



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 21<sup>st</sup> Meeting of the State Commission Assessment Panel held on Thursday, 10 May 2018 commencing at 9.30 am 50 Flinders Street, Adelaide

### 1. OPENING

#### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Chris Branford Sue Crafter Peter Dungey
Secretary	Penny Pearce
DPTI Staff	Gabrielle McMahon (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1 and 2.2.2) Elysse Kuhar (Agenda Item 2.2.2) Lauren Talbot (Agenda Item 2.2.2) Darby Schultz (Agenda Item 2.2.3)

#### 1.2. APOLOGIES

Helen Dyer (Deputy Presiding Member)  
Dennis Mutton  
David O'Loughlin

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS - Nil

## 2.2. NEW APPLICATIONS

### 2.2.1 GREATON DEVELOPMENT PTY LTD

DA 020/A004/18

**141 King William Street, Adelaide**

Adelaide City Council

#### Proposal:

Works affecting the State Heritage GPO building; construction of tower for a hotel use; the adaptive reuse of the GPO building for a mix of retail and ancillary hotel uses; and the construction of an infill building over a porte cochere.

Helen Dyer, although absent, declared a conflict.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

#### Applicants

- Stephen Holmes
- Sarah Gilmour
- Jason Zafry

#### Agency

- Peter Wells, DEWNR
- Ellen Liebelt, ODASA
- Nick Tridente, ODASA (observer)

#### Representor/s

- Bill Couros, Greaton
- Christie Bailey, Hassell
- Mariano DeDuonni, Hassell

The State Commission Assessment Panel discussed the application.

#### **RESOLVED**

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Assessment Commission Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Greaton Development Pty Ltd for works affecting the State Heritage GPO building, being for the construction of a hotel - 16 levels above ground (incorporating the construction of a 13 level tower above the existing GPO building and including two levels of enclosed plant); the adaptive reuse of the GPO building for a mix of retail and ancillary hotel uses; demolition of the five storey offices to the north of the GPO building; and an infill building over a porte-cochere at 141 King William Street, Adelaide 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 State Commission Assessment Panel, in consultation with Heritage South Australia (Department for Environment and

Water) and the Government Architect, prior to the granting of Development Approval for basement sub-structure works:

- 1.1 The design and detailing of the infill structure over the porte-cochere, with a view to refining the architectural expression, geometry, three-dimensional modelling, scale and materiality of the structure, supported by detailed drawings that demonstrates the pedestrian experience and the streetscape impacts.
2. Pursuant to Section 33(3) of the *Development Act, 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, in consultation with Heritage South Australia (Department for Environment and Water), prior to the granting of Development Approval:
  - 2.1. Details of internal works to the 1872 and 1893 GPO buildings.

*Reason for reserved matter: The general disposition of proposed uses for spaces within the historic buildings is supported in principle, subject to design development and detailed documentation. Notwithstanding, it is understood that current internal programming is provisional, and subject to review by the client and operator.*

*Design development should include attention to matters identified in the Department for Environment and Water response letter dated 18 April 2018, such as a) minimising the extent of historic fabric demolition (including the section of 1872 basement wall identified in Figure 16 of the Heritage Impact Assessment); b) interventions for vertical circulation; and c) partitions within the vaulted basement sorting hall.*

#### 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 following plans submitted in Development Application No 020/A004/18.

#### Plans by Hassell

Drawing Title	Drawing No.	Revision	Date
Development Boundary plan (amended)	DA_002	D	No date - Received 28/2/18
Masterplan	DA_0100	E	2/3/18
Demolition Plans – levels B01-&L02	DA_0301	E	2/3/18
Demolition Plans – Levels L01 and roof	DA_0302	D	15/12/17
Demolition elevations – East and South	DA_0321	D	15/12/17
Demolition elevations – West and North	DA_0322	D	15/12/17
Demolition sections A & B	DA_0331	D	15/12/17
Demolition sections C & D	DA_0332	D	15/12/17
Demolition sections E & f	DA_0333	D	15/12/17
Demolition sections 3D views 1 & 2	DA_0371	D	15/12/17
Demolition sections 3D views 3 & 4	DA_0372	D	15/12/17
Demolition sections 3D views 4 & 5	DA_0373	D	15/12/17
Level B01 Plan	DA_1101	D	15/12/17
Level 00 Plan	DA_1102	E	3/2/18
Level 01 Plan	DA_1103	D	15/12/17
Level 02 Plan	DA_1104	D	15/12/17
Level 03 Plan	DA_1105	D	15/12/17
Level 04-13 Plan	DA_1106	D	15/12/17
Level 14 Plan	DA_1116	D	15/12/17
Level 15 Plan	DA_1117	D	15/12/17
Roof Plan	DA_1118	D	15/12/17
East Elevation	DA_2001	D	15/12/17
South Elevation	DA_2002	D	15/12/17

West Elevation	DA_2003	D	15/12/17
North Elevation	DA_2004	D	15/12/17
Section A	DA_3001	D	15/12/17
Section B	DA_3002	D	15/12/17
Tower Façade concept	DA_4001	D	15/12/17
Materials schedule	DA_6001	D	15/12/17
Landscape plan	DA_8001	D	15/12/17

#### Reports and correspondence

- Planning Report
- Stormwater Management Plan
- Sustainability/Energy Efficiency Report
- Heritage Conservation Reports
- Earthquake/Structural Assessments
- Traffic, parking and pedestrian impact report
- CPTED report
- Waste Management and minimisation report
- Noise impact assessment report
- Wind Impact Statement
- Site History Report

2. Prior to Development Approval being issued for super-structure works, details of the design and access of the porte-cochere, particularly as it relates to pedestrian amenity, shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with the City of Adelaide, Heritage South Australia (Department for Environment and Water) and the Government Architect. The following shall be considered in its design:
  - 2.1. The porte-cochere is to be designed to appear as a shared zone, to minimise conflicts between vehicles and pedestrians and to give primacy to pedestrian movements along King William Street.
  - 2.2. The new driveway crossover will need to be modified to create a continuous footpath to King William Street and be finished in a material that matches the adjacent footpath material and adhere to the City of Adelaide's standards. Consultation with Council is required (examples of these treatments can be seen in other locations along King William Street and this can be further discussed with the Council's Asset Management Streets Team).
  - 2.3. A detailed public realm and landscaping plan identifying the location and likely selection of species, watering system, type of planter boxes, paving, seating, bicycle racks and the like. This plan shall enhance the amenity of the space, shared access and be coordinated with the wayfinding strategy.
3. Prior to Development Approval being issued for Heritage refurbishment, a wayfinding strategy shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with the Government Architect and Heritage South Australia (Department for Environment and Water). This strategy shall consider mobility and vision impaired people, particularly in relation to the way pedestrians are warned of carriageways and guided through the various connections, including through to Dexus Plaza, King William Street, Exchange Place, Franklin Street and Post Office Place.
4. Prior to Development Approval being issued for super-structure works, the final details of Exchange Place (i.e paving, pedestrian ramps, levels, DDA compliancy, remediation works, vehicle ramps, bicycle parking etc) shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with Heritage South Australia (Department for Environment and Water) and the Government Architect.
5. Prior to Development Approval being issued for super-structure works, a final detailed schedule of external materials and finishes strategy shall be submitted to the satisfaction of

the State Commission Assessment Panel, in consultation with the Heritage South Australia (Department for Environment and Water) Government Architect.

### Site Contamination

6. Prior to Development Approval being issued for super-structure works a statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Commission Assessment Panel.

### Heritage

7. Internal works to the 1872 and 1893 GPO buildings shall be conceived and detailed to facilitate their future reversal with minimal and readily-repaired residual damage to significant fabric. Particular attention shall be paid to junctions with and connections to historic fabric.

*Reason for condition: To protect the significant fabric of the place and minimise the iterative impacts of ongoing change into the future.*

*Note that the interior design concepts by Make Architects referred to on p29 of the Heritage Impact Assessment were not included in the package of documentation referred for heritage advice, and have therefore not been assessed for heritage impact.*

8. An audit of historic joinery, fittings, finishes and furniture within the 1872 and 1893 GPO buildings shall be prepared by a suitably experienced heritage consultant. The audit shall be used to inform the the disposition of uses within the historic buildings and the design development of internal works.

*Reason for condition: To identify elements worthy of protection and retention, and influence the best fit for new uses and the design of adaptive re-use works. Note that the 2007 CMP (p141) identifies "bicycle fixtures" in the basement—further investigation required.*

9. Details of internal and external seismic upgrade works to the 1872 and 1893 GPO buildings, prepared in consultation with a suitably experienced heritage consultant, shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

*Reason for condition: The general approach proposed for seismic restraint (with reference to the Heritage Impact Assessment, Section 6.5) is supported in principle, subject to detailed design that aims to minimise visual intrusion and physical intervention into significant fabric. It is noted that works proposed to parapets and chimneys will be visible as part of the historic roofscape from adjacent taller buildings, and will require due attention to visual impact.*

10. Detailed drawings and specifications of internal and external conservation works to the 1872 and 1893 GPO buildings, prepared by a suitably experienced heritage consultant, shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

*Reason for condition: Section 6.0 of the Heritage Impact Assessment confirms internal and external conservation works as part of the subject application, with reference in Section 6.4 to a scope of external works currently under preparation. Detailed information is required for assessment and sign-off prior to commencement of these works, which should be carried out using appropriate materials and workmanship.*

11. Early or original colour schemes reinstated in the 1990s to the 1872 and 1893 GPO buildings shall be retained unless subsequent evidence confirms a different original state in sufficient detail for reproduction.

*Reason for condition: To protect heritage values in accordance with Policy 15 of the Heritage Management Plan.*

12. Colour schemes for the exterior of the 1872 and 1893 GPO buildings, and for interior front-of-house spaces without reinstated historic schemes, shall be prepared in consultation with a suitably experienced heritage consultant and submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

*Reason for condition: To arrive at historically appropriate colour schemes supporting the heritage values of the place.*

13. The Superintendent—where called on by the drawings or specification to approve the scope of works, workmanship or samples of work, shop drawings, locations of service runs, chases or penetrations, repairs, materials, colours, finishes, making good and other matters concerning the extent and quality of the works pertaining to the 1872 and 1893 GPO buildings—shall do so on the basis of possessing or seeking from a suitably experienced heritage consultant appropriate expertise in heritage conservation, traditional practice and the sensitive upgrading of heritage places.

*Reason for condition: To ensure that decision making during the course of the works is based on appropriate expertise in heritage conservation practice.*

14. A dilapidation survey recording the condition of the 1872 and 1893 GPO buildings shall be prepared prior to the commencement of site works, to the satisfaction of the State Commission Assessment Panel. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, construction and alteration works.

*Reason for condition: To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage.*

15. A Heritage Management Plan shall be prepared for the project to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water) prior to commencement on site. The Heritage Management Plan shall be informed by a suitably qualified heritage architect, and shall clearly identify:
  - a) what parts of the place are important and why;
  - b) potential risks to the place arising from the works, including those arising from the construction process (eg footing support, vibration, demolition, alterations, accidental damage);
  - c) mitigation measures employed to avoid identified risks;
  - d) identification of persons responsible for managing and reviewing ongoing risks;
  - e) contractor inductions (with regard to heritage matters/risks—refer to attached DEW Site Induction Notes for State Heritage Places).

*Reason for condition: To protect the physical integrity of the fabric of the State heritage place.*

16. The contractor shall prepare and submit to the State Commission Assessment Panel a Construction Vibration Management Plan (CVMP) that establishes:
  - a) appropriate vibration limits in the proximity of the heritage place as informed by DIN 4150-3;

- b) appropriate construction techniques to limit vibration to the established limits, and exclusion zones for equipment and construction practices that are likely to exceed these;
- c) appropriate monitoring techniques to ensure vibration limits are not exceeded;
- d) risk management procedures for any works that are likely to exceed established limits to ensure the protection and preservation of fabric of heritage significance;
- e) procedures to be followed if any structural distress or damage is identified in the heritage fabric; and
- f) a regime of regular inspection of the heritage fabric to ensure no damage is arising from the works.

A copy of the CVMP shall be provided to the satisfaction of the planning authority in consultation with Heritage South Australia (Department for Environment and Water) and Heritage South Australia (Department for Environment and Water) prior to commencement of works on site.

*Reason for condition: To ensure ground vibrations associated with works on site do not cause damage or distress to building fabric of heritage significance.*

#### **Car parking, Bicycle parking and access**

- 17. 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 State Commission Assessment Panel prior to the occupation or use of the development.
- 18. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
- 19. There shall be a minimum of 20 employee and 20 visitor bicycle parks provided on or near the site, located in a safe and convenient location, and be well lit during the hours of darkness.
- 20. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Commission Assessment Panel.
- 21. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.
- 22. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
- 23. All access points, car parking and vehicle manoeuvring areas shall be of an all-weather surface and must be maintained in a good condition at all times.
- 24. The recommendations detailed in the traffic report, dated 16 January 2018 and 26 February 2018 by WGA, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.

### **Air Conditioning/Plant/Equipment**

25. Details of any air conditioning or air extraction plant or ducting to be placed on the exterior of the building in association with this development shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel, prior to occupation.
26. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.

### **External Lighting**

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

### **Stormwater**

28. 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.
29. Stormwater runoff from the proposed hotel development shall be retained within the property boundaries, collected and discharged to the King William Street road reserve. Collected stormwater runoff should not be discharged to existing stormwater infrastructure located in the Private Road located along the porte-cochere northern boundary line or the existing stormwater located in the Right of Way located along the western property boundary.
30. To prevent discharge of stormwater runoff across the King William Street footpath, a trench grate drain should be constructed across the entrance to the porte-cochere on the King William Street boundary line.
31. Collected seepage water from planter boxes proposed on the Level 1 balcony and landscaped areas within Dexus Plaza shall be either discharged to sewer or an irrigation water reuse system.
32. Any proposed collected groundwater seepage from the hotel basement carparking floors must be either discharged to sewer or a building wastewater reuse system. Collected groundwater seepage shall not be discharged to the building stormwater system.
33. Collected splash water from the proposed swimming pool located above the porte-cochere shall be discharged to sewer or the swimming pool filtration system. Collected splash water from the proposed swimming pool shall not be discharged to the building stormwater drainage system.

### **Construction Management**

34. 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.

### **Noise**

35. The acoustic attenuation measures recommended in the Acoustic report, dated 16 January 2018 by BESTEC, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

### **Conditions- Infrastructure**

36. 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.
37. Any dis-used driveway inverts resulting from the development are to be reinstated to equivalent footpath levels to City of Adelaide standards and specifications. All costs associated with these works shall be met by the proponent.

### **ADVISORY NOTES**

- a. This Development Plan Consent will expire after 3 years from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the Development Assessment Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 3 years of the final Development Approval issued by Council and substantially completed within 5 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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 (telephone number 8204 0289).
- d. Staging works are indicated as (but not limited to):
  1. Site clearance – demolition
  2. Basement – Sub-structure works
  3. Superstructure
  4. Heritage refurbishment

### **Environmental**

- e. 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.
- f. If, in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment or potential harm to the health or safety of human beings or the environment that is not trivial (taking land use into account), the applicant may need to remediate the site in accordance with EPA guidelines.
- g. If, at any stage, contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater (pursuant to Section 83A of the *Environment Protection Act 1993*) must be submitted to the EPA.
- h. Continual monitoring of soil condition and appearance shall be undertaken during any site works including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall undertake appropriate testing and remediation/removal of the soil in accordance with standard industry procedures and as advised by an appropriately qualified person. Upon completion of all earthworks, a statement from an appropriately qualified person shall be submitted to the State Commission Assessment Panel confirming the completion of remediation works in accordance with industry procedures.

### **Infrastructure (off-site) / Local authority requirements**

- i. Improvements to the adjacent public realm areas, including proposals to reconfigure the crossovers on Franklin Street / Exchange Place and King William Street and relocation of the bus stop require the approval of the City of Adelaide and are not part of this planning consent.
- j. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Adelaide.
- k. 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.
- l. 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 the City of Adelaide, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
- m. All new or alterations to existing crossovers require City of Adelaide approval and need to be to Council standards and specifications via the City Works Guidelines.
- n. The City of Adelaide advise that existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels. If the level difference between top of kerb and back of path is less than 50 mm please contact the Asset Manager for Water Infrastructure prior to setting finished floor levels.
- o. The movement of the bus zone will require a shelter to be established in front of a significant heritage building façade and will require a sympathetic shelter design – an AdShell would not be permitted in this context. City of Adelaide are currently developing a shelter specification for use in these circumstances. The cost of relocation of infrastructure resulting from a proposed crossover would normally be borne by the applicant.
- p. The applicant has noted a desire for maintaining minor service vehicle access to Exchange Place. Since the access becomes downgraded to a driveway in nature, the crossover to Franklin Street should be amended to reflect this, incorporating a continuous footpath treatment. The applicant should also consider whether a retractable bollard would be appropriate given the highly pedestrian nature of this space and very occasional need for vehicle access. The applicant should also assess whether the width of Exchange Place is conducive to this type of access, given its narrow width.
- q. Council's stormwater system in King William Street has been designed to manage minor (5% AEP) and major (1% AEP) gravitational flows from property stormwater runoff discharge. Any proposed siphonic drainage systems associated with this development must only discharge equivalent 1% AEP and 5% AEP gravitational flows to King William Street.
- r. Levels of any proposed grated inlet pits or openings within the property stormwater system (including porte-cochere) must be designed to provide an adequate freeboard to the 1% AEP.
- s. Assets affected by the proposal include a bus shelter located on King Williams Street. Any urban elements assets created or existing assets affected (requiring relocation, removal or temporary storage) by this development requires the approval of Asset Management prior to any works commencing. COA will provide an invoice for the works and it must be paid prior to work commencing. Note the assets are the property of COA and only COA or its representatives can carry out the work.

### **Lighting**

- t. All modifications / temporary hoardings etc requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer. All damage to CoA's infrastructure, including damage to public lighting and u/g ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.

### **Signs**

- u. The signage zones shown as part of this application do not form part of the approval.
- v. 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.

### **Construction**

- w. The applicant should 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.
- x. 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.
- y. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Adelaide.
- z. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. Email: [cityworks@adelaidecitycouncil.com](mailto:cityworks@adelaidecitycouncil.com)

### **Heritage**

- aa. The applicant is advised of the following requirements of the *Heritage Places Act 1993*:
- 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.
  - Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the *Heritage Places Act 1993* is required prior to commencing excavation works.
  - For further information contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.
- bb. The Applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*:
- 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.

## **Airport**

- cc. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- dd. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. 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.

### **2.2.2 MINUZZO PROJECT MANAGEMENT**

DA 020/A021/18

**217-219 East Terrace, Adelaide**

Adelaide City Council

#### Proposal:

Construction of a multi-storey residential flat building with associated landscaping and car parking and removal of a Significant Tree.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

#### Applicants

- Garry Minuzzo
- Kendall Aplin
- Marlew Cook
- Phil Weaver
- Simon Channon
- Grazio Maiorano

#### Agency

- Nick Tridente, ODASA
- Ellen Leibel, ODASA

#### Representor/s

- Kathy Hennesy
- Peter Tunney
- Grant Evans
- Margaret Patrickson

The State Commission Assessment Panel discussed the application.

### **RESOLVED**

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the Development Assessment Commission is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Minuzzo Project Management for construction of a multi-storey residential flat building with associated landscaping and car parking and removal of a Significant Tree at 217-219 East Terrace, Adelaide subject to the following 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 following plans submitted in Development Application No 020/A021/18.

Plans by Aplin Cook Gardner

Drawing Title	Drawing No.	Revision	Date
Site Plan & Street Elevation	SK01	A	19/02/2018
Basement Floor Plan	SK02	D	30/04/2018
Ground Floor Plan	SK03	D	30/04/2018
Level 1-3 Floor Plan	SK04	C	12/04/2018
Level 4 Floor Plan	SK05	B	12/04/2018
Level 5 floor Plan	SK06	B	12/04/2018
Roof Plan	SK07	A	19/02/2018
Elevations	SK08	B	26/04/2018
Elevations	SK09	C	26/04/2018
Sections	SK10	A	19/02/2018
Sections	SK11	B	25/04/2018
Rendered Elevations	SK12	A	19/02/2018
Materials	Sk13	A	19/02/2018
Design: Form & Massing	SK14	A	09/02/2018
Design Studies	SK15	A	19/02/2018
3D views	SK16	A	2/19/2018
Site Context	SK17	A	19/02/2018
Site Context – Place	SK18	A	19/02/2018
Sun Shading	SK19	A	19/02/2018
Overlooking Screens	22% open area		

2. Prior to final Development Approval being issued, a details of the proposed signage shall be shown on a plan and shall be submitted to the satisfaction of the SCAP.
3. The recommendations detailed in the Resonate Acoustics Report dated 2 March 2018 and subsequent email from Phil Weaver dated 26 April 2018, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the SCAP. Such measures shall be made operational prior to the occupation or use of the development.
4. The acoustic attenuation measures recommended in the planning Stage Acoustic Report, dated 23 February 2018 by Resonate, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
5. Prior to development approval being granted, a new landscape plan shall be submitted to the satisfaction of the SCAP showing that the three trees in the south-western corner shall be planted a minimum 1.8 metres from the adjacent property boundaries.
6. Landscaping shown on the approved 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.
7. Prior to development approval being granted, a new northern elevation showing translucent glass to the western apartment balconies shall be submitted to the satisfaction of the SCAP.

8. A payment of \$256.50 shall be made into the Planning and Development Fund (\$171.00 per regulated tree being removed and \$256.50 per significant tree being removed) within three (3) months from the date of Development Approval being granted.

Note: Cheques to be made payable and marked "Not Negotiable" to the SCAP and payment made at 101 Grenfell Street, 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.

9. 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.
10. An appropriate *Soil Erosion and Drainage Management Plan* (SEDMP) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment.

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.

11. Traffic signals controlling vehicular entry and exit movements shall be installed at the basement car park ramp. The traffic signals may be operated by either loop detectors or remote control transmitters and shall conform with the requirements of AS/NZS 2890.1:2004.
12. A convex mirror shall be installed at the point of the driveway exit to aid pedestrian safety on Wilson Street.
13. 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.
14. The hours for waste collection vehicles to enter and exit the site shall be restricted to Monday to Friday: 7am to 5pm; with no collection on a Saturday or Sunday (or insert other appropriate days/times to reflect particular situation).
15. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SCAP.
16. 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.

#### **ADVISORY NOTES**

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the Development Assessment Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council

- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, (telephone number 8204 0289).

### 2.2.3 **TORRESAN ESTATES C/- WOOLCOCK CONSTRUCTIONS**

DA 145/E001/18

**48 Martins Road, McLaren Vale**

City of Onkaparinga

#### Proposal:

Additions to an existing bottle store building and construction of a loading area canopy in association with an existing bottling facility including siteworks and landscaping.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

#### Applicants

- Greg Vincent, Masterplan
- Eric Lampard, Woolcock Group
- Julian Torresan, Director, Torresan Estates
- Daniel Torresan, Director, Torresan Estates

#### Council

- Bridgett Toner, City of Onkaparinga
- Ben Victory, City of Onkaparinga

#### Representor/s

- Brian Marshall

#### Consultant

- Tom Gregory

The State Commission Assessment Panel discussed the application.

#### **RESOLVED**

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Onkaparinga Council Development Plan.
3. To grant Development Plan Consent to the proposal by Torresan Estates for the construction of an additional bottle storage building (in two stages) together with an attached canopy and a freestanding loading area canopy in association with an existing wine bottling facility, including siteworks, stormwater management, internal access roads, additional car parking and landscaping at 48 Martins Road, McLaren Vale subject to the following 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 plans and details submitted in Development Application No 145/E001/18.
2. A final landscaping and fencing plan shall be provided to reflect the two stages and demonstrate sufficient screening along the coast to vines trail /northern boundary including the outdoor triangular areas created by the perimeter of the stage two building. These spaces are to be accessible from within the building for maintenance purposes.
3. Conditions of previous consent continue to apply to the subject land, unless expressly varied by this consent.
4. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is discharged off site, this shall be by way of a council approved stormwater drainage system.
5. The external materials and finishes of the herein approved building shall be of muted earth coloured tones, to the reasonable satisfaction of council. The upper portions of the external walls and the roof shall be clad in coloured, pre-finished steel in a dark green or brown colour. Zinalume is not appropriate.
6. Landscaping shall be established in the first available planting season after construction of stage 1 in accordance with the detailed landscaping plan prepared by Tree Environs – marked SK01 dated 15 December 2017. Such landscaping shall be established, nurtured, maintained and promptly replaced if and when it dies or becomes seriously diseased, to the reasonable satisfaction of Council.
7. A detailed a Stormwater Management Plan (SMP) shall be prepared in consultation with Council (to the satisfaction SCAP) prior to full Development Approval being granted to the first stage of the development. The SMP should demonstrate adequate capacity of the culvert design beneath the Stage 1 bottle storage building.
8. The use of the enclosed buildings herein approved shall be limited to that of a store used for the storage of goods produced on the subject land, any change of use of the land or buildings will require additional consents.
9. Driveways and car parking areas shall be constructed with an all-weather paved or sealed surface in accordance with sound engineering practice and shall be maintained in a sound and trafficable condition at all times.
10. The development shall be operated and managed so as not to detrimentally affect the occupiers of adjoining land, in the opinion of Council, by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or spilled light.
11. Effective measures shall be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
  - a) Prevent silt run-off from the land to adjoining properties, roads and drains
  - b) Control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
  - c) Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
  - d) Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure

e) Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

12. That all fixed plant and equipment be located, designed and operated so that no unreasonable nuisance, in the opinion of Council, is caused to the occupiers of adjoining land through the emission of noise, dust, smell or fumes.

#### **ADVISORY NOTES**

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the Development Assessment Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. In the event that stage two does not proceed, a variation application will be required and must address the balance of the land in the form of a landscape plan.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, (telephone number 8204 0289).

**3. MAJOR DEVELOPMENTS**

3.1. DEFERRED APPLICATIONS – Nil

3.2. NEW APPLICATIONS - Nil

**4. ANY OTHER BUSINESS**

**5. NEXT MEETING – TIME/DATE**

5.1. Thursday, 17 May 2018 at 50 Flinders Street, Adelaide SA 5000

**6. CONFIRMATION OF THE MINUTES OF THE MEETING**

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

**7. MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 1.51 pm.

Confirmed 10/05/2018

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

.....  
Simone Fogarty  
PRESIDING MEMBER