



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 35th Meeting of the
State Commission Assessment Panel
held on Thursday 4 October 2018 commencing at 9.30am
Kardi Munaintya Meeting Room, Ground Floor, 50 Flinders St, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Sue Crafter (Agenda Item 2.1.1) Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Sharon Wyatt (Agenda Item 2.1.1) Elyse Kuhar (Agenda Item 2.2.1) Brett Miller

1.2. APOLOGIES

Chris Branford
Peter Dungey
Sue Crafter (Agenda Item 2.2.1)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Renewal SA DA 020/L079/18 **Lot 14 North Terrace, Adelaide** Adelaide City Council

Proposal: Stage one development of the public realm at Lot Fourteen, including the removal of the North Terrace section of the State Heritage listed fence.

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

Applicants

- Richard Stranger, Renewal SA
- Daniel Redden, Renewal SA - presented
- Travis Wright, Oxigen - presented

Agency

- Kirsteen Mackay, Government Architect
- Michael Queale, Heritage SA

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) Council Development Plan.
3. To grant Development Plan Consent to Renewal SA to for the removal of a portion of a State Heritage listed wall, removal of non-compliant balustrading around the lightwells, removal of non-heritage listed construction to rear of the State Heritage listed Sheridan Building and siteworks adjacent State Heritage places within Lot Fourteen subject to the following conditions and advisory notes:

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/L079/18.

Reports and correspondence:

- Stage 1 Public Realm - Demolition Plan, Project number: 18.044 Drawing Number: 001 Revision: A; dated 02.10.18 prepared by Oxigen Pty Ltd
- Stage 1 Public Realm - Siteworks Plan, Project number: 18.044 Drawing Number: 002 Revision: A; dated 02.10.18 prepared by Oxigen Pty Ltd
- Stage 1 Public Realm - Sections, Project number: 18.044 Drawing Number: 007 Revision: A; dated 02.10.18 prepared by Oxigen Pty Ltd
- Stage 1 Public Realm – The Sheridan, Project number: 18.044 Drawing Number: 009 Revision: A; dated 02.10.18 prepared by Oxigen Pty Ltd

2. Landscaping shall incorporate planting of locally indigenous species where possible.
3. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
4. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3 to ensure that stormwater does not adversely affect any adjoining property or public road.
5. No additional signs shall be displayed upon the subject land other than those identifying the parking area, access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

Heritage SA conditions:

6. A full photographic record and a measured site plan of the fence is to be prepared prior to the commencement of demolition works, to the satisfaction of SCAP (State Commission Assessment Panel) in consultation with the Department for Environment and Water.

Reason for condition: To retain a public record of heritage fabric to be removed.

7. Cast iron fence panels, gates, posts and other parts are to be carefully dismantled, labelled and stored in a secure location for future reuse. Brick fence pillars from the 1855-69 period are to also be dismantled and the bricks stored for reconstruction into the future, to the satisfaction of SCAP in consultation with the Department for Environment and Water.

Reason for condition: To retain early building fabric for any future interpretation opportunities on the site.

8. A draft concept proposal for the interpretive (public art) reuse of salvaged fence panels and brick pillars on the site is to be provided within three (3) months of Planning Consent, to the satisfaction of SCAP in consultation with the Department for Environment and Water.

Reason for condition: To ensure reuse of significant heritage fabric on site, in support of the public interpretation of the heritage values of the place.

9. Light well plinth kerbing to remain intact (raised) after the removal of balustrades (to be cut at base) to Allied Health and Women's Health buildings, pending final design of paving/drainage across the site in a future development application. Details of proposed metal grate covers and fixing method to also be provided, to the satisfaction of SCAP in consultation with the Department for Environment and Water.

Reason for condition: To ensure building fabric of significance is not removed until final site works details are resolved in a future application.

ADVISORY NOTES

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the SCAP.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the SCAP.
- c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

Heritage SA notes:

- e. 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 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 planning application.
- f. The applicant shall 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 shall cease and the SA Heritage Council shall 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.

- g. The applicant shall 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) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

2.2. NEW APPLICATIONS

2.2.1 Barrio Developments

DA 110/M006/18

22 Adelphi Terrace, Glenelg North

City of Holdfast Bay

Proposal: Construction of a multi-storey residential flat building with associated car parking, landscaping and site works.

Chris Branford declared a conflict of interest (business association), and also tendered an apology for the entire meeting and was not present.

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

Applicants

- Glen Vollebregt, Barrio Developments - presented
- May Pike, Barrio Developments
- Matthew King, URPS - presented
- Gary Bonato, Tectvs - presented
- Ben Wilson, CIRQA - presented
- Tom Wilson, CIRQA

Representors

- Paula Read - presented
- Dianne Wheeler - presented
- Bill Chandler - representing Darren Matthew and Bronwyn Watt - presented
- Ross Kurtze - presented
- Felicity Kurtze
- Barry Santry - representing Alby and Maureen Kidd - presented

Council

- Craig Watson, Holdfast Bay
- Acting Mayor Amanda Wilson, Holdfast Bay

Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, 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. To REFUSE Development Plan Consent to the proposal by Barrio Developments for construction of a multi-storey residential flat building with associated car parking, landscaping and site works at 22 Adelphi Terrace, Glenelg North due to the cumulative impact of non-compliance with the following:
 - a. The proposed development is not considered to be of the 'highest architectural standard' as sought by the Desired Character of the Urban Glenelg Policy Area 15 and Five Storey Precinct 4 of the Residential High Density Zone;
 - b. The proposed development exceeds the maximum building height of 5 storeys and 18.5 metres defined within the Desired Character of Urban Glenelg Policy Area 15 and Five Storey Precinct 4 of the Residential High Density Zone, and does not meet PDC 19 of the Precinct provisions;
 - c. Setbacks from side boundaries are not considered to be appropriate for the scale of the building and is not considered to meet PDC 14 of Urban Glenelg Policy Area 15 which seeks that over-height buildings incorporate spaces between buildings and other design techniques that enable sunlight access and avoid wide, continuous building walls;
 - d. The transition in height is not considered to be appropriate, particularly to the interface with the Residential Character Zone to the rear and is not considered to meet PDC 6 of Urban Glenelg Policy Area 15, or Design and Appearance PDC 2;
 - e. Design treatments, particularly to the interface with the Residential Character Zone to the rear, are considered to be insufficient and is not considered to meet PDC 6 of Urban Glenelg Policy Area 15, or Design and Appearance PDC 2;
 - f. Landscaping is considered to be insufficient and does not meet the Desired Character of the Urban Glenelg Policy Area 15 which seeks that "Landscaping will contribute to the high quality of the adjacent public areas, open space and streetscapes";
 - g. Potential noise, particularly from the car park, has not been adequately investigated and addressed;
 - h. Car parking is insufficient and does not meet the minimum requirement sought by Table HoB/1B of the Development Plan;
 - i. Private open space does not meet the minimum sought by Residential Development PDC 35, specifically to a number of the 1 bedroom apartments which are provided with no private open space;
 - j. Design of the facades is not considered to meet the Desired Character of the Urban Glenelg Policy Area 15 which seeks '...the use of light and shade through articulation, eaves, verandas, canopies and balconies to provide architectural details, summer shade and promote greater energy efficiency'.

2.2.2 **Brown Falconer**
DA 020/A033/16 V3
11-27 Frome Street, Adelaide

Adelaide City Council

Proposal: Variation to DA 020/A033/16 for demolition of existing structures and construction of a multi-level mixed use development comprising retail and commercial uses; hotel; student accommodation; residential and serviced apartments; including car parking, landscaping and site works.

This item was withdrawn from the SCAP agenda on 3 October 2018 at the applicant's request.

3. **MAJOR DEVELOPMENTS** - Nil

4. **ANY OTHER BUSINESS**

5. **NEXT MEETING – TIME/DATE**

5.1. 10 -11 October 2018 at the Royal Port Pirie Yacht Club, Port Pirie.

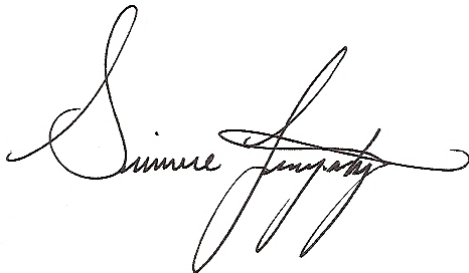
6. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 1.15pm.

Confirmed 04/10/2018



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Simone Fogarty
PRESIDING MEMBER