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[DEW.StateHeritageDA@sa.gov.au](mailto:DEW.StateHeritageDA@sa.gov.au)[www.environment.sa.gov.au](http://www.environment.sa.gov.au)Ref: SH/13367D  
Date: 5 June 2025State Planning Commission  
GPO Box 1815  
ADELAIDE 5000

Attention: Ben Scholes

Dear Mr Scholes

**DESCRIPTION: PARTIAL DEMOLITION OF AN EXISTING FOUR (4) LEVEL RETAIL BUILDING AND  
CONSTRUCTION OF A MULTI-LEVEL MIXED-USE BUILDING**

Application number:	25010111
Referral received:	29/04/2025
Adjacent State Heritage Place:	Office (former Consulting Rooms) and former G & R Wills Warehouse
Documentation:	As referred to date of response
<input checked="" type="checkbox"/>	Direct to impose Conditions of Development Authorisation

In accordance with Section 122(1) of the Planning, Development and Infrastructure Act 2016 and Regulation 41(1) of the Planning, Development and Infrastructure (General) Regulations 2017, the above application has been referred to the Minister for Climate, Environment and Water as the prescribed body listed in Schedule 9 Clause 3 Item 17 of the Regulations.

The subject land is affected by the Heritage Adjacency Overlay of the Planning and Design Code, because of the adjacent location of a State Heritage Place.

The proposed development is considered to be acceptable in relation to the above State Heritage Place for the following reason/s.

- The podium design solution provides an acceptable built form transition in scale between the adjacent (former John Martins Store) façade to the east and the State Heritage Place, former G&R Wills Warehouse to the west, reflecting the lower, earlier scale of development along North Terrace. The arrangement of columns and recessed glazing to the north and west results in a colonnade solution, which is compatible with the arrangement of architectural features and openings on the adjacent State Heritage Place. The colonnade forms a suitable built form backdrop to the heritage building, when viewed from the west.
- The podium of the building is sited hard to the edge of North Terrace, continuing the established built form alignment of buildings along North Terrace, supporting the legibility of the spatial definition of the edge of the city grid.
- Proposed use of bronze blades/ screening between podium columns references the height of the adjacent State Heritage Place, reducing the visual impact of the podium scale within the setting of the heritage place.

**Condition 1: A dilapidation survey, recording the condition of the adjacent State Heritage Place shall be prepared prior to the commencement of site works, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. 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, site works and construction works.

**Condition 2:** The structural condition of the fabric of the adjacent State Heritage Place shall be monitored during the course of excavation and construction to identify any adverse impacts. Immediate action shall be taken to identify and address any structural distress that becomes evident during the ground works and construction stages.

**Condition 3:** Vibration levels at the adjacent heritage listed structure shall be monitored and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3.

**Condition 4:** final design details for bronze blades/ fins, glazing and column design, along with materials selections for the podium in general, to be provided, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, prior to commencement of construction.

### **General Information**

1. Any changes to the proposal for which Planning Consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Climate, Environment and Water. Such changes would include for example (a) an application to vary the Planning Consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the development application.
  2. Please note the following requirements of the *Heritage Places Act 1993*.
    - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
    - (b) 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.
3. Please note the following requirements of the *Aboriginal Heritage Act 1988*.
    - (a) 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) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to telephone (08) 8372 7521

**Option 1** or e-mail [DEW.StateHeritageDA@sa.gov.au](mailto:DEW.StateHeritageDA@sa.gov.au).

Yours sincerely



Michael Queale

**Principal Heritage Architect**

Department for Environment and Water

*as delegate of the*

**MINISTER FOR CLIMATE, ENVIRONMENT AND WATER**