



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 8 October 2015 commencing at 10.00 AM
Basement Level, 28 Leigh Street, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Peter Dungey Sue Crafter Dennis Mutton
Council Members	ACC – John Hodgson
Secretary	Sara Zuidland
DPTI Staff	Yasmine Alliu (Agenda Item 3.1) Jason Bailey (Agenda Item 3.1)

1.2 APOLOGIES – David O’Loughlin

2. DEFERRED APPLICATIONS – Nil.

3. NEW APPLICATIONS

3.1 City of Adelaide

St Andrews Hospital Inc. C/- Phillip Brunning & Associates

Expansion of existing hospital comprising construction of a new day surgery facility together with associated ward, services, staff amenities, car parking and landscaping.

350 South Terrace, Adelaide
020/A068/15

Sue Crafter 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)

- Peter Cooper – St Andrew’s Hospital
- Stephen Walker – St Andrew’s Hospital
- Mark Wiltshire – Wiltshire Swain Architects
- Andrew Swain – Wiltshire Swain Architects
- Richard Little - RCP (Project Management)
- Phil Brunnings – Phil Brunnings and Associates (Town Planning)
- George Giannakodakis – InfraPlan (Traffic Engineer)
- Amol Kingaonkar – InfraPlan (Traffic Engineer)

Agency

- Nick Tridente - ODASA
- Di Snape - ODASA

Representor

- Linda D’Ardenne
- Ron Danvers

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 St Andrews Hospital Inc for the expansion of an existing hospital comprising construction of a new day surgery facility together with associated ward, services, staff amenities, car parking and landscaping at 350 South Terrace Adelaide subject to the following reserved matter and conditions of consent.

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/A068/15

Plans by Wiltshire + Swain Architects		
Sheet	Issue Date	Title
00	28/08/2015	Artists Impression – Cover sheet
01	24/08/2015	Locality plan
02	28/08/2015	Site context plan
03	24/08/2015	Site works plan
04	07/10/2015	Basement floor plans
05	07/10/2015	Ground floor plan
06	24/08/2015	First floor plan
07	24/08/2015	Second floor plan
08	24/08/2015	Third floor plan
09	24/08/2015	Roof plan
10	28/08/2015	Elevations, Streetscape
11	24/08/2015	Sections Sheet 1
12	24/08/2015	Sections Sheet 2

13	28/08/2015	Model/details/materials
14	24/08/2015	Landscape
15	24/08/2015	Shadow diagrams
16	24/08/2015	Site engineering plan

Reports / Correspondence

- Phillip Brunning and Associates *Development Report* 1/9/2015
 - DASH Architects *State Heritage Impact Assessment* 25/8/2015
 - InfraPlan *Traffic Impact Statement* 31/08/2015
 - Rawtec *Waste Management* 21/06/2015
 - Resonate Acoustics *Environmental Noise Report* 30/07/2015
 - Arborman Tree Solutions *Tree Report* 8/12/2014
 - System Solutions Engineering *Ecologically Sustainable Development Master Plan* 30/7/2015
 - System Solutions Engineering *Building Services Engineering Design Approach* 21/8/2015
 - Walbridge & Gilbert *Stormwater Drainage Management Plan* 03/15
 - LBW Environmental Projects *St Andrew's Hospital Car Park Preliminary Site Investigation* 19/03/15
2. That a payment of \$1260.00 shall be made into the Regulated Tree Fund (15 replacement trees @\$84 per tree) within three (3) months from the date of Development Approval being granted.

Note: Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made on the 5th Floor, Roma Mitchell House, 136 North Terrace, Adelaide or sent to GPO Box 1815 Adelaide 5001. Payment may also be made over the phone with Credit Card (Mastercard or Visa) by calling our Customer Service Officer on 7109 7040. All payments must be accompanied by reference to the Development Application number and the reason for the payment.

3. A detailed dilapidation audit is to be undertaken at the Waverly House boundary wall and former Coach House prior to commencing works on site.
4. Construction techniques and measures to minimise excessive vibration in the proximity of the boundary wall and former Coach House are to be documented to the satisfaction of the Development Assessment Commission in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources) prior to final Development Approval being granted.
5. Independent monitoring of ground vibration and condition of heritage fabric to be undertaken throughout the construction phase.
6. Physical protective measures are to be installed to protect heritage fabric for the duration of the works.
7. 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.
8. 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

9. Collection of waste and servicing of the site shall only occur between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays.
10. 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 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.
11. That 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.
12. 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:
 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

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

The CEMP shall be submitted to the Development Assessment Commission prior to commencement of site works and construction.

13. That all stormwater design and construction shall be in accordance with Australian/New Zealand Standards, AS/NZS 3500-2003 and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.
14. The connection of any stormwater 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'.
15. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

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

Advisory Notes:

- a) As the applicant 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 from the day of receiving this notice or such longer time as the Court may allow. 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 (Ph: 8204 0300).
- b) The development must be substantially commenced within twelve months of the date of this Notification, unless this period has been extended by the Development Assessment Commission. The applicant also advised that any act or work authorised or required by this Notification must be completed within three (3) of the date of the Notification unless this period is extended by the Commission. Any request for an extension of time must be lodged with the Assessment Branch, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001, prior to the time periods specified.
- c) It is recommended that discussions with the Adelaide City Council regarding a possible temporary parking arrangement during construction be commenced prior to construction.
- d) The proposed works will involve the excavation of land that has not been substantially developed since its original surveying since 1837. The land appears to have been used for primarily recreational and car parking purposes. Given the subject site has never been substantially excavated, potential exists for unearthing artefacts of historical interest. The *Heritage Places Act 1993* stipulates certain requirements in situations where an archaeological artefact that may be of State heritage significance is encountered. In these circumstances, subsection 27(2) requires that excavation cease and the SA Heritage Council be notified for authorisation or a permit before proceeding further. For further information, please contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.
- e) If regulated or significant trees are to be retained, the applicant is advised to consult *Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites* to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments.

Requirements of the standard include:

- The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

- f) The applicant is encouraged to select native tree species of local provenance that are considered suitable replacements for the tree(s) to be removed (i.e. amenity / shade trees, provision of habitat etc). For information on appropriate species to be planted, please contact your local Council or State Flora within Belair National Park on telephone 8278 7777 or visit www.stateflora.com.au. Replacement trees should also be selected on the basis of their intended location and longer-term growth / maturity level (i.e. suitability for a school playground or activity area, not close to buildings or other infrastructure etc).

4. ANY OTHER BUSINESS

- 4.1. **Discussion** – Festival Plaza Precinct

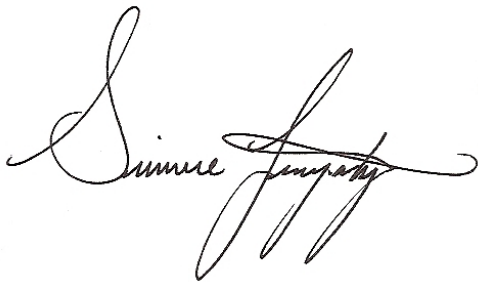
5. CONFIRMATION OF THE MINUTES OF THE MEETING

- 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 11.30AM.

Confirmed / /2015



.....
Simone Fogarty
PRESIDING MEMBER