



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 9 July 2015 commencing at 10.30 AM
Basement, 28 Leigh Street, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Dennis Mutton David O'Loughlin
Council Members	ACC – John Hodgson (Agenda Item 3.1)
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Alison Collins (Agenda Item 3.1) Jason Bailey (Agenda Item 3.1)

1.2 APOLOGIES – Sue Crafter

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 Adelaide City Council

KT18 Pty Ltd C/- Intro (Australasia) Pty Ltd

DA 020/A007/15

157 Waymouth Street, Adelaide

Proposal: Demolition of the existing building and construction of a 22 level mixed use building comprising retail, hotel and residential land uses with ancillary rooftop terrace

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

Applicant(s)

- Damien Ellis – Intro Design
- Nigel Howden – Intro Design

Agency

- Diana Snape- ODASA

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to DEFER for further consideration.

Reason: The Commission supports the land use and configuration of the tower element of the proposal. The Commission understands the influence of the commercial model and construction method on the ground level and podium design. However, given the prominence of the site on Light Square, the Commission is of the view that more attention to the ground floor and street level presentation is required - through enhancement of the design of the podium including first floor and extension of the canopy over both street frontages.

Deferral will also enable provision of updated documentation to better communicate the design approach and resolve design and technical matters including:

- *details of the facade;*
- *management of interface impacts on the southern and eastern adjoining sites (through, for instance, resolution of seeking access to light for the south facing windows in the southern-most hotel rooms and apartments);*
- *the response to the easement along the eastern site boundary; and*
- *the design of the first floor terraces to mitigate privacy and amenity impacts on hotel rooms.*

4. **ANY OTHER BUSINESS** – Nil.

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

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

6. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 12.30PM.

Confirmed / /2015

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Simone Fogarty
PRESIDING MEMBER