



# *Development Assessment Commission*

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 11 June 2015 commencing at 9.45 AM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

## **1. OPENING**

### **1.1 PRESENT**

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Sue Crafter David O'Loughlin
Council Members	NPSP – Jenny Newman (Agenda Item 2.1)
A/Secretary	Elysse Kuhar
A/Principal Planner	Anita Allen
DPTI Staff	Alison Collins (Agenda Item 2.1) Anita Allen/Gabrielle McMahon (Agenda Item 3.1) Connie Parisi (Agenda Item 3.3) Alex Mackenzie (Agenda Item 4.1)

### **1.2 APOLOGIES – Nil.**

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## **2. DEFERRED APPLICATIONS**

### **2.1 City of Norwood, Payneham & St Peters**

**Chasecrown Pty Ltd**  
DA 155/M011/14  
**97 King William Street, Kent Town**

Helen Dyer declared that she has a conflict of interest and was not present for the hearing of this item.

Simon Fogarty declared that she has a conflict of interest and was not present for the hearing of this item.

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

Applicant

- George Tsiakiridis

The Commission discussed the application.

### **RESOLVED**

- 1) RESOLVE to DEFER consideration of the application and request that the Applicant address the following matters:
  - The provision of an additional four (4) car parking spaces, via car stackers or similar, to better align the proposed development with the rate of car parking provision sought by the Norwood Payneham St Peters Development Plan.
  - The provision of additional motorbike / scooter parking spaces.
  - The provision of an additional twenty three (23) dedicated bicycle parking spaces within a secure undercover area to compensate for the discounted rate of car parking provision for the proposed student accommodation apartments in accordance with the statement of Desired Character for the Urban Corridor Zone.
  - Further consideration of locating the proposed 'go-get' car parking space within King William Street.

### 3. **NEW APPLICATIONS**

#### 3.1 **Adelaide City Council**

##### **The Makris Group. C/ - Intro (Australasia) Pty Ltd**

DA 020/A003/15

**88 O'Connell Street, Adelaide**

Peter Dungey declared a conflict of interest and was not present for the hearing of this item.

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

Applicant(s)

- Damien Ellis – Intro Design
- John Blunt
- Paul Morris – GTA
- Peter Harris - Ignite Architects
- Bob Stephenson – Ignite Architects
- Steve Plobidis - Makris

Agency

- Kirsteen McKay - 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 Development Application 020/A003/15 for the construction of a mixed use development comprising commercial, residential apartments, hotel and retail uses within a number of buildings, three basement levels of car parking, a central public realm and associated landscaping and car parking, subject to the following reserved matters and conditions of consent.
- 3) RESOLVE that the response to reserve matters be considered by the Inner Metropolitan Development Assessment Committee.

### **Reserve Matters**

Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, prior to the granting of Development Approval:

1. A single comprehensive submission that demonstrates integration and compatibility of all elements, to the satisfaction of the Inner Metropolitan Development Assessment Commission and in consultation with the Government Architect and the Department of Environment, Water and Natural Resources prior to the granting of Development Approval:
  - i. Details relating to the refinement of the architectural expression of the base of Building F.
  - ii. Refinement of the transition of the tower elements of Building F with the podium form of Building E and A and the adjacent State Heritage listed Oxford Hotel and National Australia Bank.
  - iii. Details of the operable facade design and material treatments for Building F.
  - iv. Refinement of the scale and proportions of the southern entry to the plaza, to achieve a contextual response to the North Adelaide streetscape.
  - v. Details of design and materials for the shading structures within the central plaza.
  - vi. The detailed external design of Building D, particularly as it relates to the Archer Hotel.
  - vii. Details of the material selection for the whole of the development.
  - viii. Further refinement of the details of the elevation for Buildings B and G to Centenary St so that it better relates to the composition of the North Adelaide Historic Conservation Zone.
  - ix. Detailed resolution of the ground floor including deliveries, waste management (including interface with public realm), configuration of storage and waste management within tenancies where appropriate and location of amenities.
2. A final wind impact assessment shall be provided to demonstrate that pedestrian comfort and amenity is not unreasonably impacted upon at the street level, by micro climatic impacts such as wind tunnelling and downward draft.
3. A final basement plan shall be provided to demonstrate the location of bicycle spaces and movement from bicycle end of trip facilities to the residential apartments.

### **Planning Conditions**

1. Except where minor amendments may be required by other relevant Acts, or by conditions or reserve matters imposed by this application the development

shall be established in strict accordance with the details and plans, as submitted in Development Application 020/A0003/15 including:

**Plans by Ignite Architect:**

<b>Drawing Title</b>	<b>Drawing No.</b>	<b>Revision</b>
COVER SHEET	DA0000	-
KEY PLAN - BLOCK LAYOUT	DA0001	A
LOCATION PLAN	DA1000	-
SITE PLAN	DA1001	-
SOLAR DIAGRAMS - JUNE 22	DA1002	A
SOLAR DIAGRAMS - DEC 22	DA1003	A
PROPOSED FLOOR PLAN - BASEMENT 1	DA1451	F
PROPOSED FLOOR PLAN - BASEMENT 2	DA1452	F
PROPOSED FLOOR PLAN - BASEMENT 3	DA1453	D
PROPOSED FLOOR PLAN - BASEMENT 4	DA1454	A
PROPOSED FLOOR PLAN - GROUND	DA1500	J
PROPOSED FLOOR PLAN - LEVEL 01A	DA1500.1	H
PROPOSED FLOOR PLAN - LEVEL 01B	DA1501	G
PROPOSED FLOOR PLAN - LEVEL 2	DA1502	F
PROPOSED FLOOR PLAN - LEVEL 3	DA1503	F
PROPOSED FLOOR PLAN - LEVEL 4	DA1504	B
PROPOSED FLOOR PLAN - LEVEL 5	DA1505	B
PROPOSED FLOOR PLAN - LEVEL 6	DA1506	B
PROPOSED FLOOR PLAN - LEVEL 7	DA1507	F
PROPOSED FLOOR PLAN - LEVEL 8	DA1508	D
PROPOSED FLOOR PLAN - LEVEL 9	DA1509	B
PROPOSED FLOOR PLAN - LEVEL 10	DA1510	B
PROPOSED FLOOR PLAN - LEVEL 11	DA1511	B
PROPOSED FLOOR PLAN - LEVEL 12	DA1512	D
PROPOSED FLOOR PLAN - LEVEL 13	DA1513	B
PROPOSED FLOOR PLAN - LEVEL 14	DA1514	B
PROPOSED FLOOR PLAN - LEVEL 15	DA1515	B
BUILDING B APARTMENT PLANS	DA1601	A
BUILDING B APARTMENT PLANS	DA1602	A
BUILDING G APARTMENT PLANS	DA1603	A
BUILDING G APARTMENT PLANS	DA1604	A
BUILDING F APARTMENT PLANS	DA1605	A
BUILDING F APARTMENT PLANS	DA1606	A
PROPOSED ROOF PLAN	DA1700	F
SUPPLEMENTARY INFORMATION - SHEET 1	DA1851	A
SUPPLEMENTARY INFORMATION - SHEET 2	DA1852	A
OVERALL ELEVATIONS	DA2000	B
PODIUM ELEVATIONS	DA2001	B
ADDITIONAL ELEVATIONS	DA2002	B
GA SECTIONS	DA2101	D
SECTIONS AA + BB	DA2102	A
SECTIONS CC, DD + EE	DA2103	A
ARCHITECTURAL FAÇADE	DA2200	B
MATERIALS	DA2201	B
3D IMAGES	DA2202	-
3D IMAGES	DA2203	-
ELEVATIONS AND IMAGES	DA2204	B
ELEVATIONS BLDG A AND B	DA2205	A
ELEVATIONS BLDG C AND G	DA2206	A
ELEVATIONS BLDG D AND H	DA2207	A
ELEVATIONS BLDG E AND H	DA2208	A
ELEVATIONS BLDG F	DA2209	B
ELEVATIONS BLDG F	DA2210	B

**Reports / Correspondence**

- Heritage Impact Statement – 88 O’Connell Street (Hosking Willis Architecture) December 2014
- 88 O’Connell Street, North Adelaide Site History Report by Connell Wagner (12 December 2007)

- Ecologically Sustainable Design Report by BESTEC (December 2014)
  - Environmental Noise Assessment by Sonus (December 2014)
  - Desktop Wind Assessment Report by Mlei in association with DARENGINEER (December 2014)
  - Letter Mlei Stormwater Management Advice (17 December 2014)
  - Aeronautical Impact Assessment by Ambidji (December 2014)
  - Site History Report by Connell Wagner (12 December 2007)
  - Traffic Impact Statement by GTA Consultants (17 December 2014)
2. 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 plan must incorporate, without being limited to, the following matters:
- a. traffic management for the duration of demolition and construction
  - b. management of construction and works noise impacts
  - c. management of air quality, including odour and dust
  - d. sequencing of the development, including construction timelines work on site
  - e. occupational health and safety matters
  - f. stormwater maintenance prior to implementation of a more permanent solution
  - g. soils, including fill importation, stockpile management and prevention of soil contamination
  - h. groundwater, including prevention of groundwater contamination

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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf). A copy of the CEMP shall be provided to both the Development Assessment Commission and the Adelaide City Council prior to the commencement of site works.

3. The applicant shall engage a suitably qualified environmental expert to undertake a Phase 2 Environmental Site Assessment to characterise the concentration of contaminants, their spatial extent (area and depth) and determine the risk posed to human health and/or the environment, taking into consideration the proposed future land use. A site remediation management plan shall be developed and implemented to eliminate any unreasonably environmental and health risk posed by contaminants on the site.
4. All stormwater design and construction shall be 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.
5. Air conditioning plant and equipment shall be visually screened and noise attenuated in accordance with EPA standards, namely the *Environment Protection (Noise) Policy 2007*. For further information refer to the EPA information sheet for noise level limits for fixed domestic machine noise. [http://www.epa.sa.gov.au/xstd\\_files/Noise/Information%20sheet/info\\_noise\\_machine.pdf](http://www.epa.sa.gov.au/xstd_files/Noise/Information%20sheet/info_noise_machine.pdf)

6. The proposed car parking layout shall be designed and constructed to conform to the Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities.
7. All bicycle facilities shall be designed and constructed in accordance with the Cycling Aspects of Austroads Guides (2014) and AS2890.3-1993.
8. The applicant shall submit a loading dock management plan to minimise unreasonable impact on neighbouring residential development and the public realm, as well as to moderate traffic issues resulting from truck queuing, parking and circulation around the development site, to the satisfaction of the Development Assessment Commission.
9. The loading dock shall not be used to load and/or unload any vehicles before 7:00am or after 10:00pm between Monday and Saturday; and before 9:00 am or after 10:00pm on a Sunday/Public Holiday.
10. The car park exit point to Centenary Avenue (opposite Watson Street) shall be realigned to be more perpendicular to Centenary Street to improve observation of pedestrians, particularly from the north and shall be submitted to the Development Assessment Commission for approval.
11. The applicant shall submit a detailed landscaping plan to the satisfaction of the Development Assessment Commission prior to the issue of full Development Approval. The landscaping shown on that approved plan shall be established prior to the occupation. All landscaping nominated shall be established and maintained in accordance with the approved plans.
12. External lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform to Australian Standards. Such lighting shall be operational during the hours of darkness to the reasonable satisfaction of the Development Assessment Commission.
13. The final details of lighting to the piazza and any public areas shall be provided to the satisfaction of the Development Assessment Commission and prior to the occupation or use of the Development. The lighting shall be designed and operated with crime prevention through urban design methods in mind in order to maximise pedestrian amenity and safety 24 hours, 7 days a week.
14. The applicant shall submit to the Development Assessment Commission the final details of screens to the services which are on street frontages, or in the public domain. These should be designed so as to provide visual interest and shall be to the satisfaction of the Development Assessment Commission.
15. 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:
  - a. 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
16. 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 neighbouring buildings and structures on adjacent land, as well as Council assets. A copy of this report shall be provided to the Adelaide City Council and the Development Assessment Commission.

### **IMDAC Advisory Notes**

- a) 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>
- b) 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.
- c) 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.
- d) 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.
- e) Council approval is required before undertaking any works within the public realm.
- f) The development must be substantially commenced within one (1) year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- g) You are also advised that any act or work authorised or required by this Notification must be completed within three (5) years of the date of the Notification unless this period is extended by the Commission.
- h) The applicant will require a new consent before commencing or continuing the development if you are unable to satisfy the conditions of approval.
- i) Any request for an extension of time must be lodged with the Development Division, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- j) The applicant 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 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).

### **State Heritage Advisory Notes**

- k) The applicant is advised of the following requirements of the *Heritage Places Act 1993*.

- i. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- ii. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

- l) The applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*.
  - i. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

#### **Adelaide Airport Advisory Notes**

- m) 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.
- n) Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). Cranes will be restricted from penetrating the Obstacle Limitations Surfaces (OLS) which is protected airspace for the airport.

#### **Council Advisory Notes**

- o) All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements with all costs associated with these works will be borne directly by the developer, unless otherwise agreed between the applicant and Council.

### 3.2 **City of Adelaide**

#### **Troppo Architects (SA)**

DA 020/0038/13A Variation 1

#### **178-180 Wright Street Adelaide**

David O'Loughlin declared a conflict of interest and was not present for the hearing of this item.

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

Applicant(s)

- Graham Burns
- Phil Harris

Representor

- Andrew Wells

Agency

- Kirsteen McKay - 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 of consent:**

### Planning Conditions

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in Development Application 020/0038/13A Variation 1 including:

#### Plans by Troppo Architects

Number	Description	Date
D 0	Location Plans	06/01/14
A 01	Locality	11/11/13
A 02	Whitmore Square NW Settings	11/11/13
A 03	On The Square	11/11/13
A 04	Existing Site Plan	11/11/13
A 05	Survey	11/11/13
A 06	Site Plans	11/11/13
D 07	Plan Level 1	08/01/15
F 08	Plan Level 2	19/02/15
F09	Typical Plan Level 3	19/02/15
E 10	Typical Plan Level 4	08/01/15
E 11	Typical Plan Level 5-8	08/01/15
D12	Plan Level 9	08/01/15
A13	Plan Level 9 Bath	08/01/15
C 14	Basement Plan	08/01/15
C 20	Elevations	08/01/15
E 21	Elevations	08/01/15
E 21A	Elevations	19/02/15
D 22	Section A&B	08/01/15
C 23	Section C	08/01/15
C 24	Perspective View	08/01/15
D 25	Perspective View	08/01/15
B 26	Perspective View	08/01/15
E 27	Perspective View	08/01/15
28	Site Montages	21/11/14
29	Site Montages	21/11/14
30	Materials Board	21/11/14
A 31	Interpretive Themes	11/11/13
B 40	Urban Design Futures	18/11/13
A 41	Design Concepts	11/11/13
A 42	Design Concepts	11/11/13
A 43	Construction Methodology/Site Massing Diagram	11/11/13
A 44	Solar Passive Diagram	11/11/13
A 45	Green Services Strategy	11/11/13
A 46	Waste Management Strategy	11/11/13
A 47	Overlooking Study	11/11/13
A 50	Existing Shadow Diagrams - Dec	18/10/13
A 51	Existing Shadow Diagrams - March	18/10/13
A 52	Existing Shadow Diagrams - June	18/10/13
A 53	Proposed Shadow Diagrams - Dec	18/10/13
A 54	Proposed Shadow Diagrams - March	18/10/13
A 55	Proposed Shadow Diagrams - June	18/10/13
1	Carpark Screen & Doors	30/01/14
3	Transitions, CPTED	30/01/14

## Reports / Correspondence

- Planning Report, Masterplan, dated December 2013 (including Appendices), except where varied by amended details and plans forming part of this application (020/0038/13A Variation 1):
    - Architect's Report – Troppo Architects (SA)
    - Streetscape and Landscape Details – Oxigen, November 2013
    - Heritage Impact Statement – Flightpath Architects, 24 October 2013
    - Review of Car Park Design and Access – InfraPlan (Aust) Pty Ltd, 12 November 2013
    - Hotel Ivariji Mixed Use Development Application Acoustic Assessment by Resonate Acoustics, 11 November 2013
    - Waste Disposal & Recycling – Transpacific Industries Group (Cleanaway),
      - 1 November 2013
    - Hotel Ivariji – Wind Effect Statement – Vipac Engineers & Scientists, 7 November 2013
    - Building Code of Australia Review – TECON Australia, 12 November 2013
    - Predicted Energy Services Demands – Sustainable Focus, 4 November 2013
  - Letter and Appendices by Masterplan, dated 7 January 2013 - Response to Representations.
  - Letter from Troppo Architects dated 27 November 2013 responding to Government Architect's comments.
2. The acoustic attenuation measures recommended in the report prepared by Resonate Acoustics, ref A13391RP1 Rev A, dated 11 November 2013, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such acoustic attenuation measures shall be made operational prior to the occupation or use of the Development.
  3. Any wind mitigation measures recommended in the report prepared by VIPAC, ref 50B-13-0138-TNT-340974-0, dated 7 November 2013, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such wind mitigation measures shall be made operational prior to the occupation or use of the Development.
  4. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
  5. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
    - 5.1 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
  6. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication "Environmental Management of On-site Remediation" - to minimise environmental harm and disturbance during construction.

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

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

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*: [www.epa.sa.gov.au/pdfs/guide\\_sc\\_what.pdf](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

A copy of the CEMP shall be provided to the Adelaide City Council prior to the commencement of site works.

7. Lighting shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the Adelaide City Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Development Assessment Commission.
8. All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements and all costs associated with these works will be borne directly by the developer.
9. The connection of any storm water discharge from the Land to any part of the Adelaide City Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' and be to the reasonable satisfaction of the Adelaide City Council, with the following taken into account:
  - 9.1 Stormwater runoff from the proposed building balconies and verandahs along the Street boundaries shall be collected and discharged to the building stormwater system.
  - 9.2 Use of existing property stormwater connections in the Wright Street and Bartels Street footpaths should be considered prior to the design of new stormwater connections to Councils stormwater management infrastructure.
10. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004* (including clearance to columns and space requirements at the end of blind aisles) *for Off-Street Parking Facilities*; *Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
11. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
12. Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
13. Prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the

stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council.

13.1 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.

13.2 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.

13.3 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view

**Advisory Notes:**

- a) Adelaide City Council is the authority that issues approvals for any encroachment into Wright Street or Bartels Street. The proponent therefore needs to be aware that Council needs to approve the final detailed design of the encroachment element. If they do not support the detailed design of the encroachment element a variation to the application may be required.
- b) That the proponent 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.
- c) The approval does not include any signage (other than directional), which would need to be the subject of a separate application to the relevant planning authority.
- d) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- e) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- f) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- g) That 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.
- h) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.
- i) All damage to Adelaide City Council's infrastructure, including damage to public lighting and underground ducting caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- j) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
  - Work in the Public Realm
  - Street Occupation
  - Hoarding
  - Site Amenities

- Traffic Requirements
  - Servicing Site
  - Adjoining Buildings
  - Reinstatement of Infrastructure
- k) Unsecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.
- l) Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- m) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- n) The development must be substantially commenced within one (1) year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- o) You are also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by the Commission.
- p) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- q) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow.

Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

### 3.3 **City of Adelaide**

#### **Tactical Group**

DA 020/A032/15

**62-68 Hindley Street, Adelaide**

Peter Dungey declared a conflict of interest and was not present for the hearing of this item.

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

Applicant(s)

- Geoff Shaw – architect
- Richard Campbell – Project Manager

Agency

- Kirsteen McKay - ODASA

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the relevant provisions of the Adelaide (City) Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by Tactical Group for the 'staged demolition of existing buildings, installation of signage and construction of a 245 room accommodation hotel, retail spaces and hotel car park' at 62 to 68 Hindley Street, Adelaide, subject to the following conditions:

**IMDAC Planning Conditions**

1. Except where minor amendments may be required by other relevant Acts, or by conditions or reserve matters imposed by this application, the development shall be established in strict accordance with the details and plans, as submitted in Development Application 020/A032/15 including:

**Plans and drawings**

Plan Name	Plan Number	Revision	Date	Drawn By
Cover Sheet	A0000	K	7 April 2015	Reid Campbell
Demolition Plan	A0001	K	7 April 2015	Reid Campbell
Site Analysis	A0002	K	7 April 2015	Reid Campbell
Site Plan	A0003	K	7 April 2015	Reid Campbell
Basement Plan	A0004	K	7 April 2015	Reid Campbell
Ground Floor Plan	A0005	K	7 April 2015	Reid Campbell
Level 1 Plan	A0006	K	7 April 2015	Reid Campbell
Level 2 Plan	A0007	K	7 April 2015	Reid Campbell
Level 3-4 Plan	A0008	K	7 April 2015	Reid Campbell
Level 5-9 Plan	A0009	K	7 April 2015	Reid Campbell
Roof Plan	A0010	K	7 April 2015	Reid Campbell
North Elevation	A0011	K	7 April 2015	Reid Campbell
South Elevation	A0012	L	18 May 2015	Reid Campbell
West Elevation	A0013	M	20 May 2015	Reid Campbell
East Elevation	A0014	L	18 May 2015	Reid Campbell
Section A-A	A0015	L	18 May 2015	Reid Campbell
Section B-B	A0016	K	7 April 2015	Reid Campbell
Shadow Studies 01 June 22 – 9am	A0017	K	7 April 2015	Reid Campbell
Shadow Studies 02 June 22 – Noon	A0018	K	7 April 2015	Reid Campbell
Shadow Studies 03 June 22 – 3pm	A0019	K	7 April 2015	Reid Campbell
3D Perspective View 01	A0020	K	7 April 2015	Reid Campbell
3D Perspective View 02	A0021	K	7 April 2015	Reid Campbell
External finishes	A0022	K	7 April 2015	Reid Campbell
Signage	A0023	K	7 April 2015	Reid Campbell
GFA Area Plans	A0024	L	7 April 2015	Reid Campbell
Landscape Plan	101	A	18 March 2015	Site Image Landscape Architects

Landscape Plan	501	A	18 March 2015	Site Image Landscape Architects
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## Reports

Report name	Prepared by	Job Number	Revision	Date
Planning Report	MacroPlanDimasi	-	-	8 April 2015
Architectural Design Statement	Reid Campbell	-	-	
Landscape Design Report	Site Image Landscape Architects	-	B	May 2015
Traffic Impact Assessment	GTA Consultants	15A1124000	-	8 April 2015
Noise Impact Assessment	Wilkinson Murray	15003	B	March 2015
Wind Impact Statement	Windtech	WC412-01F02,	0	10 March 2015
CPTED Report	TPG	215.121	-	March 2015
Statement of Energy Efficiency	Cundall	1010851	-	20 March 2015
Stormwater management report	Van de Meer	Sy151-007	-	March 2015
Waste management plan	Foresight Environmental	-	5	9 April 2015
Hydraulic and Fire Services – Authority Compliance Statement	DP Consulting Group	1503	P1	13 March 2015
Electrical services – authority compliance statement	htp consulting	-	2	13 March 2015
Phase 1 Environmental Assessment	JBS&G	50634_RP01	1	23 march 2015
Hazardous Building Material Audit	JBS&G	50634_RP01	1	march 2015
Quantity surveyor assessment of development cost	Rider Levett Bucknall	-	-	9 April 2015

## Correspondence

- Covering letter from Tactical Group to DPTI regarding development application, dated 8 April 2015
  - Letter from GTA Consultants to DPTI regarding traffic matters, dated 20 May 2015
  - Letter to Daniel Bennett (Adelaide City Council) from Tactical Group regarding city design, dated 26 March 2015
2. A final schedule of materials and finishes be provided to the satisfaction of the Inner Metropolitan Development Assessment Commission.
  3. That an external building lighting plan shall be provided to the satisfaction of the Inner Metropolitan Development Assessment Commission.
  4. That any decommissioning of the artwork currently installed on the Blyth Street building frontage be removed before building demolition (Stage 1), kept in good condition and returned to Adelaide City Council.

5. That landscaping shall be established and maintained thereafter in good condition to the satisfaction of the Inner Metropolitan Development Assessment Committee.
6. The final detail of the Blyth Street footpath design and porte cochere materials, paving materials and landscaping determined in consultation with Adelaide City Council, in line with Council's 'Adelaide Design Manual' and to the satisfaction of the Inner Metropolitan Development Committee, shall be provided prior to construction of the building.
7. 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 plan must incorporate, without being limited to, the following matters:
  - air quality, including odour and dust
  - surface water including erosion and sediment control
  - soils, including fill importation, stockpile management and prevention of soil contamination
  - groundwater, including prevention of groundwater contamination noise
  - occupational health and safetyFor 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](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

A copy of the CEMP shall be provided to the both the Development Assessment Commission and the City of Adelaide prior to the commencement of site works (Stage 1).
8. That the applicant shall submit to the Development Assessment Commission a definitive statement from a suitably qualified environmental auditor advising that the land is suitable for its intended purpose. If required by the auditor, the applicant shall prepare a Phase 2 Site Assessment Report, prior to commencement of further works.
9. All stormwater design and construction shall be 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.
10. Air conditioning plant and equipment shall be visually screened and noise attenuated in accordance with EPA standards, namely the *Environment Protection (Noise) Policy 2007*. For further information refer to the EPA information sheet for noise level limits for fixed domestic machine noise. [http://www.epa.sa.gov.au/xstd\\_files/Noise/Information%20sheet/info\\_noise\\_machine.pdf](http://www.epa.sa.gov.au/xstd_files/Noise/Information%20sheet/info_noise_machine.pdf)
11. External lighting of the site, including car parking areas and buildings, shall be designed, located, shielded and constructed to conform to Australian Standards. Such lighting shall be operational during the hours of darkness to the reasonable satisfaction of the Development Assessment Commission.
12. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities*.

13. All bicycle facilities shall be designed and constructed in accordance with the Cycling Aspects of Austroads Guides (2014) and AS2890.3-1993.
14. 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:
  - 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
  - 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
15. All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements with all costs associated with these works will be borne directly by the developer, unless otherwise agreed between the applicant and Council.
16. 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 Adelaide City Council and the Inner Metropolitan Development Assessment Commission.

### **IMDAC Advisory Notes**

- a) 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>
- b) 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.
- c) 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.
- d) 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.

- e) Council approval is required before undertaking any works within the public realm.
- f) The development must be substantially commenced within one (1) year of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- g) You are also advised that any act or work authorised or required by this Notification must be completed within three (3) years of the date of the Notification unless this period is extended by the Commission.
- h) The applicant will require a new consent before commencing or continuing the development if you are unable to satisfy the conditions of approval.
- i) Any request for an extension of time must be lodged with the Statutory Planning Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- j) The applicant 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 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).
- k) The development is to be undertaken in two stages:
  - Stage 1: Demolition and site works
  - Stage 2: Construction (substructure and superstructure)

A separate Building Rules Consent will be sought for each stage

**4. ANY OTHER BUSINESS**

**4.1. Pre-Lodgement Briefing**

**RESOLVED** that the Report be received and noted.

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

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

**6. MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 5:10PM.

Confirmed                    /                    /2015

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 Simone Fogarty  
 PRESIDING MEMBER