



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 63<sup>rd</sup> Meeting of the State Commission Assessment Panel held on Thursday 12 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	Will Gormly (Agenda Item 2.2.1) Malcolm Govett (Agenda Item 2.2.2) Jason Cattonar (Agenda Item 2.2.3)

1.2. **APOLOGIES** Simone Fogarty (Agenda Items 2.2.1, 2.2.2)

---

### 2. SCAP APPLICATIONS

2.1. **DEFERRED APPLICATIONS** – Nil

#### 2.2. **NEW APPLICATIONS**

2.2.1 **Intro Architecture Pty Ltd**  
020/A015/19  
**278 South Terrace, Adelaide**  
City of Adelaide

Proposal: Demolition of all existing structures on the site, and construction of a nine level (including ground and mezzanine car park level) residential flat building with ancillary car parking and landscaping.

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

#### Applicants

- Anthony Gatti, Intro Architecture - presented
- Luci Ward, Intro Architecture
- Damien Ellis, Intro Architecture
- Brendan Scarborough, Intro Architecture

#### Representors

- Richard Maltby - presented
- Ruth Vasey
- Emily Bird - presented
- Bec Francis - presented

#### Agency

- Belinda Chan, ODASA

The applicant presented a physical external materials board for information as 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 consolidated 7 June 2018.
3. To grant Development Plan Consent to the proposal by Intro Architecture Pty Ltd for the demolition of all existing structures on the site, and construction of a nine level (including ground and mezzanine car park level) residential flat building with ancillary car parking and landscaping at 278 South Terrace, Adelaide, subject to the following conditions of consent.

#### **RESERVED MATTER**

1. The applicant shall supply, in consultation with the Government Architect and to the satisfaction of the State Commission Assessment Panel, detailed design of the curved glazing elements (including their hand railing or other visible elements) prior to any Building Rules Consent being issued.

#### **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. 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.*

3. 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.*

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 unless otherwise agreed to by the State Commission Assessment Panel.

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

6. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard AS/NZS 4282-1997.

*Reason for condition: To ensure external lighting does not introduce undue potential for hazards to the locality.*

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

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

8. The development shall be undertaken in accordance with the materials and finishes provided as part of the schedule of external materials and finishes submitted to the State Commission Assessment Panel on 12 September 2019, unless otherwise agreed to by the SCAP.

*Reason for condition: To ensure the development is constructed with high quality materials and finishes.*

9. 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.

*Reason for condition: To ensure the development maintains its appearance.*

10. An acoustic report shall be prepared and fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such necessary 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.*

11. That the balcony balustrade to all northern apartments at each level be translucent and be 1500mm above adjacent finished floor level.

*Reason for condition: to assist in the mitigation of overlooking impacts.*

## 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 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 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 to the Council for each of these consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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).
- i. 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.

- j. 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.

#### 2.2.2 **Thomas Egan / Linda Hemphill**

822/R00219

##### **2082 Nora Creina Road, Nora Creina**

District Council of Robe

Proposal: Relocation and redesign of previously approved dwelling and the establishment of a site office.

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

##### Agency

- Peter Allen, Coast Protection Board

##### Council

- Tim Beazley, Planning Chambers Pty Ltd on behalf of the District Council of Robe

The State Commission Assessment Panel discussed the application.

#### **RESOLVED**

To defer the consideration of this application to seek adequate documentation including the provision of certainty:

- On the location of the proposed structure relative to the cadastral boundary of the Heritage Agreement (Native Vegetation) area; and
- On the structure and the design elements related to its fixture to the ground.

#### 2.2.3 **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:

##### Applicants

- Richard Dwyer, Ekistics
- Sascha Frost, Walker Corporation
- Dan Larkey, Walker Corporation
- Ian Tan, Walker Corporation
- Alex Crowe, Walker Corporation
- Andrew Sant, Architectus

##### Agencies

- Jon Whelan, DPTI Infrastructure
- Matthew Hunt, Renewal SA
- Mark Devine, Renewal SA

- Kirsteen Mackay, Government Architect
- Belinda Chan, ODASA

The State Commission Assessment Panel discussed the application.

**RESOLVED**

1. To defer the consideration of this application to seek additional information in relation to the impact of the fire cabinets on the plaza, public realm and boulevard plantings in the following form:
  - Advice from ARM; and
  - Expanded imagery either side of Festival Drive detailing the interface between the plaza and the King William Street streetscape.
2. This information be distributed to SCAP members via email as soon as it is available.

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 26 September 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 4.14pm.

Confirmed 12/09/2019



.....  
Simone Fogarty  
PRESIDING MEMBER