



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 61st Meeting of the State Commission Assessment Panel held on Thursday 8 August 2019 commencing at 9.10am ODASA, 28 Leigh St, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Dennis Mutton (Deputy Presiding Member) Mark Adcock Peter Dungey Sally Roberts
Secretary	Jessie Surace
DPTI Staff	Simon Neldner (Agenda Item 3.2.1) Will Gormly (Agenda Items 2.2.1, 2.2.2) Gabrielle McMahon (Agenda Items 2.2.1, 2.2.2)

1.2. APOLOGIES

Chris Branford

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

- 2.2.1 **Brown Falconer C/- Masterplan Sa Pty Ltd**
020/A040/19
54-58 Elizabeth Street, Adelaide
City of Adelaide

Proposal: Construction of a seventeen (17) level student accommodation building.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants

- Greg Vincent, Master Plan - presented
- James Cummings, Master Plan
- Bill Couros, Greaton
- Helanna Marra, Greaton
- Christie Bailey, Brown Falconer Architects
- Rowan Barbary, Brown Falconer Architects

Agency

- Aya Shirai-Doull, ODASA

The applicants provided a physical external materials board reflective of the material legend on the elevation drawings.

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 Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Brown Falconer c/- Masterplan Pty Ltd for the construction of a seventeen (17) level student accommodation building at 54-58 Elizabeth Street, 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 plans submitted in Development Application No 020/A040/19.

Reason: To ensure the development is undertaken in accordance with the approved documents.

2. 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 State Commission Assessment Panel.

Reason for condition: To ensure the development is constructed with high quality materials and finishes.

3. 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.

Reason for condition: To ensure the development maintains its appearance.

4. The finished floor level of the ground floor level at the entry points to the development shall match the existing footpath unless otherwise agreed to by the City of Adelaide in writing.

Reason for condition: The City of Adelaide will not adjust footpath levels to suit finished building levels.

5. Lighting shall be installed to the awning at street level on Elizabeth Street in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.

Reason for condition: To ensure the development does not create public areas with insufficient lighting.

6. The connection of any stormwater discharge from the land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.

Reason for condition: To ensure that adequate provision is made for the collection and dispersal of stormwater.

7. All collected drainage water from any planter boxes, or seepage collection systems shall be discharged to the sewer to the reasonable satisfaction of the Council.

Reason for condition: To ensure that adequate provision is made for the dispersal of collected water.

8. The acoustic attenuation measures recommended in the Vipac Engineers & Scientists Preliminary Acoustic Report, dated 3 July 2019, 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.

Reason for condition: To ensure that the development does not unduly impact on the amenity of the locality.

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 State Commission Assessment Panel.
- 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)
- d. Signage does not form part of this development application. No advertising display or signage shall be erected or displayed on the subject land without any required Development Approval being obtained first.
- e. The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, with regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Adelaide council.

- f. A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan shall be submitted to Council, and should include details of such items as: work in the public realm; street occupation; hoarding; site amenities; traffic requirements; servicing site; adjoining buildings; and reinstatement of infrastructure. Please contact the City Works team at Adelaide City Council on 8203 7203.
- g. 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. The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au.
When applying for a City Works Permit you will be required to supply the following information with the completed application form:
- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
 - Description of equipment to be used;
 - A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
 - Copies of consultation with any affected stakeholders including businesses or residents.
- Please note: Upfront payment is required for all city works applications.
Applications can be received by Council via the following:
Email: cityworks@cityofadelaide.com.au
Fax: 8203 7674
In Person: 25 Pirie Street, Adelaide
- h. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

2.2.2 **Catcorp**
180/M005/19
210 Greenhill Road, Eastwood
City of Burnside

Proposal: Demolition of existing building and construction of a seven-storey building plus basement level containing offices, a shop, and ancillary on-site parking and signage.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants

- Matthew King, URPS – presented
- Francesco Bonato, Tectvs - presented
- Tom Wilson, Cirqa
- Cosimo Dichiera, Catcorp
- Anthony Catinari, Catcorp

Agency

- Ellen Liebelt, ODASA

The applicant provided a physical external materials board and indicated that this would form part of the application.

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 Burnside (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Catcorp for the demolition of an existing building and construction of a seven-storey building plus basement level containing offices, a shop, and ancillary on-site parking and signage, at 210 Greenhill Road, Eastwood, 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 plans submitted in Development Application No 180/M005/19.

Reason for condition: To ensure the development is undertaken in accordance with endorsed plans and application details.

2. 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 State Commission Assessment Panel.

Reason for condition: To ensure the development is constructed with high quality materials and finishes.

3. All access to Birkin Street shall be in accordance with AS/NZS 2890.1:2004, Figure 3.1 – ‘Prohibited Location of Access Driveways’. Additionally, clear sightlines, as shown in Figure 3.3 – ‘Minimum Sight Lines for Pedestrian Safety’ in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Reason for condition: To ensure safe operation of the car parking associated with the development.

4. All internal ramps and car parking areas shall be designed and constructed in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.

Reason for condition: To ensure safe operation of the car parking associated with the development.

5. Any redundant crossovers (or parts thereof) on Birkin Street shall be closed and reinstated to Council’s satisfaction at the applicant’s cost prior to the development becoming operational.

Reason for condition: To ensure safe operation of the car parking associated with the development.

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

Reason for condition: To ensure stormwater is management appropriately and does not cause grief or detriment as a result of the development.

7. The car parks shall only be used for purposes ancillary to the approved retail and office land uses upon the site.

Reason for condition: To ensure the safe and controlled manner in the way in which the private car parking is used.

8. 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.

Reason for condition: To ensure the development maintains its appearance.

9. Prior to Development Approval for superstructure works, the applicant shall submit a final plan demonstrating bicycle parking provision of a total of 25 to the reasonable satisfaction of the State Commission Assessment Panel.

Reason for condition: To ensure adequate bicycle parking is provided for staff and public use.

10. An acoustic report shall be prepared and fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such necessary acoustic measures shall be made operational prior to the occupation or use of the development.

Reason for condition: To ensure that the development does not unduly impact on the amenity of the locality.

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 State Commission Assessment Panel.
- 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).
- d) Signage does not form part of this development application. No advertising display or signage shall be erected or displayed on the subject land without any required Development Approval being obtained first.
- e) The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, with regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Burnside council.

2.3. RESERVED MATTERS - Nil

3. CROWN DEVELOPMENTS (ADVISORY ITEMS) – Nil

3.1. **DEFERRED APPLICATIONS – Nil**

3.2. **NEW APPLICATIONS**

3.2.1 **DP Energy Australia Pty Ltd**

660/V008/15 V1

Augusta Highway & Horrocks Pass Road, Port Augusta

Port Augusta City Council

Proposal: Port Augusta Renewable Energy Park: variation under 660/V008/15 to increase the maximum tip height of wind turbines from 150m to 185m (comprising increases to rotor diameter, hub height, and turbine capacity). The overall number of wind turbines will be reduced from 59 to 50 wind turbines with the existing approved generation capacity to be retained. No changes are proposed to the solar component or related infrastructure (unless subject to changes from the wind component).

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants

- Simon DePietro, DP Energy
- Catherine Way, Director, Country Manager, DP Energy
- Simon Channon, URPS
- Jason Turner, Sonus

Representors

- Peter Stone (via telephone) - presented
- Nathan Mahoney (via telephone) - presented
- Kylie Ritter (via telephone) - presented

Member of Public

- Sally Stone (via telephone)

Council

- John Banks, Port Augusta
- Yantel Burns, Port Augusta

Agency

- Jonathan Song, EPA

Additional representor information was tabled by the following and a copy provided to the applicant:

- Gary Rowbottom
- Nathan Mahoney

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 8 August 2019) to the Minister for Planning.

Note: a Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.

4. **MAJOR DEVELOPMENTS – VARIATIONS - Nil**

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Thursday 22 August 2019 at ODASA, 28 Leigh Street, Adelaide SA 5000

7. CONFIRMATION OF THE MINUTES OF THE MEETING

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

8. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 4.03pm.

Confirmed 8/8/2019

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

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Simone Fogarty
PRESIDING MEMBER