



Development Assessment Commission

Minutes of the 563rd Meeting of the Development Assessment Commission held on Thursday, 17 November 2016 commencing at 9.30 AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton
Secretary	Cathryn Longdon
Manager	Chris Kwong
DPTI Staff	Brett Miller (Agenda Item 2.1.1) Troy Fountain (Agenda Item 3.2.2) Tom Victory (Agenda Item 3.2.2 and 3.2.1) Jason Bailey (Agenda Item 3.2.1) Sally Smith (Agenda Item 3.2.1)

1.2. APOLOGIES – David O'Loughlin, Chris Branford (Agenda Item 2.1.1 and 3.2.1)

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Qattro

361/558/2016/2A

86 Mawson Lakes Boulevard, Mawson Lakes

City of Salisbury

Proposal: Four storey residential flat building, associated car parking and landscaping

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

Applicants(s)

- Andrew Webster
- George Sotiropoulos

Council

- Katherine Thrussell

Helen Dyer declared a conflict of interest and left the meeting.

The Commission discussed the application.

RESOLVED

1. The proposed development is considered not to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 7 January 2016.
2. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is GRANTED to application number 361/558/2016/2A for; four storey residential flat building, masonry piers incorporated into boundary fencing, on site carparking, manoeuvring areas and associated landscaping; in accordance with the plans and details submitted with the application and subject to one reserved matter and the following 7 conditions:

Reserved matters

1. The following plans shall be provided to and approved by the Commission prior to Development Act 1993 Approval:
 - a. A detailed roof plan and elevations including details of all structures and services located on the roof to be screened from public view.
 - b. Detailed designs and specifications for all civil works including details of roofwater discharge to Sir Douglas Mawson Lake; to be at one location only near to the existing ramp.
 - c. Detailed designs of the entry wall provided at the north eastern entry from Mawson Lakes Boulevard.

CONDITIONS

1. The proposal shall be developed in accordance with the details and Commission stamped approved plans lodged with the application, except where varied by the conditions herein.

Reason: To ensure the proposal is established in accordance with the submitted plans.

2. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity, in accordance with the Landscape Plan approved by the Commission under Reserved Matter 1. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of the Commission. All landscaping is to be completed prior to occupation.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (ARI = 5yrs). The stormwater system shall be designed so that roofwater is discharged to Sir Douglas Mawson Lake; however surface water must be collected and connected to the existing underground stormwater system in Mawson Lakes Boulevard. An overland flowpath shall be provided for surface water resulting from the major storm event (ARI = 100yrs).

Reason: To ensure stormwater is disposed of in a controlled manner and to provide some flood protection to the buildings.

4. The Finished Floor Level of the building is to be a minimum of 150mm above the Q100 flood level adjacent the building.

Reason: To ensure flood protection of the buildings.

5. The carparking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1 – Off-street Parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

Reason: To ensure that the development complies with Standards and Best Engineering Practice.

6. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to occupation and maintained at all times to the satisfaction of the Commission.

Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.

7. Damage sustained to any new or existing public infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

Reason: To ensure that the development complies with Standards, best Engineering Practice and Council Policy.

2.2. **NEW APPLICATIONS – Nil**

3. **ADJOURN TO INNER METROPOLITAN DEVELOPMENT ASSESSMENT COMMITTEE**

3.1. **DEFERRED APPLICATIONS - Nil**

3.2. **NEW APPLICATIONS – Nil**

3.2.1 **Karidis Corporation**

020/M043/16

322-336 King William Street, Adelaide

City of Adelaide

Proposal: Demolition of existing commercial buildings, construction of a 31 storey mixed use development

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

Applicants(s)

- Gerry Karidis
- Peter Karidis
- Miriam Prga
- Brian Hayes
- John McElhinney
- Romano Mihailovic
- Greg Maughan
- Peter Petrou
- Richard Dwyer
- Paul Simons
- Rob Gagetti

Agencie(s)

- Nick Tridente
- Kirsteen Mackay
- Belinda Chan

The Commission discussed the application.

RESOLVED

1. That a decision in respect of the application be deferred, in recognition of the importance of this landmark site and its potential to influence future development, to enable the following:
 - Provision of more detailed contextual information that shows the proposal in an accurate representation of the existing streetscape and wider city views.
 - Further refinement of the design to see this better respect the scale and proportions of the desired character of the locality and that of adjacent and surrounding buildings.
 - Provision of further information on the following matters of detail:
 - Refinement of apartment floor amenity conditions (specifically, refinement of the interface between the balcony in apartment type S6 and the communal corridor)

- Provision of additional information regarding the means of screening cars and headlight glare from view from outside of the proposed building
- Clarification of measures to ensure privacy of the swimming pool and surrounds.
- Reconsideration of the convenience of bike parking.

3.2.2 **Buildtec**

021/M012/16

99 Anzac Highway, Ashford

City of West Torrens

Proposal: Demolition of existing office and construction of five storey residential flat building comprising 26 dwellings

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

Applicants(s)

- Russel Morony
- Barry Santry
- Daniel Druzeta
- Bill Stefanopoulos
- Callum Little
- David Glavas

Agencies(s)

- Nick Tridente
- Ellen Liebelt

The Commission discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. To grant Development Plan Consent to the proposal by Buildtec for the demolition of existing office and construction of a five (5) storey residential flat building comprising 26 dwellings including ground level car parking at 99 Anzac Highway, Ashford subject to the following conditions of consent.

Reserve matters

1. 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 Building Rules Consent for any new building work:
 - 1.1 The provision of a revised design showing an extended canopy to better define the entrance
 - 1.2 Resolution of operational and detailed design arrangements for the collection of waste on Waltham Street.

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 following plans submitted in Development Application No 211/M012/16:

Plans

Drawing No.	Sheet Title	Revision	Date
DA-110	Evo arc, Project Number 2015-245, Artist's Impressions Proposed	A	July 2016
DA-000	Evo arc, Project Number 2015-245, Cover Page Contents	B	July 2016
DA-010	Evo arc, Project Number 2015-245, Aerial View, Street Views, Existing	B	July 2016
DA-015	Evo arc, Project Number 2015-245, Survey Plan Existing	B	July 2016
DA-017	Evo arc, Project Number 2015-245, Survey Plan Demolitions	B	July 2016
DA-020	Evo arc, Project Number 2015-245, Ground Floor Plan Proposed	C	July 2016
DA-030	Evo arc, Project Number 2015-245, Typical Floor Plan 1 st to 3 rd Level Proposed	C	July 2016
DA-040	Evo arc, Project Number 2015-245, 4 th Level Floor Plan Proposed	C	July 2016
DA-060	Evo arc, Project Number 2015-245, Roof Plan Proposed	C	July 2016
DA-070	Evo arc, Project Number 2015-245, Sections Proposed	C	July 2016
DA-080	Evo arc, Project Number 2015-245, Typical Apartment Layout Proposed	B	July 2016
DA-090	Evo arc, Project Number 2015-245, Elevations 01 Proposed	C	July 2016
DA-095	Evo arc, Project Number 2015-245, Elevations 02 Proposed	C	July 2016
DA-097	Evo arc, Project Number 2015-245, Elevations 03 Roof Plant Area Proposed	C	July 2016
DA-098	Evo arc, Project Number 2015-245, Elevations 04 Screens Proposed	A	July 2016
DA-099	Evo arc, Project Number 2015-245, Transformer Area Proposed	A	July 2016
DA-100	Evo arc, Project Number 2015-245, Shadow Diagrams Proposed	B	July 2016
DA-113	Evo arc, Project Number 2015-245, Rear 3D Views – Impressions Proposed	A	July 2016
C01	Struktura, Job No. 2016-054, Civil Concept Plan	C	July 2016
C02	Struktura, Job No. 2016-054, Civil Details	A	July 2016

Reports and Correspondence

Company	Title	Date
Town Planning Advisors	Planning Report 1	20 July 2016
Town Planning Advisors	Planning Response 2 (Response to further information request)	20 October 2016
Town Planning Advisors	Planning Response 3 (Council and AGA)	7 November 2016
Oxigen	Landscape Concept Package	9 November 2016
Veolia – Environmental Services	Submission for Waste Collection Services	October 2016
GTA Consultants	Car Park Layout Review	19 July 2016
Sonus	Traffic Noise Assessment	August 2016
Sonus	Mechanical Plant Arrangement	25 October 2016
Dario Glavas - Struktura	Email – Stormwater Flooding	12 October 2016

- The removal and replacement of existing street trees including verge landscaping shall be undertaken in consultation with the City of West Torrens including all costs involved with these works.

3. A stormwater management plan and design for the site shall be provided in consultation with the City of West Torrens to the satisfaction of the Development Assessment Commission prior to Building Rules Consent. Such a plan and design shall outline adequate methods for the capture, storage and re-use of stormwater on 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.
5. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
6. The landscaping shown on the plans forming part of the application shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
7. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
8. A statement from a suitably qualified person (who may, if required, be a Site Contamination Auditor accredited by the Environment Protection Authority) that the land is suitable for its intended use shall be submitted to the satisfaction of the Development Assessment Commission prior to any substructure works.
9. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths, street lighting etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
10. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and “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:

- 1) air quality, including odour and dust;
- 2) surface water including erosion and sediment control;
- 3) soils, including fill importation, stockpile management and prevention of soil contamination;
- 4) groundwater, including prevention of groundwater contamination;
- 5) noise;
- 6) occupational health and safety; and

A copy of the CEMP shall be provided to the Development Assessment Commission prior to the commencement of site works. 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

ADVISORY NOTES

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant 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.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- g. Pursuant to s.34 (2)(d) of the Development Act 1993, an assessment of the development in respect of the Building Rules is to be undertaken by either the City of West Torrens or by a private certifier. When all relevant consents have been issued, development approval will be granted by the City of West Torrens.
- h. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
- i. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- j. 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>
- k. 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.
- l. Pursuant to Regulation 74, The City of West Torrens must be notified one business day prior to the commencement and prior to the completion of each stage of the building work on the site.

- m. The City of West Torrens 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.
- n. Construction activities must be undertaken in accordance with Division 1 of Part 6 of the Environment Protection (Noise) Policy 2007.
- o. The applicant is advised that actions that have a significant impact on a matter of national environmental significance are controlled under the Environment Protection and Biodiversity Conservation Act 1999. It is the responsibility of the proponent of any such action to determine, through consultation with Department of Sustainability, Environment, Water, Population and Communities, whether an action is controlled and whether approval under the EPBC Act is required.
- p. 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, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal described in the planning documentation.
- q. The City of West Torrens has advised that the stormwater connection through the road verge area is to be constructed of shape and material to satisfy Council's standard requirements to:
 - 100 x 50 x 2mm RHS Galvanised Steel or
 - 125 x 75 x 2mm RHS Galvanised Steel or
 - Multiples of the above
- r. The City of West Torrens has advised that the rate of discharge of stormwater from the development site shall be restricted to a maximum rate equivalent to that of a site with a 0.25 runoff coefficient for the site critical 20 year ARI storm event (ie effectively mimicking a site with a 25% impervious cover and 75% pervious cover).
- s. On the proviso that encroachment approval can be obtained from the City of West Torrens, the further refinement of the articulation of the windows could enhance the design aesthetic. The Commission would encourage the applicant to consider this matter further.

4. PORT ADELAIDE DEVELOPMENT ASSESSMENT COMMITTEE

4.1. **DEFERRED APPLICATIONS** – Nil

4.2. **NEW APPLICATIONS** – Nil

5. MAJOR DEVELOPMENTS

5.1. **DEFERRED APPLICATIONS** – Nil

5.2. **NEW APPLICATIONS** - Nil

6. REPORTING

6.1. **DAC** - Nil

6.2. **IMDAC** - Nil

6.3. **PADAC** - Nil

6.4. **BRAC** - Nil

7. ANY OTHER BUSINESS

8. NEXT MEETING – TIME/DATE

8.1. Thursday, 24 November 2016 in Leigh Street, Adelaide SA

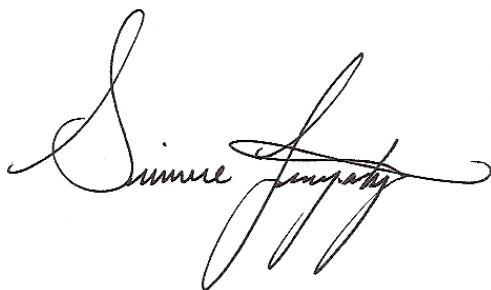
9. CONFIRMATION OF THE MINUTES OF THE MEETING

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

10. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 3.20 PM

Confirmed 17/11/2016

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

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SIMONE FOGARTY
PRESIDING MEMBER