

Minutes of the 24th Meeting of the
State Commission Assessment Panel
held on Thursday, 7 June 2018 commencing at 9.30 am
50 Flinders Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Gabrielle McMahon (Agenda Item 2.1.1) Simon Neldner (Agenda Item 2.1.1) Kirsteen Mackay, Government Architect (Agenda Item 2.1.1) Belinda Chan, ODASA (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1, 2.2.1) Elysse Kuhar (Agenda Item 2.2.1)

1.2. APOLOGIES Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Starfish Developments Pty Ltd

DA 040/D326/17

Dock One and Port Approach, Port Adelaide

City of Port Adelaide Enfield

Proposal: Staged land division – 6 allotments in 353 allotments with associated roads, reserves, site works, retaining walls, car parking, infrastructure and for a change of use of the former Customs House (Radio Shack building) to a temporary display suite.

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel is concerned whether the proposal by Starfish Developments Pty Ltd for land division creating 353 allotments at Dock One and Port Approach South, sufficiently accords with the intent of the Port Adelaide Enfield (City) Development Plan for the rejuvenation of these site for medium density residential development. It is not satisfied with the proposal and the information that has been provided and DEFERS making a decision on the application pending further information on the following:

- i) How the proposal will meet the desired character and intent of the policy.
- ii) The road hierarchy should be further considered and where there is a variance from the Development Plan for a road of 12.4 metres, further information is to be provided to address safety matters, vehicle movements and potential conflicts with pedestrians and cyclists.
- iii) Review provision and proximity of on-street / on-site car parking in view of the Development Plan provisions.
- iv) A pedestrian, cycling and traffic movement plan be provided in conjunction with a masterplan of the urban design treatment for roads and laneways.

The final road and laneway outcome should be capable of achieving a high amenity – delineating pedestrian and cycling spaces which are safe and convenient (shared spaces where necessary), and enabling changes in grade, landscaping zones, footpath dimensions or shared zones, speed control devices, indented parking etc). This should be prepared in discussion with DPTI, ODASA and Council staff.

- v) Provision of conceptual landscape plans for the public realm including but not limited to laneway treatments, street landscaping, location and size of reserve and promenade areas that demonstrates a range of recreational opportunities, better public amenity, regard to CPTED principles, and the Development Plan concepts for open space.
- vi) Consideration of view corridors and visibility of pedestrian access to the promenade that better aligns with the development plans policies.
- vii) Demonstration of how the subdivision design allows for appropriate integration with the adjoining established area of Todd Street/McLaren Parade in terms of pedestrian access, visual connectivity and urban design, and interface with the Radio Shack building, including the relationship between allotment 392, steps and DDA compliant ramp, retaining walls, balustrades and proposed landscaping.
- viii) Further details be provided on the retaining walls including:
Stage 1: Details of the retaining walls including:
 - materials
 - balustrades/fall barriers above retaining walls

- details of how the proposed development will physically link to the existing context including:
 - A drawing that indicates all retaining walls and materials, including any retaining walls required at the interface between the promenade/reserves and allotments;
 - Additional detail of the interface with the Radio Shack building including the relationship between allotment 392, steps and DDA compliant ramp, retaining walls, balustrades and proposed landscaping.

Stage 2, 2A: Details of the retaining walls, ramps, steps etc.

2.2. NEW APPLICATIONS

2.2.1 Proton Developments (SA) Pty Ltd

DA 020/A037/16 V4

55 Hutt Street, Adelaide

City of Adelaide

Proposal: Variation to DA 020/A037/16 for demolition of existing buildings and structures, and construction of a mixed use building. Variation: removal of basement 2; additional car park level above ground; increased height; removal of commercial use; some internal alterations; revised roof parapet and alterations to materials.

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

Applicants

- Chris Vounasis, Future Urban Group (presented)
- Enzo Caroscio, Enzo Caroscio Architects (presented)
- Franco Boscaini (presented)

Agency

- Aya Shirai-Doull, ODASA
- Belinda Chan, 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 (and Land Division Consent) to the proposal by Proton Developments (SA) Pty Ltd for variation to DA 020/A037/16 for demolition of existing buildings and structures, and construction of a mixed use building. Variation: removal of basement 2; additional car park level above ground; increased height; removal of commercial use; some internal alterations; revised roof parapet and alterations to materials at 55 Hutt Street, Adelaide subject to the following reserved matters and 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/A037/16 V4.

Plans by Enzo Caroscio

Drawing title	Drawing number	Revision	Date
Site Plan	A1.01	F	27.03.18
Basement 01	A2.00	F	27.03.18
Ground Floor	A2.01	F	27.03.18
Car Park Plan – Level 01	A2.02	F	27.03.18
Car Park Plan – Level 02	A2.03	F	27.03.18
Apartment Plan – Level 03	A2.04	F	27.03.18
Apartment Plan – Level 4-7	A2.05	F	27.03.18
Apartment Plan – Level 08	A2.06	F	27.03.18
Apartment Plan – Level 9-12	A2.07	F	27.03.18
Apartment Plan – Level 13	A2.08	F	27.03.18
Roof Plan	A2.09	F	27.03.18
East Elevation – Hutt Street	A3.01	F	27.03.18
South Elevation – Ifould Street	A3.02	F	27.03.18
West Elevation	A3.03	F	27.03.18
North Elevation	A3.04	F	27.03.18
Section A	A3.10	F	27.03.18
Section A with adjacent building/ road section	A3.11	F	27.03.18

Reports/Correspondence:

- Electricity Declaration Form
 - Car Parking and Traffic Statement prepared by Phil Weaver and Associates dated 5 July 2016
 - Minor Amendment - Traffic Statement prepared by Phil Weaver and Associates dated 5 May 2017
 - Waste Management Report prepared by Colby Industries dated 13 July 2016
 - ESD Report prepared by Bestec dated 7 July 2016
 - Wind Report prepared by Global Wind Technology Services dated 11 July 2016
 - Acoustic Report prepared by Bestec dated 28 June 2016
 - Preliminary Site Investigation Report prepared by Greencap dated June 2016.
2. Prior to Development Approval being issued, a detailed landscaping plan shall be provided which demonstrates landscaping and ongoing maintenance to levels 3, 8 and 13 to the reasonable satisfaction of the State Commission Assessment Panel.
 3. Prior to Building Rules Consent for superstructure works, a final schedule and final samples of external materials and colours shall be provided to the satisfaction of the State Commission Assessment Panel (in consultation with the Office for Design and Architecture South Australia).
 4. Prior to Building Rules Consent for superstructure works, final details of the exposed concrete shall be provided to the satisfaction of the State Commission Assessment Panel (in consultation with the Office for Design and Architecture South Australia). Such details shall satisfy the intent of the project herein approved.
 5. The finished floor level of the ground floor level at entry points to the development shall match the existing footpath unless otherwise agreed to by the State Commission Assessment Panel.
 6. The proposed car parking layout shall be designed and constructed to conform to the Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities.

7. Wheel stop devices shall be installed in the central parking areas of Basement Level 1 to prevent vehicles overhanging and obstructing access to an adjacent car parking space.
8. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
9. Each set of stacked parking spaces (one behind or above the other) shall be allocated to a single owner or occupier.
10. All external lighting of the site shall be designed, located, shielded and constructed to conform with relevant Australian Standards.
11. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
12. Prior to the commencement of sub-structure works, a detailed landscaping plan and maintenance strategy for the communal open space shall be provided to the satisfaction of the State Commission Assessment Panel.
13. The landscaping for the communal open space shown on the final 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.
14. The acoustic attenuation measures recommended in the Bestec Report dated 28 June 2016 shall be fully incorporated into the building rules documentation to the satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.
15. Collection of waste and servicing of the site shall only occur between 7am and 10pm Monday to Saturday and between 9am and 10pm Sunday and Public Holidays.
16. Stormwater management shall be in accordance with the Stormwater Management Plan prepared by Structural Systems Consulting Engineers and dated 15 July 2016 to the satisfaction of the State Commission Assessment Panel, prior to the occupation of the development, except where varied by the following:
 - a. Stormwater runoff shall not be discharged to the right of way marked 'A' along the western property boundary line.
 - b. Property levels along the basement car park ramps on the Ifould Street property boundary and right of way property boundary shall be provided at a minimum 100 mm freeboard to the 100 year ARI flood levels in Ifould Street.
17. 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 “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

The CEMP must incorporate, without being limited to, the following matters:

- air quality, including odour and dust
- surface water including erosion and sediment control
- soils, including fill importation, stockpile management and prevention of soil contamination
- groundwater, including prevention of groundwater contamination
- construction vehicle movements
- noise.

For further information relating to what Site Contamination is, refer to the EPA Guideline: 'Site Contamination – what is site contamination?'.

A copy of the CEMP shall be provided to the State Commission Assessment Panel and the City of Adelaide prior to the commencement of any site works.

18. 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 building works, a statement from an appropriately qualified person shall be submitted to the Commission confirming the completion of remediation works in accordance with industry procedures.

ADVISORY NOTES

- a. The development must be substantially commenced within 3 years of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 3 years 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 5 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).

Environmental

- g. 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.
- h. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>.

Construction

- i. 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.
- j. 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.

- k. An Encroachment Permit will need to be separately applied for at the City of Adelaide for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:
- l. An annual fee may be charged in line with the Encroachment Policy. Permit renewals are issued on an annual basis for those encroachments that attract a fee. Unauthorised encroachments will be required to be removed.
- m. Pursuant to Regulation 74, the Adelaide City Council must be given one business days' notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- n. The proponent may need to obtain approval under the regulations for any equipment or cranes to be used on site that will intrude into prescribed airspace before entering into a commitment to construct any building at the site.
- o. 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.
- p. 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.
- q. 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.

Other Matters

- r. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling, etc), these shall meet Council's requirements at cost of the developer.
- s. All damage to ACC's infrastructure, including damage to public lighting and underground ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Council's requirements and the cost of the developer.
- t. It is noted that 6 bicycle parking spaces are proposed on Ifould Street and Hutt Street. Images of outdoor dining are also noted within the lodged package. It should be noted that these items require a separate application to Adelaide City Council.
- u. The applicant is advised to contact Adelaide City Council in relation to the design of the proposed pedestrian refuge area on Ifould Street (situated between the right of way and the proposed driveway).
- v. The applicant is advised that residents will not be eligible for residential on-street parking permits.
- w. Outdoor lighting design and installation shall comply with Australian Standard AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting. The applicant shall provide the Adelaide City Council with a certificate of compliance with this Standard.
- x. The existing street trees (Plane Trees) along Hutt Street shall be protected during construction.
- y. The development will be undertaken in the following stages: Stage 1 – demolition and minor works; Stage 2 – substructure and superstructure.

3. **MAJOR DEVELOPMENTS** - Nil

4. **ANY OTHER BUSINESS**

5. **NEXT MEETING – TIME/DATE**

5.1. Thursday, 14 June 2018 at 28 Leigh Street, Adelaide SA 5000

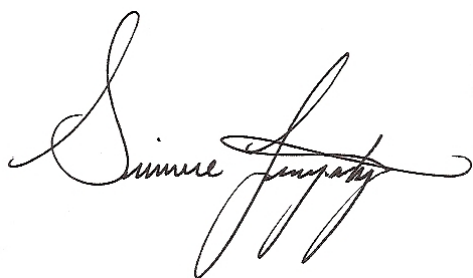
6. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 1.12pm.

Confirmed 07/06/2018

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style. The signature is positioned above a dotted line.

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Simone Fogarty
PRESIDING MEMBER