



**Minutes of the 2nd Meeting of the
State Commission Assessment Panel
held on Thursday, 24 August 2017 commencing at 9.30AM
28 Leigh Street, Adelaide**

1. OPENING

1.1. PRESENT

| | |
|------------------|--|
| Presiding Member | Simone Fogarty |
| Members | Helen Dyer (Deputy Presiding Member) Sue Crafter Peter Dungey David O'Loughlin |
| Secretary | Alison Gill |
| DPTI Staff | Brett Miller Karl Woehle (Agenda Item 2.2.1, 2.2.2) Nitsan Taylor (Agenda Item 2.2.3) Ben Scholes (Agenda Item 2.2.4) Elysse Kuhar (Agenda Item 2.2.5) |

1.2. APOLOGIES

Chris Branford
Dennis Mutton

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 Scope Development Solutions

DA 155/M006/17

25 College Road, Kent Town

City of Norwood Payneham & St Peters

Proposal: Demolition of existing building and construction of three residential flat buildings, eight townhouses and associated carparking, landscaping and ancillary works.

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

Applicants

- Greg Jenkins, Heynen Planning Consultants (presented)
- David Cargill, SCOPE Development Solutions

Consultants

- Alan Daws, PAC
- Ben Hewitson, Pruszinski Architects (presented)

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA

Representors

- Marianne Christopoulos, NCGM
- Tony Christopoulos, NCGM (presented)
- George Hagidimitriou, NCGM (presented)
- David Hutchison, Access Planning (presented)

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 relevant Objectives and Principles of Development Control of the City of Norwood, Payneham and St. Peters Development Plan.
3. To grant Development Plan Consent to the proposal by Scope Development Solutions for the demolition of existing building and construction of three residential flat buildings, eight townhouses and associated carparking, landscaping and ancillary works at 25 College Road, Kent Town subject to the following conditions of consent.

PLANNING CONDITIONS

1. 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 155/M006/17.

Plans by Pruszinski Architects

| Drawing Title | Drawing No. | Issue | Date |
|------------------------|---------------------|-------|----------|
| Site and Location Plan | Job #16649, Plan 1 | 5 | 23/02/17 |
| Ground Floor Plan | Job #16649, Plan 2 | 6 | 11/4/17 |
| Level 1 Floor Plan | Job #16649, Plan 3 | 6 | 28/7/17 |
| Level 2 Floor Plan | Job #16649, Plan 4 | 7 | 28/7/17 |
| Level 3-4 Floor Plan | Job #16649, Plan 5 | 7 | 28/7/17 |
| Level 5 Floor Plan | Job #16649, Plan 6 | 7 | 28/7/17 |
| Level 6 Floor Plan | Job #16649, Plan 7 | 7 | 28/7/17 |
| Material Hierarchy | Job #16649, Plan 5 | 5 | 23/02/17 |
| Elevations | Job #16649, Plan 9 | 6 | 28/7/17 |
| Perspectives | Job #16649, Plan 10 | 7 | 28/7/17 |
| Streetscapes | Job #16649, Plan 11 | 6 | 28/7/17 |
| Streetscapes | Job #16649, Plan 12 | 6 | 28/7/17 |

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|-------------------------------------|---------------------|---|----------|
| Sections | Job #16649, Plan 13 | 6 | 28/7/17 |
| Sunshading | Job #16649, Plan 14 | 5 | 23/02/17 |
| Screening Plan | Supplemental A | - | - |
| Screening Plan | Supplemental B | - | - |
| Screening Plan | Supplemental C | - | - |
| PT Design Drainage Layout Plans 1-4 | 18811-C01 | D | Aug 16 |

Reports and correspondence:

- Acoustic Report (Minister's Specification SA 78B Assessment) by Sonus dated February 2017
 - Stormwater Management Report by PT Design dated 13/12/16
 - Waste Management Statement by Pruszinski Architects
 - Landscape Concept Report Revision 4 by Aspect Studios, Project No.16037, dated April 2017
2. All vehicle car parks, driveways and 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) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
 3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
 4. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 5. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
 6. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
 7. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
 8. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
 9. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes (including for landscaping features) in consultation with the Government Architect to the reasonable satisfaction of the State Commission Assessment Panel.
 10. 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.

11. Final details of planting selections shall be provided in consultation with the Associate Government Architect to the reasonable satisfaction of the State Commission Assessment Panel prior to occupation.
12. Landscaping shown on the plans forming part of the application 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.
13. The acoustic attenuation measures recommended in the Acoustic Report (Minister's Specification SA 78B Assessment) by Sonus dated February 2017, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 3 years 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 Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 3 years of the final Development Approval issued by Council and substantially completed within 5 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. 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.
- 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. 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.
- g. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, 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.

2.2.2 Victor Harbor 2013 Pty Ltd

DA 020/A025/17

126 Wright Street, Adelaide

City of Adelaide

Proposal: Demolition of existing buildings and structures, construction of an eighteen storey mixed use building comprising of commercial tenancy, residential apartments, car parking, landscaping and associated site works.

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

Applicant

- Bill Stefanopoulos (presented)

Consultant

- Enzo Caroscio (presented)

Agency

- Nick Tridente, ODASA
- 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. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the relevant Objectives and Principles of Development Control of the Adelaide City Development Plan.
3. To grant Development Plan Consent to the proposal by Victor Harbor 2013 Pty Ltd for the demolition of existing buildings and structures, construction of an eighteen storey mixed use building comprising of commercial and residential apartments, car parking, landscaping and associated site works at 126 Wright St, Adelaide, subject to the following reserved matter and conditions of consent.

RESERVED MATTER

Pursuant to Section 33(3) of the Development Act 1993, the following matter shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, prior to the granting of Development Approval:

1. The applicant shall submit a final detailed schedule of external materials and finishes for the whole building with emphasis on podium levels, ground level finishes and the screening devices for the air-conditioning units on balconies.

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/A025/17.

| Drawing Title | Drawing No. | Rev | Date |
|---------------------|-------------|------|----------|
| Basement 1 | A2.01 | [A1] | 02.06.17 |
| Ground Floor Plan | A2.02 | [A2] | 25.07.17 |
| Level 01 – 03 Plan | A2.03 | [A3] | 03.08.17 |
| Level 04 – 07 Plan | A2.04 | [A1] | 02.06.17 |
| Level 08 – 11 Plan | A2.05 | [A1] | 02.06.17 |
| Level 12 – 14 Plan | A2.06 | [A1] | 02.06.17 |
| Level 15 - Plan | A2.07 | [A1] | 20.06.17 |
| Level 16 - Plan | A2.08 | [A1] | 02.06.17 |
| Level 17 - Plan | A2.09 | [A1] | 02.06.17 |
| South Elevation | A3.01 | [A2] | 25.07.17 |
| East Elevation | A3.02 | [A2] | 25.07.17 |
| North Elevation | A3.03 | [A1] | 02.06.17 |
| West Elevation | A3.04 | [A2] | 25.07.17 |
| South Elevation | A3.05 | [A2] | 25.07.17 |
| Section 01 | A4.01 | [A2] | 25.07.17 |
| Material & Finishes | A8.02 | [A1] | 02.06.17 |
| 3D Views | A9.01 | [A2] | 25.07.17 |
| 3D Views | A9.02 | [A1] | 02.65.17 |

2. All vehicle car parks, driveways and 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) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
4. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
5. All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
6. Graffiti shall be removed within five (5) business days of the graffiti becoming known or visible with the timely removal of graffiti being the responsibility of the operators of the development.
7. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.
8. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
9. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
10. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

11. The finished floor level of the ground floor level entry shall match that of the existing footpath unless otherwise agreed to by the State Commission Assessment Panel.
12. 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.
13. The acoustic attenuation measures recommended in the Planning Stage Acoustic Report, dated 11 May 2017 by Resonate Acoustics, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

ADVISORY NOTES

- a. The applicant is encouraged to explore the affordable housing initiative with Renewal SA.
- b. The applicant is encouraged undertake a management strategy to implement the wind assessment report recommendations of securing loose furniture to ensure public and resident safety.
- c. This Development Plan Consent will expire after 3 years 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 Commission Assessment Panel.
- d. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 3 years of the final Development Approval issued by Council and substantially completed within 5 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- e. 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).
- f. 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.
- g. 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.
- h. 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. Email: cityworks@adelaidecitycouncil.com

2.2.3 **Woodford T & A Pty Ltd**

DA 473/E015/17

25 Glen Stuart Road, Woodforde

Adelaide Hills Council

Proposal: Staged construction of 64 two and three storey townhouses with ancillary car parking and associated site works.

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

Applicants

- Damon Nagel, Starfish (presented)
- Patrick Stabile, Starfish
- Anthony Gatti, Intro
- Damien Ellis, Intro (presented)
- Enzo Caroscio, ECA
- Paul Morris, GTA

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA

Council

- Sam Clements, Adelaide Hills Council

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 Hills Council Development Plan.
3. To grant Development Plan Consent to the proposal by Woodforde JV Pty Ltd for the staged construction of 64 two and three storey townhouses with ancillary car parking and associated site works (Stage 1 – earthworks and construction of retaining walls; Stage 2 – construction of substructure of superstructure of dwellings) at Lots 119-130, 132, 138-150, 152-161 and 163-190 in DA 473/D049/15 (part Lot 1002 in DP 115165), 25 Glen Stuart Road, Woodforde, subject to the following reserved matter and conditions of consent:

RESERVED MATTER

Pursuant to Section 33(3) of the Development Act 1993, the following matter shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, prior to the granting of Development Approval:

- The applicant shall submit more detailed plans, elevations, cross-sections and landscaping plans for Lewis Walk, Cameron Lane, and Chisholm Lane to demonstrate an improved laneway streetscape and viability of landscaping.

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 473/E015/17

Plans by Enzo Carosco Architecture, Project No. 17002

| Drawing Title | Drawing No. | Rev. | Date |
|--|-------------|------|---------|
| Terrace Block 1 – 2A.1 3D views | A2.110 | A | 13.4.17 |
| Terrace Block 1 – 2A.1 Floor Plans | A2.111 | A | 13.4.17 |
| Terrace Block 1 – 2A.1 Roof Plan | A2.112 | A | 13.4.17 |
| Terrace Block 1 – 2A.1 Elevation + Section | A2.113 | A | 13.4.17 |
| Terrace Block 1 – 2A.1 Elevation | A2.114 | A | 13.4.17 |
| Terrace Block 1 – 3A.1 3D views | A2.115 | A | 13.4.17 |
| Terrace Block 1 – 3A.1 Floor Plans | A2.116 | A | 13.4.17 |
| Terrace Block 1 – 3A.1 Roof Plan | A2.117 | A | 13.4.17 |
| Terrace Block 1 – 3A.1 Elevation + Section | A2.118 | A | 13.4.17 |
| Terrace Block 1 – 3A.1 Elevation | A2.119 | A1 | 3.8.17 |
| Terrace Block 1 – 3B.1 3D views | A2.120 | A | 13.4.17 |
| Terrace Block 1 – 3B.1 Floor Plans | A2.121 | A | 13.4.17 |
| Terrace Block 1 – 3B.1 Roof Plan | A2.122 | A | 13.4.17 |
| Terrace Block 1 – 3B.1 Elevation + Section | A2.123 | A | 13.4.17 |
| Terrace Block 1 – 3B.1 Elevation | A2.124 | A | 13.4.17 |
| Terrace Block 1 – Overall Floor Plans | A2.150 | A | 13.4.17 |
| Terrace Block 1 – Overall Floor Plans | A2.151 | A1 | 3.8.17 |
| Terrace Block 1 – Street Elevations | A2.152 | A | 13.4.17 |
| Terrace Block 1 – Material Board | - | - | - |
| Terrace Block 2 – T2.2A.1 3D views | A2.210 | A | 13.4.17 |
| Terrace Block 2 – T2.2A.1 Floor Plans | A2.211 | A | 13.4.17 |
| Terrace Block 2 – T2.2A.1 Roof Plan | A2.212 | A | 13.4.17 |
| Terrace Block 2 – T2.2A.1 Elevation + Section | A2.213 | A | 13.4.17 |
| Terrace Block 2 – T2.2A.1 Elevation | A2.214 | A | 13.4.17 |
| Terrace Block 2 – T2.3A.1 3D views | A2.215 | A | 13.4.17 |
| Terrace Block 2 – T2.3A.1 Floor Plans | A2.216 | A | 13.4.17 |
| Terrace Block 2 – T2.3A.1 Roof Plan | A2.217 | A | 13.4.17 |
| Terrace Block 2 – T2.3A.1 Elevation + Section | A2.218 | A | 13.4.17 |
| Terrace Block 2 – T2.3A.1 Elevation | A2.219 | A | 13.4.17 |
| Terrace Block 2 – T2.3B.1 3D views | A2.220 | A | 13.4.17 |
| Terrace Block 2 – T2.3B.1 Floor Plans | A2.221 | A | 13.4.17 |
| Terrace Block 2 – T2.3B.1 Roof Plan | A2.222 | A | 13.4.17 |
| Terrace Block 2 – T2.3B.1 Elevation + Section | A2.223 | A | 13.4.17 |
| Terrace Block 2 – T2.3B.1 Elevation | A2.224 | A | 13.4.17 |
| Terrace Block 2 – Overall Floor Plans | A2.250 | A | 13.4.17 |
| Terrace Block 2 – Overall Floor Plans | A2.251 | A1 | 3.8.17 |
| Terrace Block 2 – Street Elevations | A2.252 | A | 13.4.17 |
| Terrace Block 2 – Material Board | - | - | - |
| Terrace Block 3 – T3.3A.1 3D views | A2.310 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.1 Floor Plans | A2.311 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.1 Roof Plan | A2.312 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.1 Elevation + Section | A2.313 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.1 Elevations | A2.314 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.2 3D views | A2.315 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.2 Floor Plan | A2.316 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.2 Roof Plan | A2.317 | A | 13.4.17 |
| Terrace Block 3 – T3.3A.2 Elevations + Section | A2.318 | A | 13.4.17 |
| Terrace Block 3 – T3.3B.1 3D views | A2.319 | A | 13.4.17 |
| Terrace Block 3 – T3.3B.1 Floor Plans | A2.320 | A | 13.4.17 |
| Terrace Block 3 – T3.3B.1 Roof Plan | A2.321 | A | 13.4.17 |

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| Terrace Block 3 – T3.3B.1 Elevations + Section | A2.322 | A | 13.4.17 |
| Terrace Block 3 – T3.3B.1 Elevations | A2.323 | A | 13.4.17 |
| Terrace Block 3 – T3.3C.1 3D views | A2.324 | A | 13.4.17 |
| Terrace Block 3 – T3.3C.1 Floor Plans | A2.325 | A | 13.4.17 |
| Terrace Block 3 – T3.3C.1 Elevations + Section | A2.326 | A | 13.4.17 |
| Terrace Block 3 – T3.3C.1 Elevations | A2.327 | A | 13.4.17 |
| Terrace Block 3 – Overall Ground Floor Plan | A2.350 | A | 13.4.17 |
| Terrace Block 3 – Overall Ground Floor Plan | A2.351 | A | 13.4.17 |
| Terrace Block 3 – Overall Ground Floor Plan | A2.352 | A | 13.4.17 |
| Terrace Block 3 – Overall Street Elevations | A2.353 | A | 13.4.17 |
| Terrace Block 3 – Material Board | - | - | - |
| Terrace Block 4 – T4.2A.1 3D views | A2.410 | A | 13.4.17 |
| Terrace Block 4 – T4.2A.1 Floor Plans | A2.411 | A | 13.4.17 |
| Terrace Block 4 – T4.2A.1 Roof Plan | A2.412 | A | 13.4.17 |
| Terrace Block 4 – T4.2A.1 Elevation + Section | A2.413 | A | 13.4.17 |
| Terrace Block 4 – T4.2A.1 Elevations | A2.414 | A | 13.4.17 |
| Terrace Block 4 – T4.3A.1 3D views | A2.420 | A | 13.4.17 |
| Terrace Block 4 – T4.3A.1 Floor Plan | A2.421 | A | 13.4.17 |
| Terrace Block 4 – T4.3A.1 Roof Plan | A2.422 | A | 13.4.17 |
| Terrace Block 4 – T4.3A.1 Elevations + Section | A2.423 | A | 13.4.17 |
| Terrace Block 4 – T4.3A.1 Elevations | A2.424 | A | 13.4.17 |
| Terrace Block 4 – T4.3B.1 3D views | A2.425 | A | 13.4.17 |
| Terrace Block 4 – T4.3B.1 Floor Plans | A2.426 | A | 13.4.17 |
| Terrace Block 4 – T4.3B.1 Roof Plan | A2.427 | A | 13.4.17 |
| Terrace Block 4 – T4.3B.1 Elevations + Section | A2.428 | A | 13.4.17 |
| Terrace Block 4 – T4.3B.1 Elevations | A2.429 | A | 13.4.17 |
| Terrace Block 4 – Overall Floor Plans | A2.450 | A1 | 3.8.17 |
| Terrace Block 4 – Overall Floor Plans | A2.451 | A1 | 3.8.17 |
| Terrace Block 4 – Overall Street Elevations | A2.452 | A1 | 3.8.17 |
| Terrace Block 4 – Material Board | - | - | - |
| Terrace Block 5 – T5.2A.1 3D views | A2.510 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.1 Floor Plans | A2.511 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.1 Roof Plan | A2.512 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.1 Elevation + Section | A2.513 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.1 Elevations | A2.514 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.2 3D views | A2.515 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.2 Floor Plans | A2.516 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.2 Roof Plan | A2.517 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.2 Elevations + Section | A2.518 | A | 13.4.17 |
| Terrace Block 5 – T5.2A.2 Elevations | A2.519 | A | 13.4.17 |
| Terrace Block 5 – T5.3A.1 3D views | A2.520 | A | 13.4.17 |
| Terrace Block 5 – T5.3A.1 Floor Plans | A2.521 | A | 13.4.17 |
| Terrace Block 5 – T5.3A.1 Roof Plan | A2.522 | A | 13.4.17 |
| Terrace Block 5 – T5.3A.1 Elevations + Section | A2.523 | A | 13.4.17 |
| Terrace Block 5 – T5.3A.1 Elevations | A2.524 | A | 13.4.17 |
| Terrace Block 5 – T5.3B.1 3D views | A2.525 | A | 13.4.17 |
| Terrace Block 5 – T5.3B.1 Floor Plans | A2.526 | A | 13.4.17 |
| Terrace Block 5 – T5.3B.1 Roof Plan | A2.527 | A | 13.4.17 |
| Terrace Block 5 – T5.3B.1 Elevations + Section | A2.528 | A | 13.4.17 |
| Terrace Block 5 – T5.3B.1 Elevations | A2.529 | A | 13.4.17 |
| Terrace Block 5 – Overall Floor Plans | A2.550 | A1 | 3.8.17 |
| Terrace Block 5 – Overall Floor Plans | A2.551 | A1 | 3.8.17 |
| Terrace Block 5 – Overall Street Elevations | A2.552 | A1 | 3.8.17 |
| Terrace Block 5 – Material Board | - | - | - |
| Stage 2 Axonometric Views | A3.100 | A | 13.4.17 |
| Stage 2 Axonometric Views | A3.101 | A | 13.4.17 |
| Stage 2 Axonometric Views | A3.102 | A1 | 3.8.17 |
| Stage 2 Axonometric Views | A3.103 | A1 | 3.8.17 |

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| Shadow Diagrams – Terrace Block 1, 4, 5 | A4.100 | A1 | 3.8.17 |
| Shadow Diagrams – Terrace Block 1, 4, 5 | A4.101 | A1 | 3.8.17 |
| Shadow Diagrams – Terrace Block 1, 4, 5 | A4.102 | A1 | 3.8.17 |
| Shadow Diagrams – Terrace Block 2, 3 | A4.103 | A | 13.4.17 |
| Shadow Diagrams – Terrace Block 2, 3 | A4.104 | A | 13.4.17 |
| Shadow Diagrams – Terrace Block 2, 3 | A4.105 | A | 13.4.17 |
| Shadow Diagrams – Terrace Block 1, 4, 5 | A4.106 | A1 | 3.8.17 |
| Shadow Diagrams – Terrace Block 1, 4, 5 | A4.107 | A1 | 3.8.17 |
| Shadow Diagrams – Terrace Block 1, 4, 5 | A4.108 | A1 | 3.8.17 |
| Shadow Diagrams – Terrace Block 2, 3 | A4.109 | A | 13.4.17 |
| Shadow Diagrams – Terrace Block 2, 3 | A4.110 | A | 13.4.17 |
| Shadow Diagrams – Terrace Block 2, 3 | A4.111 | A | 13.4.17 |

Reports and Correspondence:

- Intro Design Pty Ltd, Planning Report, Stage Two Townhouses, Glen Stuart Road, Woodforde, dated April 2017
 - GTA Consultants, Response to Council Comments (dated 21st July 2017), Ref. #S129410, dated 7 August 2017
2. Prior to Development Approval being issued for Stage 1 works, a plan showing the top and bottom levels of the retaining walls for each of the dwellings shall be submitted to the State Commission Assessment Panel for approval.
 3. All vehicle car parks, driveways and 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) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
 4. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
 5. The finished floor levels of each dwelling shall be 300mm above the top of the kerb and the finished floor levels of the carports shall be level with the highest top of the kerb for each allotment, to the reasonable satisfaction of Council.
 6. An appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7 AM to 6 PM daily.
 7. An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment.

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 State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 12 months 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 3 years of the date of the Notification unless this period is extended by the Panel.
- 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).
- g. The applicant is reminded that the herein approved development is located within 500 metres of a High Bushfire Risk Area and the Building Rules Assessment will need to take this into consideration.

2.2.4 **Catcon Pty Ltd C/- Woodhead GHD**

DA 020/0003/14A

203 North Terrace, Adelaide

City of Adelaide

Proposal: Variation to Development Authorisation 020/0003/14A – for the adaptive reuse of a State Heritage listed building and construction of a tower above, with a combined total of 19 levels and basement, comprising residential, office and commercial uses, roof top garden and ancillary car parking – Variation is removal and salvage of interior structure, installation of replacement structure, internal fittings, realigned car lift shaft and feature stair between ground and first floor level.

The Presiding Member, Simone Fogarty, declared an interest and left the meeting.

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

Applicant

- Steve Moreau, Catcon (presented)

Consultant

- Nello Rubuli, GHD Woodhead

Agency

- Peter Wells, DEWNR (apology due to attendance at ERD Court)

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved that the retention of state heritage fabric is important and resolved to defer this matter for the following reasons:

1. investigation by State Heritage of the condition of the heritage fabric and further advice;
2. further information from the applicant of development options considered to retain the heritage fabric; and
3. any further technical reports supporting the application.

2.2.5 Dominican Convent Inc. (St Marys College)

DA 020/A046/17

253 Franklin Street, Adelaide

City of Adelaide

Proposal: A staged development incorporating demolition of existing gymnasium and construction of new multipurpose school building, alterations to existing heritage building, new entry pavilion including fencing, landscaping and associated site works.

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

Applicants

- David Barone, Jensen Plus (presented)
- Esther Chew, Grieve Gillett Andersen (presented)
- Elizabeth Little, Grieve Gillett Andersen
- Paul Gillett, Grieve Gillett Andersen
- Laura Hodnett, Turner Townsend Thinc
- Kate Croucher, Jensen Plus

Agency

- Ellen Liebelt, 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 City of Adelaide Development Plan.
3. To grant Development Plan Consent to the proposal by Dominican Convent Inc (St Marys College) for a staged development incorporating demolition of existing gymnasium and construction of new multipurpose school building, alterations to existing heritage building, new entry pavilion including fencing, landscaping and associated site works at 253 Franklin Street, Adelaide subject to the following 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/A046/17.

Plans drawn by Grieve Gillett Anderson

| Drawing Title | Drawing number | Dated | Issue |
|---|----------------|----------|-------|
| Cover Page | DA00 | 26.05.17 | - |
| Document List Site Plan | DA01 | 26.05.17 | - |
| Demolition Plan Ground Floor Plan Roof Plan | DA21 | 26.05.17 | - |
| Elevations | DA31 | 26.05.17 | - |
| Section | DA41 | 26.05.17 | - |
| Demolition Plan | DA02 | 26.05.17 | - |
| Ground Floor Plan | DA21 | 26.05.17 | - |
| Court Floor Plan | DA22 | 07.07.17 | A |
| Plant Floor Plan | DA23 | 26.05.17 | - |
| Roof Plan | DA24 | 26.05.17 | - |
| Elevations Sheet 01 | DA31 | 07.07.17 | A |
| Elevations Sheet 02 | DA32 | 26.05.17 | - |

2. Prior to Development Approval being granted a materials samples board and schedule shall be submitted to and approved by the State Commission Assessment Panel.
3. Landscaping shown on the 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.
4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
5. A final detailed Stormwater Management Plan shall be submitted, in consultation with the City of Adelaide to the satisfaction of the State Commission Assessment Panel. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.
6. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
7. 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, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
8. 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.

Heritage Branch Conditions:

9. Boylan Building works: The Superintendent — where called on by the drawings or specification to approve the scope of works, workmanship or samples of work, shop drawings, locations of service runs, chases or penetrations, repairs, materials, colours, finishes, making good and other matters concerning the extent and quality of the works—shall do so on the basis of possessing or seeking from a suitably experienced heritage consultant appropriate expertise in heritage conservation, traditional practice and the sensitive upgrading of heritage places.
10. Prior to the commencement of works to the Boylan Building, further details shall be provided to the satisfaction of the planning authority in consultation with the State Heritage Unit (Department of Environment, Water and Natural Resources) of the following items.
 - a. Roof and wall junctions between the new pavilion and the Boylan Building
 - b. Lintel and reveal details for the enlarged opening within the pavilion
 - c. Reveal, frame and door details for the new door opening south of the stair tower
 - d. Any incidental or consequential conservation works to the Boylan Building.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless staged Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the staged Development Approval issued by Council and substantially completed within **5 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. 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 of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. 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.
- e. The applicant is to be aware of the following requirements of the Heritage Places Act 1993.
 - 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.
 - 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 of Environment, Water and Natural Resources.

- f. The applicant is advised of the following requirements of the Aboriginal Heritage Act 1988.
 - 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.

3. MAJOR DEVELOPMENTS

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 7 September 2017 in 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 3.05pm.

Confirmed 24/08/2017



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Simone Fogarty
PRESIDING MEMBER