



Development Assessment Commission

Minutes of the 577th Meeting of the Development Assessment Commission held on Thursday, 25 May 2017 commencing at 9.30 AM 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Sue Crafter Peter Dungey Dennis Mutton Terry Mosel (IMDAC)
Secretary	Sara Zuidland
DPTI Staff	Troy Fountain (Agenda Item 3.2.1)

1.2. APOLOGIES – Chris Branford, David O’Loughlin

2. DAC APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

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 Hutchison SA Pty Ltd

155/M008/16

82 North Terrace, Kent Town

City of Norwood, Payneham and St Peters

Proposal: Demolition of existing building and construction of a six-storey mixed use building

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

Applicants(s)

- Chris Vounasis (Presented)

Representor(s)

- Dr Paul Marin (Presented)

The Commission discussed the application.

RESOLVED

- 1) The proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) The Development Assessment Commission is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control in the Norwood, Payneham & St Peters Development Plan.
- 3) To grant Development Plan Consent to the proposal by Hutchison Pty Ltd for a six-storey mixed use development at 82 North Terrace, Kent Town subject to the following reserved matters and conditions of consent.

RESERVED 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 Development Approval:
 - a. Final details of the waste management system including the chute system including bin size, numbers, compaction techniques and collection locations.
 - b. An acoustic report shall be submitted which addresses the proposal's interaction with North Terrace, the relationship with the mixed use built form and any noise reduction techniques from transformer, services and air-conditioning units.

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 155/M008/16.

Plans

Drawing Title	Drawing No.	Rev.	Date
Context images and schedule of areas	16001-EX01	4	03/05/2017
Proposed level 1 (ground) plan	16001-SD01	4	03/05/2017
Proposed level 2 plan	16001-SD02	4	03/05/2017
Proposed level 3 plan	16001-SD03	4	03/05/2017

Proposed level 4 plan	16001-SD04	4	03/05/2017
Proposed level 5 plan	16001-SD05	4	03/05/2017
Proposed level 6 plan	16001-SD06	4	03/05/2017
Proposed conceptual sections	16001-SD07	4	03/05/2017
Proposed sections and elevation study	16001-SD08	4	03/05/2017
Proposed street elevation north terrace	16001-SD09	4	03/05/2017
Proposed north elevation	16001-SD10	4	03/05/2017
Proposed east elevation and inner courtyard elevation	16001-SD11	4	03/05/2017
Proposed south elevation	16001-SD12	4	03/05/2017
Proposed west elevation	16001-SD13	4	03/05/2017
Proposed landscape intent and inspiration	16001-SD14	4	03/05/2017
Artist impressions	16001-SD15	4	03/05/2017
Shadow diagrams	16001-SD16	4	03/05/2017
Typical apartment plans	16001-SD17	4	03/05/2017
Typical townhouse plans	16001-SD18	4	03/05/2017

Reports/Correspondence

Report	Date
Planning statement – Future Urban Group – REF:0071-2-82 North Terrace	11/05/2017
Traffic and parking report – Frank Siow & Associates	10/05/2017
Stormwater Management Plan – FMG Engineering – S30667-253511 – REV C	May 2017
BESTEC - Ecological Sustainable Design Intent Report	25/11/2016
Cycloc Bike Storage	-

Parking

2. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) 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.
3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
4. Cycloc bike storage tools shall be installed to all residential apartments and townhouses.

Landscaping

5. The applicant shall submit a detailed landscaping plan to the reasonable satisfaction of the Development Assessment Commission (or delegate) prior to the commencement of site works.
6. Landscaping shown on the plans 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.

Lighting

7. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

Hours of Operation

8. The open hours of the rear car park security door shall be restricted to the following times:
 - Monday – Sunday: 7am to 6pm

Stormwater

9. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Construction Management Plan

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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

DPTI Transport Conditions

11. All building works shall be clear of the 7.0 metres road widening requirement.
12. All above ground services and infrastructure associated with the development, including but not limited to, fencing and utility meter(s) shall be located a minimum of 7.0 metres from the North Terrace property boundary.
13. The bicycle parking and any outdoor dining facilities located within the 7.0 metres requirement shall be removed/relocated at no cost to DPTI should land be required for road purposes in the future.
14. The obsolete crossover on North Terrace shall be reinstated to Council standard kerb and gutter at the applicant's cost prior to practical completion of the development.
15. A traffic management plan for the construction phase of the development shall be submitted to the satisfaction of DPTI and Council.

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. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties in accordance with the Environment Protection (Noise) Policy 2007.
- h. The Environment Protection (Noise) Policy 2007 requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to meet indicative noise factors for different land use categories. The policy creates offences that can result in on-the spot fines or legal proceedings. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.
- i. The City of Norwood, Payneham and St Peters Council has advised that an authorisation may be required under Section 221 of the Local Government Act 1999 for the building in, on, across, under or over the public road. Please note that the council may charge an annual fee and that the authorisation may be issued on an annual basis for any encroachment that attracts such a fee. The council may also require any unauthorised encroachments to be removed.
- j. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths 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.
- k. No additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.
- l. The development as described does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.

DPTI – Transport Advisory Notes

- m. The Metropolitan Adelaide Road Widening Plan currently shows a possible requirement for a strip of land up to 7.5 metres in width from the North Terrace frontage of this site for future road purposes. Additionally, the Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the North Terrace frontage for future upgrading of the Fullarton Road / Magill Road / North Terrace / Payneham Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirements.
- n. As the development encroaches within the above areas, the applicant will need to apply for consent under the Metropolitan Adelaide Road Widening Plan Act. The applicant should fill out the attached consent form and return it to DPTI with 3 copies of the approved plans and a copy of the Decision Notification Form.

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. ANY OTHER BUSINESS

7. NEXT MEETING – TIME/DATE

7.1. Thursday, 8 June 2017 at 10.00am.

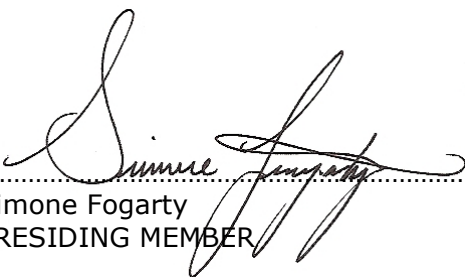
8. CONFIRMATION OF THE MINUTES OF THE MEETING

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

9. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 2.10 PM

Confirmed 25/05/2017


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Simone Fogarty
PRESIDING MEMBER