



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 118th Meeting of the
State Commission Assessment Panel
held on Wednesday 21th July 2021 commencing at 1.30pm
Microsoft Teams video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Jaclyn Symons, Governance Officer
AGD Staff	Renae Grida (2.2.1) Matthew Henderson (2.2.2) Jason Bailey (2.2.2)

1.2. APOLOGIES

Nil

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Festival State Building Group C/- Masterplan SA Pty Ltd

020/A188/21

399 King William Street, Adelaide

Construction of a multi-storey, mixed-use building comprising retail, office and serviced apartments together with rooftop communal space and function areas, and basement car parking.

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

Applicant

- Greg Vincent (Masterplan)
- Lou DeRosa (Festival State Builders)
- Chen Xu

Agencies

- Kirsteen Mackay (ODASA)
- Ellen Liebelt (ODASA)

Consultant (report author)

- Ben Green

The State Commission Assessment Panel discussed the application and **RESOLVED** to defer the application to enable the Applicant to demonstrate how the proposal:

- will ensure a high quality built form outcome which achieves the intent of the Desired Character statement of the Capital City Zone, Zone Objective 5 and PDC's 6 and 7(b) and in particular how the proposed podium proportions achieve the desired streetscape presentation sought in Council Wide Built Form and Townscape PDC 180 and PDC 181;
- achieves appropriate onsite waste management arrangement in line with Council Wide Waste Management PDC 103;
- achieves the energy efficiency provisions, in particular Council Wide Energy Efficiency PDC 106;
- will successfully manage the issue of noise transfer impacts referenced in Council Wide Noise Sources PDC 93 and Noise Receivers PDC 95 and PDC 97;
- meets the requirements of Council Wide Infrastructure PDC 132 and PDC 133 in relation to the integration of anticipated mechanical services, plant & equipment; and
- addresses the potential for wind impacts on pedestrians as referenced by Council Wide Micro-climate and Sunlight Wind PDC 125.

2.2.2 Future Urban Pty Ltd

020/M182/21

299 Pirie Street, Adelaide

Demolition of all existing structures and construction of an eight (8) storey mixed use building with a completed height of 32.45 metres.

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

Applicant

- Chris Vounasis (Future Urban)
- Enzo Caroscio (Enzo Caroscio Architecture & Design)

Agencies

- Belinda Chan (ODASA)
- Sophie Newland (ODASA)

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 development application 020/M182/21 by Future Urban Group, subject to the following conditions of consent.

PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Reason: To ensure the development is undertaken in accordance with the plans and details

2. A final landscaping plan for the fresh air zones and lobby, produced by a suitably qualified landscape architect, shall be submitted to the State Planning Commission prior to the issue of Development Approval.

Reason: To maximise the quality and amenity of the fresh air zones

3. A final schedule and samples of the curtain glazing types and location on the façade of all glazing types shall be provided to the satisfaction of the State Planning Commission in consultation with the Office for Design and Architecture SA.

Reason: To ensure that the development is of high architectural quality

4. The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Council in writing and the finished floor level of the car park entry and exit points on the Land shall match the adjacent road level unless otherwise agreed to by Council in writing.

Reason: To ensure public footpaths remain level and as such pedestrian safety and amenity is not compromised

Adelaide City Council Conditions

5. The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 55dB(A) during daytime (7am to 10pm) and 45dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and applicable to the Land except where it can be demonstrated by the applicant or the person(s) having the benefit of this consent that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the State Planning Commission at all times.

Reason: To ensure that the acoustic amenity of the locality is not unduly affected

6. Waste collection shall occur before 10.00 pm and after 7.00 am Monday to Saturday or after 9.00 am on a Sunday or Public Holiday.

Reason: To ensure that the acoustic amenity of the locality is not unduly affected

ADVISORY NOTES

- a. This Development Plan Consent will expire after 24 months from the date of this Notification, unless final Building Rules Consent from Council has been received within that period or this Consent has been extended by the State Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 2 years 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. 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.
- e. 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.
- f. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, in 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 on (08) 8203 7203 or email customer@cityofadelaide.com.au

Advisory Notes from the City of Adelaide

- g. Any lighting to be installed to the awning at street level on Pirie Street should be undertaken in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" prior to the occupation or use of the Development.
- h. Development Approval will not be granted until Building Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.
- i. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system is required to be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements'.
- j. All off-street car parking facilities must comply with AS/NZS 2890.1:2004 Off-street Car Parking.
- k. A Building Site Management Plan is required by the City of Adelaide prior to commencement of construction work on site. The Building Site Management Plan should include details of such items as:
 - Work in the Public Realm
 - Traffic Requirements
 - Street Occupation
 - Servicing Site
 - Hoarding
 - Adjoining Buildings
 - Site Amenities
 - Reinstatement of Infrastructure
- l. The vehicle crossing place(s) made redundant as a result of this development will be closed by Council and the applicant will be charged directly for the work. A quotation for the work will be provided by Council to the applicant prior to the work being undertaken.

- m. Section 779 of the *Local Government Act 1999* 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.
- n. The applicant will be required to meet all costs associated with removing the existing street tree(s) on Pirie Street and the planting of a replacement tree(s) including modifications to the irrigation system (if required as a result of the development).

2.3. **RESERVED MATTERS**

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)**

3.1. **DEFERRED APPLICATIONS**

3.2. **NEW APPLICATIONS**

4. **MAJOR DEVELOPMENTS – VARIATIONS**

5. **REPORTING**

6. **COURT COMPROMISE**

7. **BRIEFINGS**

8. **PROCEDURAL MATTERS**

9. **OTHER BUSINESS**

10. **NEXT MEETING**

10.1. Wednesday 28 July 2021 at Ground Floor, 50 Flinders Street, Adelaide SA 5000/ Via Microsoft Teams video conferencing.

11. **REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS**

12. **CONFIRMATION OF THE MINUTES OF THE MEETING**

13. **MEETING CLOSE**

13.1. The Presiding Member thanked all in attendance and closed the meeting at 4.16pm.

Confirmed 22/07/2021



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Rebecca Thomas
PRESIDING MEMBER