



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 64th Meeting of the State Commission Assessment Panel held on Thursday 26 September 2019 commencing at 9.30am ODASA, 28 Leigh St, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Dennis Mutton (Deputy Presiding Member) Mark Adcock Chris Branford Peter Dungey Sally Roberts
Secretary	Jessie Surace
DPTI Staff	Gabrielle McMahon (Agenda Items 2.1.1, 2.2.2, 2.2.3, 2.2.4) Will Gormly (Agenda Item 2.2.1) Malcolm Govett (Agenda Item 2.2.2) Ben Scholes (Agenda Item 2.2.3) Elyse Kuhar (Agenda Item 2.2.4)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.1.1 Walker Riverside Developments Pty Ltd

020/A012/16 V2

Festival Plaza, Adelaide

City of Adelaide

Proposal: Variation to DA 020/A012/16 for demolition works and the construction of a 5 level basement car park, 27 level office tower (including plant level and ground level retail) and construction of a 2 and 3 level retail building at the Adelaide Festival Plaza – VARIATION INCLUDES AMENDMENTS TO THE DESIGN AND CONFIGURATION OF THE CAR PARK

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

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 7 June 2018.
3. To grant Development Plan Consent to the proposal by Walker Riverside Developments P/L, seeking a variation to DA 020/A012/16 (V2) and comprising amendments to the design and configuration of the under-ground car park, subject to the following conditions of consent.

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 for works associated with the fire egress stairwell exiting into Festival Drive near King William Street, the final details of this stairwell and egress shall be provided to the satisfaction of the State Commission Assessment Panel, acknowledging this may result in amendments to the car park configuration.

Reason for condition: To ensure the location of the fire egress stair well is consistent with the final details for the location of the fire booster, which is to be considered as part of another interrelated development application.

3. Further information shall be provided prior to development approval for works associated with the lift, in consultation with Heritage South Australia (Department of Environment and Water) and to the satisfaction of the State Commission Assessment Panel, on the proposed below-plaza access to Parliament House, to better understand the impacts of the heritage values of Parliament House.

Information shall include the physical impacts to the fabric of Parliament House, both to its substructure at the point of connection and internally, and the consequential changes to internal circulation and spaces. This should be informed and supported by a Heritage Impact Statement prepared by a recognised heritage architect, with reference to the Parliament House Conservation Management Plan (Swanbury Penglase, 2011).

Reason for condition: To ensure that any impact on the heritage fabric is managed and mitigated to an appropriate level.

4. 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 to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation and use of the development.

Reason for condition: To ensure safe operation of the development.

5. Clear sight lines for users of the car park entry shall be provided to ensure pedestrian safety along the Gawler Place footpath and shall be provided at all times in accordance with Australian Standard AS/NZS 2890.1:2004 Off-street Car Parking.

Reason for condition: To ensure safe operation of the development and environment.

6. 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.

ADVISORY NOTES

- a. The applicant is reminded that all conditions and requirements imposed through DA 020/A012/16 remain current and valid, except where varied by this consent.
- b. This Development Plan Consent will expire after twelve months from the date of this Notification, unless Building Rules Consent been granted within that period or this Consent has been extended by the State Planning Commission.
- c. 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.
- d. Development Approval will not be granted until Building Rules Consent and an Encroachment Consent have been obtained. A separate application must be submitted to the Council for each of these consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- e. An Encroachment Permit will be separately issued by Council 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.
- f. 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. 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.
- g. 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.

- h. 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.
- i. 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).
- j. 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.
- k. 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

2.2.1 Barrio Developments

110/M004/19

2 Canning Street, Glenelg North

City of Holdfast Bay

Proposal: Demolition of existing building, and construction of a seven level residential flat building, comprising 20 apartments and 38 tourist accommodation rooms and ancillary car parking and landscaping.

Chris Branford declared a perceived conflict of interest (due to a commercial association with another development in the locality) and left the meeting.

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

Applicants

- Matthew King, URPS - presented
- Christie Bailey, Brown Falconer Architects - presented
- Glen Vollebregt, Barrio Developments.
- Gayle Buckby, Infra Plan
- Tom Game, Botten Levinson Lawyers

Representors

- Paul Anthony Paterson – presented
- Aime Bowers – presented
- Melissa Mellen – presented on behalf of Gerry Russo
- Gerry Russo
- Syd McDonald – presented on behalf of Mr Ken Trembath
- Ken Trembath - presented
- Colin Elmer - presented
- Steve Church – presented
- James Rusk – presented

Council

- Craig Watson, City of Holdfast bay

Agency

- Belinda Chan, ODASA

Members of the public

- Lee Widdison
- John Miller
- Sandra Sprott
- Graham Leyson
- Laura Antoniazzi
- Gray Murray

The applicant tabled additional contextual information in relation to car parking associated with an adjacent development proposal.

The State Commission Assessment Panel discussed the application.

While the development proposes suitable land uses, there are a number of built form and technical shortfalls that cumulatively result in an overall unacceptable design outcome. In particular the design approach has led to an arrangement that is at odds with the Development Plan in a number of respects.

The compounding impacts that result from these shortfalls on balance make this proposal unacceptable in its current form.

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 demolition of existing building, and construction of a seven level residential flat building, comprising 20 apartments and 38 tourist accommodation rooms and ancillary car parking and landscaping at 2 Canning Street, Glenelg North, due to the cumulative impact of non-compliance including the following:
 - a. The proposed development does not contribute positively to the public realm through landscaping and establishing clearly defined space between buildings on adjoining sites as sought by the Desired Character of Urban Glenelg Policy Area 15;
 - b. The proposal is not of the highest architectural standard as required by the Desired Character and PDC 1 of the Urban Glenelg Policy Area 15 and PDC 18 of Precinct 4 Five Storey;
 - c. The design of the access and car parking is incompatible with PDC 4(a) and PDC 29 of the Transportation and Access section of the General Section of the Development Plan;
 - d. The proposed development does not incorporate adequate space between buildings that enables sunlight access and avoids wide continuous building walls as sought by PDC 14 of Precinct 4 Five Storey;
 - e. The efficiency and operation of tourist accommodation and associated car parking has not been sufficiently demonstrated; and
 - f. The proposed development exceeds the maximum building height and the number of storeys sought by PDC 16 of Precinct 4 Five Storey and the Desired Character of Urban Glenelg Policy Area 15.

Dr Susan Merret C/- Andrew Davidson

473/D001/15

136 Valley Road, Montacute

Adelaide Hills Council

Proposal: Land division – realignment of allotment boundaries – two (2) into two (2).

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

Applicants

- Andrew Davidson (as proxy for the applicant)

Council

- Marie Molinaro, Adelaide Hills Council

The applicant presented additional historical survey images as background information.

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 Approval (including Land Division Consent) to the proposal by Susan Merret in DA 473/D001/15 to undertake land division to realign property boundaries at 136 Valley Road, Montacute subject to the following conditions of consent.

PLANNING CONDITIONS

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

Reason: To achieve an orderly form of development.

LAND DIVISION CONDITIONS

2. A final plan complying with the requirements for plans as set out in the *Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines)* issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Reason: To achieve an orderly form of development.

ADVISORY NOTES

- a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel (SCAP).
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that the final land division certificate must be obtained from the SCAP to complete the development within 3 years of the date of the Notification unless this period is extended by the SCAP.

2.2.2 **Karidis Corporation Limited C/- Future Urban Group**
110/M003/19

2-8 Durham Street 2-8 Durham Street (including ancillary works to an existing retirement living development at 10-16 Durham Street), Glenelg

City of Holdfast Bay

Proposal: Construction of a seven (7) storey mixed-use building with basement parking including ancillary works to an adjoining retirement living development and alterations to a Local Heritage Place.

Chris Branford declared a perceived conflict of interest (due to a commercial association with another development in the locality) and left the meeting.

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

Applicants

- Gerry Karidis, Karidis Corporation
- Peter Karidis, Karidis Corporation - presented
- Scott Suter, Cheeseman Architects
- John McElhinney, Griffins Lawyers
- Tony Kelly, Future Urban Group – presented
- Mel Eglinton

Council

- Craig Watson, City of Holdfast Bay
- Andrew Stevens, City of Holdfast Bay

The State Commission Assessment Panel discussed the application.

The panel acknowledges that the application exceeds the number of storeys as identified in Development Plan policy. However, the application was considered to warrant approval having regard to:

- Its location within the District Centre;
- Its setting within a mixed use area;
- The commendable approach to and integration with the heritage place;
- A well resolved design outcome for this site including basement carpark; and
- Its connection to other stages of the Bay Waters development.

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 Holdfast Bay Council Development Plan.
3. To grant Development Plan Consent to the proposal by Karidis Corporation C/- Future Urban Group for construction of a seven (7) storey mixed-use building with basement car parking including ancillary works to an adjoining retirement living development and alterations to a Local Heritage Place at 2-8 Durham Street (including ancillary works to an existing retirement living development at 10-16 Durham Street), Glenelg subject to the following reserved matter and conditions of consent.

RESERVED MATTER

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

1.1. Final details of alterations and conservation works proposed to the Local heritage place at 2 Durham Street, Glenelg in consultation with the City of Holdfast Bay. This information shall include (but not be limited to) the following items:

- extent of internal and external demolition and 'make good' work;
- details of new openings;
- details of replacement shopfronts;
- details of physical junctions and connections between the new and existing building fabric including material specification;
- extent of repainting and colour scheme; and
- extent of cleaning, repair and repointing of stonework.

PLANNING CONDITIONS

1. That the development 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 constructed in accordance with endorsed plans and application details

Environment

2. The recommendations provided in the Environment Noise Assessment by Sonus Pty Ltd (Reference S5622C2) dated March 2019 forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel.

Reason for condition: to ensure the recommended acoustic attenuation measures are incorporated in the detail design and construction of the development

3. The hours for commercial waste collection shall be scheduled to occur only between 9:00AM-7:00PM on a Sunday (or public holiday) and 7:00AM-7:00PM on any other day.

Reason for condition: To accord with the recommendations set out in the Sonus Environmental Noise Assessment to reduce the potential impacts on the amenity of the locality.

4. The development shall be designed and constructed to achieve the requirements of *Minister's Specification SA 78B – Construction requirements for the control of external sound*.

Reason for condition: to protect occupants and users of the development from the impact of existing or future road and rail sound and mixed land use sound sources in the locality

5. Prior to Development Approval for substructure works, the applicant shall submit a final stormwater management plan prepared in consultation with the City of Holdfast Bay and to the reasonable satisfaction of the State Commission Assessment Panel.

Reason for condition: to ensure stormwater infrastructure is designed and constructed in accordance with the requirements of the City of Holdfast Bay

6. All external lighting on the site shall be designed, constructed and installed to conform to Australian Standard - AS 4282-1997 (Control of the obtrusive effects of outdoor lighting).

Reason for condition: to ensure external lighting does not introduce undue nuisance for occupants of adjacent land or potential for hazards to users of the adjacent road network in accordance with the necessary standard

External Materials

7. Prior to Development Approval for superstructure works the applicant shall submit, in consultation with the Government Architect, and to the reasonable satisfaction of the State Commission Assessment Panel, a final detailed schedule of external materials and finishes along with a physical materials board with documented performance to demonstrate suitability of the specified products and materials within a coastal area.

Reason for condition: to ensure the specified external materials and finishes are appropriate for a coastal environment and are consistent with the architectural drawings

Infrastructure

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.

Reason for condition: to ensure appropriate reinstatement of any Council, utility or state-agency maintained infrastructure affected by construction activities

9. Any obsolete crossovers/accesses shall be closed and reinstated to Council's kerb and gutter standards at the applicant's cost. This work shall be completed prior to operation of the development.

Reason for condition: to ensure any obsolete or redundant vehicle crossovers closed and the associated kerb and gutter are reinstated to Council's requirements

Site Contamination

10. Prior to Development Approval for superstructure works, 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 Commission Assessment Panel.

Reason for condition: to ensure appropriate investigation into possible contamination of the subject land and any remediation work necessary to accommodate the intended use

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 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 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 final Development Approval issued by Council and substantially completed within 3 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. 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.
- e. No additional advertising signage shall be displayed upon the subject land other than those identifying the building entry point at the Durham Street frontage. If any further signs are required, these shall be the subject of a separate application.
- 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. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, in 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 Holdfast Bay on (08) 229 9999 or email mail@holdfast.sa.gov.au.
- h. The applicant is advised of 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; and
 - (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.
- i. 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*.

2.2.3 203 North Terrace Pty Ltd

020/A042/19

203-205 North Terrace, Adelaide

Adelaide City Council

Proposal: Alterations and additions to a State Heritage place and construction of a multistorey student accommodation tower

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

Applicants

- Richard Dwyer, Ekistics - presented
- Rob Gagetti, Ekistics
- Mario Dreosti, Brown Falconer - presented
- Wayde Kempe, Brown Falconer
- David Holland, DASH Architects
- Jarrad Haynes, Accord Property
- Lachy Hogarth
- Lucy Bonnet
- Sam Morris

Agency

- Ellen Liebelt, ODASA
- Kirsteen Mackay, Government Architect
- Peter Wells, Heritage SA

The applicant tabled a set of updated visualisation images and samples of the aluminium fins and masonry finish that forms part of the application.

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 to the proposal by 203 North Terrace Pty Ltd for alterations and additions to a State Heritage Place and construction of a multistorey student accommodation tower above at 203 North Terrace, Adelaide subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matter/s are reserved for further assessment prior to the granting of Development Approval in consultation with Heritage South Australia (Department of Environment and Water) and shall be to the satisfaction of the State Commission Assessment Panel (SCAP):

- a. The scheme for the interpretation of the building's original internal structure, construction, materials, finishes and detailing through the incorporation of salvaged original fabric and other appropriate means.

A comprehensive concept design, to be followed by detailed design and documentation, shall be developed to demonstrate how the historic character spatial qualities, construction, materials, finishes and detailing of the original interiors are to be presented and interpreted, particularly at the ground floor and first floor levels.

The brief for concept design shall consider aspects such as:

- a. The 4-bay structural grid;
- b. The structural, functional and material hierarchy of the three levels, evident in the differing column types, soffit treatments, materials palette and decorative detail at each level;
- c. The stairs
- d. The roof lantern; and
- e. The interfaces between old and new

Reason: The ability of the interpretive reconstruction concept to adequately mitigate the heritage impact resulting from total internal demolition relies on the integrity with which salvaged components and other materials are re-used and the validity of the interpretation they achieve, which should be compelling and meaningful.

2. Pursuant to Section 33(3) of the *Development Act 1993*, the following matters are reserved for further assessment prior to the granting of Development Approval, in consultation with the Government Architect and Heritage South Australia (Department of Environment and Water), and shall be to the satisfaction of the SCAP:
 - a. A final detailed schedule of external materials and finishes (supported by a samples board) and detailing of façade elements including:
 - a. Fixing, jointing and termination details of the vertical fins
 - b. Soffit design details
 - c. Jointing of the precast wall panels including the building corners
 - d. Setback of window frames within the precast panels

- e. Proposed precast panel repetitious rebate pattern
 - f. Tonal relationship of the new building elements to the heritage building
- b. A signage strategy that is an integral element of the overall architectural expression and also considers its night-time presentation.

Reason: To ensure the success of the proposed tower design and precast material quality.

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 documents and stamped plans submitted in Development Application No 020/A042/19.

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

2. 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.

3. 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.

Reason for condition: to ensure that stormwater does not adversely affect any adjoining property or public road.

4. Waste collection shall be undertaken by private contractor, unless otherwise agreed to by the City of Adelaide Council.

Reason for condition: Council will not undertake collection of waste for the proposed development.

5. The hours for waste collection shall occur prior to 7am or after 7pm.

Reason for condition: to ensure the waste collection from the development does not cause undue impacts to the occupants of the building and to those in the locality.

6. The acoustic attenuation measures recommended in the Noise Assessment Report, dated June 2019 by Sonus, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Reason for condition: to ensure that the development does not unduly impact on the amenity of the locality.

7. The existing footpath level shall not be modified to suit the floor level of the entry point to the development.

Reason for condition: to ensure public footpaths remain level and as such pedestrian safety and amenity is not compromised.

PLANNING CONDITIONS – HERITAGE SA (DEW)

8. The scope of conservation works to be undertaken as part of this application are to be finalised in consultation with Heritage South Australia, and be to the satisfaction of the SCAP

prior to the granting of Development Approval. The scope should include timber door and window joinery, stonework, and restoration of lost or damaged detail.

9. The scope and detail of external and internal conservation works shall be informed by detailed investigations by a suitably experienced heritage architect. The works shall be documented in consultation with Heritage South Australia and be to the satisfaction of the SCAP prior to the granting of Development Approval.

Reason for condition: The application includes conservation works but their scope and detail has not yet been defined. Appropriate conservation works will assist in maintaining the heritage values of remnant fabric and in mitigating the effects of long-standing neglect.

10. Details of the following works shall be developed in consultation with Heritage South Australia to the satisfaction of the SCAP, prior to the granting of Development Approval. The works shall be informed by a suitably experienced heritage architect. Documentation shall include the specification of materials, methods, workmanship and finishes:

- a. The deletion of the current vehicle entrance and the reinstatement of that section of the façade to its original state matching the construction, design, appearance and detail of the extant eastern section of the façade.
- b. The forming of two new openings and the installation of two new exit doors beneath the sills of the ground floor windows, including:
 - i. The approach to forming the openings and the salvage of the stone for use elsewhere;
 - ii. The alignment of jambs relative to the window jambs above;
 - iii. The reveal detail and interface with the masonry jambs and sills;
 - iv. The threshold treatment and interface with finished footpath levels; and
 - v. The design of the new doors including setback, materials, colour, finish, detail and door furniture.
- c. The revised main entrance (lowered to address BCA/DDA requirements) including:
 - i. The reuse of the existing timber doors at the lower level, expressing the original form of the doors and fanlight and resolving the appropriate treatment of the zone between the existing fanlight and the re-positioned timber doors;
 - ii. The design, detail and setback of the new glazed entrance doors and the interface with existing fabric including the re-positioned timber doors;
 - iii. The interpretation of the original stair profile; and
 - iv. The design and material expression of the new stair and balustrades.

Reason for condition: Detail of the works sufficient to understand its heritage impact has not yet been developed. The proposed works to the North Terrace façade affect fabric classified as being of 'Exceptional' heritage significance. A high standard of design and consideration for heritage fabric should be achieved in the implementation of these works.

11. Details of the following works shall be developed in consultation with Heritage South Australia and be to the satisfaction of the SCAP, prior to the granting of Development Approval. The works shall be informed by a suitably experienced heritage architect. Documentation shall include the specification of materials, methods, workmanship and finishes.

- a. The installation of services access points into basement windows, including:
 - i. Details of existing fabric affected (on the understanding that the masonry openings should not be altered); and
 - ii. Details of the finished appearance of the installation.
- b. The installation of new stormwater overflows for the new roof deck. The stormwater management from the existing roof is poor and has presented issues over recent years. The drainage associated with the new roof deck should include overflow capacity to North Terrace in a way that is visually discrete and minimises the physical impact on the masonry.
- c. The installation of new downpipes, and the street connection for stormwater drainage. It is anticipated that downpipes would be routed internally rather than expressed on the main façade.

- d. The fire separation infill to openings between the subject building and neighbouring properties. It is anticipated that these would be of light-weight construction, set in from the masonry face to express the original form of the openings.
- e. The installation and screening of the new transformer at the current roof level, including:
 - i. Setbacks from the parapets to allow maintenance access to the masonry; and
 - ii. Details of the height, design, materials, colour and finish of the screens.

Reason for condition: Details of the works sufficient to understand their heritage impacts have not yet been developed. Works should be reversible with minimal material and visual impact on the place.

- 12. The following documentation shall be developed in consultation with Heritage South Australia and to the satisfaction of the SCAP prior to the commencement of works on site:
 - a. A Vibration Management Plan prepared by the building contractor that establishes:
 - i. Appropriate vibration limits in the proximity of the heritage places as informed by DIN 4150-3;
 - ii. Appropriate construction techniques to limit vibration to the established limits, and set exclusions zones for equipment and construction practices that are likely to exceed these;
 - iii. Risk management procedures for any works that are likely to exceed established limits to ensure the protection and preservation of fabric of heritage significance;
 - iv. Appropriate monitoring techniques to ensure vibration limits are not exceeded; and
 - v. A regime of regular inspection of the heritage fabric to ensure no damage is arising from the works.

Reason for condition: to protect the material integrity of the State heritage places.

- 13. The following documentation shall be prepared in consultation with Heritage South Australia and be to the satisfaction of the SCAP prior to the commencement of works on site:
 - a. An archival photographic record of the building internally and externally. The record should be in accordance with the recommendations for photographic recording in the publication How to Prepare Archival Records of Heritage Items (NSW Heritage Office, Heritage Information Series 1998).
 - b. A comprehensive 3D laser point cloud scan of the building. The scan shall be of an agreed resolution, and shall at the least include the whole of the building's interior and the external form and detail of the roof.
 - c. A deconstruction strategy that details a methodology aimed at minimising the damage to fabric being removed and maximises the salvage of fabric for re-use.
 - d. A Dilapidation Survey recording the condition of the three State heritage listed buildings at 201-207 North Terrace. The structural condition of the fabric of each listed building shall be monitored during the course of ground works and construction to identify any adverse impacts. Immediate action shall be taken to identify and address any structural distress that becomes evident during the demolition, ground works and construction stages.
 - e. A Heritage Management Plan informed by a suitably experienced heritage architect that clearly identifies:
 - i. What parts of the place are important and why;
 - ii. Potential risks to the place arising from the works, including those arising from the construction process (footing support, vibration, accidental damage);
 - iii. Mitigation measures employed to avoid identified risks;
 - iv. Identification of persons responsible for managing and reviewing ongoing risks;
 - v. Contractor inductions (with regard to heritage matters/risks – refer to attached DEWNR Site Induction Notes for State Heritage Places).

- f. A detailed structural support system and construction methodology for the retention and protection of heritage fabric during the works. Any temporary structural support fixings shall minimise physical damage to original fabric and facilitate repair on removal.

Reason for condition: to provide for an adequate archival record of significant fabric, construction and spaces to be demolished. To adequately manage the inherent risks to the heritage place during the construction phase.

14. Details of the following works shall be prepared in consultation with Heritage South Australia resolved and be to the satisfaction of the SCAP, prior to the granting of Development Approval.
 - a. The interface of the proposed raised platforms flanking the North Terrace entrance with the existing northern windows and western loading doors.
 - b. The introduction of building services within the listed building.
 - c. The method and detail for the seismic stabilisation of retained historic fabric.

Reason for condition: Details of the works sufficient to understand their heritage impact have not yet been developed. Works should be reversible with minimal material and visual impact on the place.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 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 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 final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- 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. 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).
- e. 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.

ADVISORY NOTES – HERITAGE SA (DEW)

- f. The applicant is advised that a site induction of all contractors and staff undertaking the work should be undertaken and include information about the heritage significance and listing of the three State heritage places. The site induction should highlight good heritage practice and what to do if works vary from the approval. The site induction should be prepared by a suitably experienced heritage consultant. A generic site induction is attached for reference.
- g. The applicant is advised that site personnel responsible for decisions about the scope and extent of works, extent of removal of damaged fabric, workmanship, repair techniques, materials, colours, finishes, making good, the detail of new fabric or components and other matters concerning the extent and quality of the works should 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. Those undertaking the works shall also possess suitable heritage experience and skills to the satisfaction of the site supervisor or heritage consultant.

- h. The applicant is advised of 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.

- i. 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 Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

- 2.3. **RESERVED MATTERS - Nil**
- 3. **CROWN DEVELOPMENTS (ADVISORY ITEMS) – Nil**
 - 3.1. **DEFERRED APPLICATIONS – Nil**
 - 3.2. **NEW APPLICATIONS - Nil**
- 4. **MAJOR DEVELOPMENTS – VARIATIONS - Nil**
- 5. **OTHER BUSINESS**
- 6. **NEXT MEETING**
 - 6.1. Thursday 10 October 2019 at ODASA, 28 Leigh Street, Adelaide SA 5000
- 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 4.51pm.

Confirmed 26/09/2019



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Simone Fogarty
PRESIDING MEMBER