



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 91<sup>st</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 26 August 2020 commencing at 9.30am  
50 Flinders Street, Adelaide / Microsoft Teams video conferencing

## 1 OPENING

### PRESENT

Presiding Member	Rebecca Thomas
Members	Dennis Mutton (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Alison Gill
DPTI Staff	Gabrielle McMahon (Agenda Item 2.1.1) Jason Cattonar (Agenda Item 2.1.1, 3.2.1, 3.2.2) Janine Philbey (Agenda Item 3.2.1 and 3.2.2) Simon Neldner (Agenda Item 3.2.1 and 3.2.2)

### APOLOGIES

Nil

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

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## 2 SCAP APPLICATIONS

### 2.1 DEFERRED APPLICATIONS

### 2.1.1 **CEL Development Pty Ltd**

DA 020/A131/20

**51 Pirie Street, Adelaide**

City of Adelaide

Proposal: Demolition of all buildings on site, including a Local Heritage (Townscape) Place and construction of a twenty-one (21) storey hotel building.

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

#### Applicants

- Chris Vounasis – Future Urban (In Person)
- Nick Roach – ARUP (In Person)
- Gary Hazel – GHD (Video)
- Robert Lee – GHD (Video)

#### Agency

- Kirsteen Mackay – Government Architect (In Person)
- Ellen Liebelt – ODASA (Video)

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 consolidated 30 April 2020.
3. To grant Development Plan Consent to the proposal by CEL Development Pty Ltd, for the demolition of all buildings on site, including a Local Heritage (Townscape) Place and construction of a twenty-one (21) storey hotel building.
4. To delegate the approval of Reserved Matters to the administration including, but not limited to, the imposition of any additional Conditions which may be required.

### **RESERVED MATTERS**

Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment and approval, prior to the granting of Development Approval:

1. Prior to Development Approval being issued, the final selection and specification of the two types of glass shall be submitted to ensure there is appropriate visual contrast between them, optimises visual permeability and is deemed consistent with the ARUP report dated 10 August 2020 with respect to reflectivity, in consultation with the Government Architect and to the satisfaction of the State Planning Commission.
2. Prior to Development Approval being issued, the final selection of cladding material for the columns and framing elements at the base of the building shall be submitted, (including the pattern of stone tiles and confirmation of the corner and joint detailing) in consultation with the Government Architect, and to the satisfaction of the State Planning Commission.

## PLANNING CONDITIONS

1. The development herein granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

*Reason for condition: To ensure the development is undertaken in accordance with endorsed plans and application details.*

2. Prior to Development Approval being issued, a statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Planning Commission.

*Reason for condition: To ensure the land is able to be developed for its intended land uses.*

3. Prior to Development Approval a wind modelling assessment that includes numerical or physical modelling of the development shall be undertaken by a qualified engineer, and submitted to the satisfaction of the State Planning Commission.

*Reason for condition: To ensure that the as-built development does not cause detriment to the amenity of the locality.*

4. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2015.

*Reason for condition: To ensure the appropriate access arrangements to bicycle parking and storage spaces.*

5. The finished floor level of any ground floor entry points including the car park entry and exit points shall match that of the existing footpath.

*Reason for condition: The City of Adelaide will not alter existing footpath levels to suit the as-built levels of the development.*

6. Air conditioning, air extraction and other plant material including ducting shall be sited and acoustically screened such that no nuisance or loss of amenity is caused to users of properties in the locality, to the reasonable satisfaction of the State Planning Commission.

*Reason for condition: To ensure appropriate noise attenuation measures are in place for occupants of the building and those in the locality.*

## ADVISORY NOTES

- a. This Development Plan Consent will expire after twelve 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 one year of the final Development Approval issued by Council and substantially completed within three years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. Development Approval will not be granted until Building Rules Consent and an Encroachment Consent have been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.

- d. As advised by the applicant, a full Development Approval will be sought in one stage and demolition is tied to the commencement of works of the new building (i.e. through one building contract and one construction program).
- e. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and therefore will be forwarded to the Department of Infrastructure and Regional Development for their approval. If the development is approved by the Department of Infrastructure, Regional Development and Cities, any associated lighting would also need to conform to the airport lighting restrictions and shielded from aircraft flight paths. Crane operations associated with construction, if approved, will also be subject to a separate application. Should you require any additional information, please contact Brett Eaton, Airside Operations Manager, Adelaide Airport Limited on 08 8308 9245.
- f. An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular, your attention is drawn to the following:
- 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.
- g. 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. 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](http://www.cityofadelaide.com.au). When applying for a City Works Permit you will be required to supply the following information with the completed application form:
- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc);
  - Description of equipment to be used;
  - A copy of your Public Liability Certificate (minimum cover of \$20 million required);
  - Copies of consultation with any affected stakeholders including businesses or residents.
- h. Any work relating to crossing places will be undertaken by council and the cost of the work will be charged to the applicant. A separate application for the crossing places is required and the applicant can obtain a form from Customer Service at 25 Pirie Street, Adelaide or by telephone on 8203 7236. A quotation for the work will be provided by council prior to the work being undertaken.
- i. The applicant is encouraged to contact the City of Adelaide as early as possible to commence a collaborative design process with respect to the proposed changes in the public realm.
- j. Signage does not form part of this development application. No advertising display or signage shall be erected or displayed on the subject land without any required Development Approval being obtained first.
- k. 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).

- l. The applicant, or any person with the benefit of this consent, must ensure that any consent/permit from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development.
- m. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, with regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Adelaide on 8203 7203.

## 2.2 NEW APPLICATIONS – Nil

## 2.3 RESERVED MATTERS - Nil

# 3 CROWN DEVELOPMENTS (ADVISORY ITEMS)

## 3.1 DEFERRED APPLICATIONS – Nil

## 3.2 NEW APPLICATIONS

### 3.2.1 Department for Education

DA 180/V027/20

#### **99 L'Estrange Street, Glenunga (Glenunga International High School)**

City of Burnside

Proposal: Stage 1 - Demolition of two classrooms and tennis courts, associated buildings, tree removal, site levelling civil works and relocation/installation of services; construction of a three storey science, technology and learning building, and associated paving, landscaping, retaining walls, car parking and additional bicycle storage.

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

#### Applicants

- Doug McCusker – DesignInc (Video)
- Stewart Hocking – MasterPlan (In Person)
- Richard Stafford – DesignInc (In Person)
- Mathew Langbrandner – DesignInc (Video)
- Wayne Dixon – Department for Education (Video)

#### Council

- James Moss – City of Burnside (Video)
- Magnus Heinrich – City of Burnside (Video)

#### Agency

- Aya Shirai-Doull – ODASA (In Person)

The State Commission Assessment Panel discussed the application.

## **RESOLVED**

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 26 August 2020) to the Minister for Planning and Local Government.

### 3.2.2 Department for Education

DA 180/V028/20

#### 99 L'Estrange Street, Glenunga (Glenunga International High School)

City of Burnside

Proposal: Stage 2 – Construction of a two storey gymnasium, comprising two multipurpose courts, change rooms and amenities, cardio and weights room, canteen, staff preparation area, and learning classrooms on the first floor; with associated paving, landscaping and retaining walls.

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

#### Applicants

- Doug McCusker – DesignInc (Video)
- Stewart Hocking – MasterPlan (In Person)
- Richard Stafford – DesignInc (In Person)
- Mathew Langbrandner – DesignInc (Video)
- Wayne Dixon – Department for Education (Video)

#### Council

- James Moss – City of Burnside (Video)
- Magnus Heinrich – City of Burnside (Video)

#### Agency

- Aya Shirai-Doull – ODASA (In Person)

The State Commission Assessment Panel discussed the application.

#### RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 26 August 2020) to the Minister for Planning and Local Government.

#### 4 MAJOR DEVELOPMENTS – VARIATIONS - Nil

#### 5 OTHER BUSINESS

#### 6 NEXT MEETING

- 6.1 Wednesday 9 September 2020 in the Kardi Munaintya Meeting Room, Ground Floor, 50 Flinders Street, Adelaide SA 5000 / Via 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 1.00pm.

Confirmed 26/08/2020



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Rebecca Thomas  
PRESIDING MEMBER