



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 12<sup>th</sup> Meeting of the State Commission Assessment Panel held on Thursday, 18 January 2018 commencing at 9.30 am 28 Leigh Street, Adelaide

### 1. OPENING

#### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Peter Douglass Simon Neldner David Ansen Rachael Kowald Robert Hart (Agenda Item 2.2.2) Lee Webb (Agenda Item 2.2.2) Reece Svetec (Agenda Item 2.2.2) Mark Adcock (Agenda Item 2.2.2) Yasmine Alliu (Agenda Item 2.2.2) Zoe Delmenico (Agenda Item 2.2.2) Teresa Davis (Agenda Item 2.2.2)

1.2. APOLOGIES Nil

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### 2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 **South Australian Housing Trust c/- Renewal SA**

DA 020/L072/17

**85-87 Gilbert Street, Adelaide**

City of Adelaide

Proposal: Construction of a four-storey managed student accommodation facility, comprising twenty (20) student ensuite apartments, two (2) night manager ensuite apartments, car parking, terrace area and associated facilities.

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

Applicants

- Mike Philippou, RenewalSA (presented)
- Richard Stranger, RenewalSA (presented)
- Sharron Morrice, RenewalSA
- Jude Allen, DCSI

Council

- Shanti Ditter, City of Adelaide (presented)

Agency

- Nick Tridente, ODASA
- Ellen Liebelt, ODASA

Representors

- Lou Crotti, Clelands Lawyers (presented)
- Luke Saturno, Gilbert Street Hotel Pty Ltd
- Ailsa Young (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 related Objectives and Principles of Development Control of the Adelaide (City) Development Plan.
3. To grant Development Plan Consent to the proposal by SA Housing Trust for the construction of a four-storey student accommodation facility at 85-87 Gilbert Street, 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 matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval:
  - 1.1 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 prior to Development Approval. The statement should confirm the necessary remediation measures that must be undertaken on the Land to ensure the suitability of the Land for the approved Development and any management procedures required during any excavation and/or removal of fill materials from the site.

## 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 020/L072/17:

Architectural Plans by Phillips Pilkington Architects:

Drawing Title	Drawing No.	Rev.	Date
North West Perspective	17522-A001	P8	19 December 2017
North East Perspective	17522-A002	DA	17 January 2018
South West Perspective	17522-A003	DA	17 January 2018
Locality Plan	17522-A100	P3	15 November 2017
Ground Floor Plan	17522-A101	DA	17 January 2018
First Floor Plan	17522-A102	DA	17 January 2018
Second Floor Plan	17522-A103	DA	17 January 2018
Third Floor Plan	17522-A104	DA	17 January 2018
Roof Plan	17522-A105	DA	17 January 2018
Solar Study – Winter 9am	17522-A120	P2	16 November 2017
Solar Study – Winter 12pm	17522-A121	P2	16 November 2017
Solar Study – Winter 3pm	17522-A122	P2	16 November 2017
Solar Study – Equinox 9am	17522-A123	P2	16 November 2017
Solar Study – Equinox 12pm	17522-A124	P2	16 November 2017
Solar Study – Equinox 3pm	17522-A125	P2	16 November 2017
Solar Study – Summer 9am	17522-A126	P2	16 November 2017
Solar Study – Summer 12pm	17522-A127	P2	16 November 2017
Solar Study – Summer 3pm	17522-A128	P2	16 November 2017
External finishes board 01	17522-A210	P1	16 November 2017
Traffic Plan & Streetscape	17522-A150	P2	19 December 2017
Elevation 01-Gilbert Street	17522-A200	DA1	17 January 2018
Elevation 02 – East Courtyard	17522-A201	P8	19 December 2017
Elevation 03 - South	17522-A202	DA	17 January 2018
Elevation 04 – Owen Street	17522-A203	DA1	17 January 2018
Elevation 05 – East	17522-A204	P8	19 December 2017
Section 01 – East/West	17522-A300	P8	19 December 2017
Section 02 – North/South	17522-A301	P8	19 December 2017
Section 03 – North/South Courtyard	17522-A302	P8	19 December 2017
Elevation 01- Gilbert Street (annotated building height)	17522-A200	P3	7 November 2017

### Reports and correspondence

- Detail & Levels Survey – Alexander & Symonds Pty Ltd – A099217 - 11 September 2017
- Music Noise Assessment – Sonus Pty Ltd – S5409C2 - November 2017
- Notification of Commencement of Site Contamination Audit – EPA Ref: 61879 – 23 October 2017
- Document A: Site History – Email Correspondence – 2 November 2017
- Student Housing Sustainability Strategy – D Squared Consulting Pty Ltd - 9 November 2017
- Document B: Applicant email response to Council, DPTI and ODASA comments – 21 December 2017
- Document C: Applicant Response to Representations – 15 December 2017
- Document D: South Australian Power Networks email correspondence – 8 December 2017
- Document E: Applicant Response to further information
- Document F: Waste Management Description

### Driveway and Parking Areas

2. All vehicle 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. A minimum of 20 bicycle spaces shall be provided and shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
4. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.

#### **Structure**

5. The finished floor level of the ground level entry shall match that of the existing footpath unless otherwise agreed to by the State Commission Assessment Panel.
6. All rooftop plant equipment 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.

#### **Acoustics**

7. The acoustic attenuation measures recommended in the Music Noise Assessment dated November 2017 by Sonus Pty Ltd, 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.

#### **Lighting**

8. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

#### **Signage**

9. 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.

#### **Infrastructure**

10. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, lighting, 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. The existing crossover on Gilbert Street shall be closed, with all associated costs to be met by the applicant.

#### **Landscaping**

12. A detailed landscaping plan shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to Building Rules Consent being granted for superstructure works. This shall identify planting medium depths, irrigation methods and other features of the landscaping scheme to demonstrate viability of all plantings. The updated detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
13. Landscaping shown on the approved plans (including without limitation the green walls and the terrace garden) shall be established prior to the occupation of the development and shall be maintained and nurtured at all times with any diseased or dying plants to be replaced.

14. A watering system shall be installed at the time landscaping is established, and operated so that all plants receive sufficient water to ensure their survival and growth.

#### **Stormwater**

15. 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.

#### **Construction Management**

16. A Waste Management Plan that details the proposed waste minimisation and resource recovery practices during construction shall be prepared and implemented.
17. 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.

A copy of the CEMP shall be provided to the SCAP prior to the commencement of site works.

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following website: <http://www.epa.sa.gov.au>

#### **Building Management Plan**

18. Prior to the occupation of the building, a Building Management plan shall be provided to the reasonable satisfaction of the State Commission Assessment Panel. The Building Management plan shall then be displayed in a suitable communal area upon the operation of the development.

#### **ADVISORY NOTES**

- a. 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. 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.
- b. 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.
- c. 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.
- 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 shall 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. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) they shall meet Councils' requirements. The works shall be carried out to meet Council's requirements and all costs borne directly by the developer.
- g. All damage to CoA's infrastructure, including damage to public lighting and underground ducting etc. caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- h. Any disused driveway inverts resulting from the development are to be reinstated to equivalent footpath levels to ACC standards and specifications.
- i. Any damage caused to ACC's road, footpath and kerbing infrastructure during development will be the responsibility of the developer to rectify to a standard that equals or improves the pre-development condition.
- j. Existing crossovers and new crossovers have been highlighted under this development. All new (or alterations to existing) crossovers firstly require ACC approval outside of the DA process. These need to be to ACC standards and specifications via the City Works Guidelines.

2.2.2 **Meyer Group**

DA 155/D080/17

**Little Grenfell Street, Kent Town**

City of Norwood Payneham & St Peters

Proposal: Land division – create 11 additional allotments (1 into 12).

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

Applicants

- Martin Ayles

Consultants

- James Levinson, Botten Levinson (presented)
- Matthew King, URPS

The State Commission Assessment Panel discussed the application.

**RESOLVED**

The State Commission Assessment Panel resolved to defer this item to consider a range of matters and seek further clarification on the suitability of the allotments for their intended purpose, including but not limited to, the type of land division proposed and arrangements with adjacent owners.

**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, 25 January 2018 in Leigh Street, Adelaide SA 5000

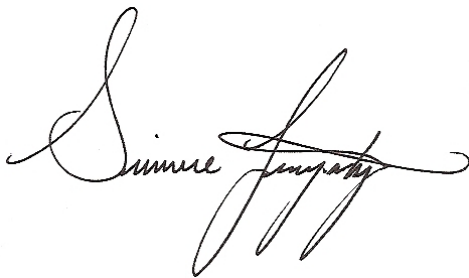
6. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 5.34pm.

Confirmed 18/01/2018

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

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Simone Fogarty  
PRESIDING MEMBER