/SK13/B
11/06/2014/13-1103/SK14/C
11/06/2014/13-1103/SK15/C
11/06/2014/13-1103/SK16/C
11/06/2014/13-1103/SK17/C
11/06/2014/13-1103/SK18/A
11/06/2014/13-1103/SK19/A
11/06/2014/13-1103/SK20/A
11/06/2014/13-1103/SK21/A
11/06/2014/13-1103/SK22/A
11/06/2014/13-1103/SK23/A
11/06/2014/13-1103/SK24/A
11/06/2014/13-1103/SK25/A
11/06/2014/13-1103/SK26/A
11/06/2014/13-1103/SK27/A
11/06/2014/13-1103/SK28/A
11/06/2014/13-1103/SK29/C
11/06/2014/13-1103/SK30/A
11/06/2014/13-1103/SK31/A
11/06/2014/13-1103/SK32/A
11/06/2014/13-1103/SK33/A
11/06/2014/13-1103/SK34/A
11/06/2014/13-1103/SK35/A

Reports / Correspondence

- Bruce Harry and Associates *Heritage Impacts Assessment*, 11/3/2014
- Resonate Acoustics – Acoustic Assessment, 31 March 2014
- LBW Environment – Phase 2 Environmental Site Assessment, 15/11/13
- Vipac Engineers – Wind Impact Assessment, 31 March 2014

- Frank Siow & Associates – Traffic & Parking Assessment, 5 March 2014
- Rawtec, Waste Management Plan, 28 February 2014
- URPS - CPTED Assessment, 26 March 2014
- Oxigen Landscape Architects – Landscape Plans Dwg No's 14.017.101-103 inclusive, Issue B, 11/4/14
- W&G Consulting Engineers – Stormwater Management Plan, Rev C, 31/3/2014
- Lucid Consulting - Sustainability Report, 10 April 2014

Additional documentation received following public notification comprising:

- Oxigen Response to Representations –privacy screen planter boxes – dated 15 May 2014
- Frank Siow & Associates – traffic & parking response dated 19 May 2014
- W & G Geo Tech Report – groundwater – Job No WAD131010 Rev A dated January 2014
- Letter from Mr Manuel Ortigosa (13 June 2014), Managing Director of Global Intertrade

2. The development shall be undertaken within the following time period, unless otherwise approved in writing by the Development Assessment Commission.
 - Development Plan Consent – 24 months (2 years) until Building Rules Consent (and Development Approval) is required
 - Development Approval - substantial commencement – 24 months (2 years) from the operative date of the approval; and substantial completion - 48 months (4 years) from the operative date of the approval.
3. To achieve an effective privacy screen, the design, construction and placement of planter boxes shall minimise direct views into adjoining outdoor areas of each apartment and be established and planted with suitable species prior to the occupation of the development. Planter box landscaping shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
4. The acoustic attenuation measures recommended in the Resonate Acoustics report, dated 31 March 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.
5. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
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?': http://www.epa.sa.gov.au/xstd_files/Site%20contamination/Guideline/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 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
 - 7.1 Collected water from any proposed surface drainage systems located in the basement car park shall be discharged to sewer.
 - 7.2 Stormwater runoff from the proposed building shall be collected and discharged to the building stormwater system.
8. The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Adelaide City Council.
9. The proposed car parking layout and vehicular entry points shall be designed and constructed to conform to the *Australian Standard 2890.1:2004* (including clearance to columns and space requirements at the end of blind aisles) for *Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
10. 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 and the following matters adhered to:
 - i. Appropriate manoeuvring space shall be provided for access to the bicycle parking areas in the basement level around parked vehicles and other obstructions.
11. Wheel stops are required for visitor car parks 1-6 to prevent vehicles overhanging the landscape beds.
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 Development Assessment Commission.
14. During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
15. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.

16. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
17. Final details of waste management practices shall be prepared in consultation with the Adelaide City Council.

Advisory Notes:

- a) The development must be substantially commenced within twenty four (24) months of the date of this Notification, unless this period has been extended by the Commission.
- b) You are also advised that any act or work authorised or required by this Notification must be completed within four (4) years of the date of the Notification unless this period is extended by the Commission.
- c) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- d) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- e) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- f) As the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- g) Any changes to parking controls will require formal consultation undertaken by Adelaide City Council's On-Street Parking Coordinators and a report will need to be presented to Council for approval. Please note that Council is not under any obligation to remove/alter parking that has been legally installed.
- 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) Further to Condition 13, 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) Building sites that are not secured 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) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- n) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- o) 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.
- p) The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

3.2 **City of Adelaide**

Queen Adelaide Club Ltd
 DA 020/0021/14A
2-6 Stephen Place, Adelaide

Andrew Ford was not present for the hearing of this item.

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

Applicant(s)

- Mario Dreosti - Brown Falconer
- Jenni Paynter - QAC
- Glynis Hannell - QAC
- Meredith Sarah - QAC
- Kate Bullen - QAC
- Simon Tonkin - Masterplan

Agency

- Ben Hewett - Government Architect

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 Queen Adelaide Club for the partial demolition of the existing Queen Adelaide Club building and integration of the remaining element within a new 21 level mixed-use building that comprises club facilities, ground floor retail, residential apartments and accommodation, to be undertaken in three stages, subject to the following reserve matter and conditions of consent.

Reserve Matter:

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matter are reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval for Stage 2 of the development.
 - 1.1 Detailed design development and materials selection (including materials board) for the façade; and further information on the performance and reflectivity of the selected glass in consultation with the Government Architect and Department of Environment, Water and Natural Resources.
 - 1.2 Detailed design development of the concierge area, and loading and unloading areas, after consultation with Adelaide City Council.

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 020/0021/14A.

Plans by Brownfalconer, project no. 2011048, dated May 2012

Plan no.	Revision
DA01	A
DA02	B
DA03	B
DA04	A
DA05	A
DA06	A
DA07	C
DA08	C
DA09	C
DA10	A
DA11	A
DA12	A
DA13	A
DA14	A
DA15	A
DA16	A
DA17	A
DA18	A

Reports / Correspondence

- MasterPlan (June 2014) Summary planning report: Queen Adelaide Club Redevelopment, 2-6 Stephens Place, Adelaide.
 - Vipac Engineers & Scientists Ltd (13 June 2014) Wind Impact Assessment 30N-14-0038-TRP-349460-1.
 - MFY Pty Ltd (May 2014) Parking and Access report; Proposed Redevelopment 6 Stephens Place, Adelaide; Revision A; 13-0088
 - Rawtec (March 2014) Waste Management Plan: QAC Re-development, 2-6 Stephens Place, Adelaide.
 - DashArchitects (4 June 2014) Queen Adelaide Club: Heritage Impact Assessment: DA132876
 - Resonate acoustics (June 2014): Queen Adelaide Club Mixed Use Redevelopment Development Application Acoustic Assessment; Reference A14095RP1, Revision A
2. The development shall be undertaken within the following time period, unless otherwise approved in writing by the Development Assessment Commission.
 - Development Plan Consent – 24 months (2 years) until Building Rules Consent (and Development Approval) is required
 - Development Approval - substantial commencement – 36 months (3 years) from the operative date of the approval; and substantial completion - 60 months (5 years) from the operative date of the approval.
 3. The acoustic attenuation measures recommended in the Resonate Acoustics (June 2014): Queen Adelaide Club Mixed Use Redevelopment Development Application Acoustic Assessment; Reference A14095RP1, Revision A, 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. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
 - 4.1 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
 5. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction.

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

- 5.1 air quality, including odour and dust
- 5.2 surface water including erosion and sediment control
- 5.3 soils, including fill importation, stockpile management and prevention of soil contamination

- 5.4 groundwater, including prevention of groundwater contamination
- 5.5 noise
- 5.6 occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA

Guideline: '*Site Contamination – what is site contamination?*':

www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

A copy of the CEMP shall be provided

- 6. 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:
 - 6.1 resource recovery during demolition
 - 6.2 waste minimisation and resource recovery during construction; and
 - 6.3 resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials; and
- 7. 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.
- 8. 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.
 - 8.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
 - 8.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 - 8.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
- 9. During groundworks, 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.
- 10. Prior to the commencement of construction works, a final Waste Management Plan is provided that demonstrates clear, safe access pathway from the waste storage / aggregation areas to the collection point that does not interrupt pedestrian and/or traffic flows to the satisfaction of the Commission.
- 11. The consent includes identification signage and shall not incorporate third party advertising. The final detail of the signage shall be provided to the satisfaction of the Development Assessment Commission, prior to the occupation of the building.
- 12. The proposed development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS) by approximately one metre, which is in protected

airspace for aircraft operations. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Civil Aviation Safety Authority (CASA) for their comment. The development shall not commence until approval has been granted by the Department of Infrastructure and Regional Development.

13. Any associated lighting shall conform to the airport lighting restrictions and shielded from aircraft flight paths.

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; Stage 2: Substructure works including excavation, basement and footings and Stage 3: Construction of the proposed building.
- c) Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.
- d) 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.
- e) Improvements to the adjacent public realm areas, including proposals to reconfigure the Stephens Place and North Terrace intersection require the approval of the Adelaide City Council and are not part of this planning consent.
- f) 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.

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>

- g) 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.
- h) 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.
- i) 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.

- j) 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.
- k) 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
- l) 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.
- m) 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.
- n) 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.
- o) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- p) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

4. **ANY OTHER BUSINESS** – Nil.

5. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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

6. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 1.00PM.

Confirmed / /2014

.....
Ted Byrt
PRESIDING MEMBER