



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 104th Meeting of the
State Commission Assessment Panel
Held on Wednesday 10 February 2021 commencing at 9.30am
Kardi Munaintya Meeting Room, Ground Floor, 50 Flinders Street,
Adelaide / Microsoft Teams video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Dennis Mutton (Deputy Presiding Member)
Members	John Eckert Emma Herriman Paul Leadbeter Grant Pember
Acting Secretary	Georgie Greenslade
AGD Staff	Jason Cattonar (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1) Lauren Talbot (Agenda Item 2.2.1)

1.2. APOLOGIES

Rebecca Thomas

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 Renewal SA

DA 020/L161/20

Lot 14 North Terrace, Adelaide

City of Adelaide

Proposal: Construction of 16 storey building 'Entrepreneur & Innovation Centre' within the Lot 14 Precinct comprising office, research and educational land uses.

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

Applicants

- Colleen McDonnell, Renewal SA
- Daniel Reddeen, Renewal SA
- Chris Watkins, Baukultur
- Heath Blackler, WGA

Agency

- Kirsteen MacKay, OSADA
- Ellen Liebelt, ODASA
- Belinda Chan, ODASA
- Michael Queale, Heritage SA

Council

- Matthew Morrissey

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that there is a significant amount of new development and public realm works proposed throughout the Lot 14 development site by government departments. It is suggested that Renewal SA and the Department for Premier and Cabinet engage with the Government Architect, the Department of Environment and Water and the City of Adelaide to provide a high quality, fully integrated development and public realm outcome for the site.
- 2) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 3) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Adelaide Development Plan.
- 4) RESOLVE to grant Development Plan Consent to the proposal by Renewal SA for Construction of 16 storey building 'Entrepreneur & Innovation Centre' within the Lot 14 Precinct comprising office, research and educational land uses at Lot 14 North Terrace 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, prior to the granting of Development Approval:
 - a. Final material palette demonstrating use of high quality, durable materials including (but not limited to) glazing colour and colour treatment for façade fins, podium steelwork and soffit of podium to be provided in consultation with the Department for Environment and Water and Office for Design and Architecture.
 - b. Final design detailing of podium, tower façades, under croft public-realm area and upper level terraces including podium steel member sizes, profiles and spacing, confirmation of paving patterns (internal and external), lighting fixtures, service infrastructure and any fixed furniture to be provided in consultation with the Department for Environment and Water and Office for Design and Architecture.
 - c. Landscaping plan and management plan for the under-croft public realm area and upper level terraces to be provided in consultation with the Department for Environment and Water and Office for Design and Architecture.

PLANNING CONDITIONS

1. The development shall be established in strict accordance with the details and plans submitted in Development Application No 020/L161/20

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

2. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: To ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

3. All 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) prior to the occupation or use of the development.

Reason for condition: To ensure safe operation of the development.

4. All bicycle parks shall be designed and constructed in accordance with Australian Standard AS2890.3-2015.

Reason for condition: To ensure safe operation of the development.

5. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason: To ensure the development does not cause unreasonable nuisance or loss of amenity in the locality.

6. Waste management shall be undertaken in accordance with the waste management plan submitted with the application.

Reason: To ensure waste management is undertaken in such a way so as to minimise potential for on-site or off-site impacts.

ADVISORY NOTES

- a) This Development Plan Consent will expire after 24 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 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, and (telephone number 8204 0289).

- d) Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Adelaide (Council) and implemented throughout construction in accordance with current industry standards including the Local Nuisance and Litter Control Act 2016, 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. The management plan should incorporate, without being limited to, the following matters:
- timing, staging and methodology of the construction process and working hours;
 - traffic management strategies;
 - control and management of construction noise, vibration, dust and mud;
 - management of infrastructure services during construction and re-establishment of local amenity and landscaping;
 - stormwater and groundwater management during construction;
 - site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
 - disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
 - protection and cleaning of roads and pathways; and overall site clean-up
- e) 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.
- 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 site, please contact the City of Adelaide.
- g) Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths transverse by vehicles using the site are to be maintained in a reasonable condition for the duration of the works and are to be reinstated to the satisfaction of Council on completion of the works.
- h) Section 229 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.
- i) 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.
- j) 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
- k) 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.
- l) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.
- m) 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.

- 2.3. **RESERVED MATTERS** – Nil
 - 3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)** – Nil
 - 3.1. **DEFERRED APPLICATIONS** – Nil
 - 3.2. **NEW APPLICATIONS** – Nil
 - 4. **MAJOR DEVELOPMENTS – VARIATIONS** - Nil
 - 5. **OTHER BUSINESS** - Nil
 - 6. **NEXT MEETING**
 - 6.1. Wednesday 24 February 2021 at the Victor Harbor Council / Microsoft Teams video conferencing
 - 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 11:43am.

Confirmed 10/02/2021



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Dennis Mutton
PRESIDING MEMBER