



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 70<sup>th</sup> Meeting of the State Commission Assessment Panel held on Thursday 19 December 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 Item 2.2.1)

#### 1.2. APOLOGIES

Nil

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS – Nil

#### 2.2. NEW APPLICATIONS

##### 2.2.1 J7 Nominees Pty Ltd

020/A056/19

**Address 333-337 South Terrace, Adelaide**

City of Adelaide

Proposal: Demolition of existing structures and construction of a multi-storey building comprising office and consulting rooms and associated basement car park.

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

#### Applicants

- James Arsenikakis, Proponent
- Phillip Brunning, PBA - presented
- Alex Brown, Alexander Brown Architects - presented
- Brianne Mills, Alexander Brown Architects
- Gayle Buckby, Infraplan

#### Agency

- Belinda Chan, ODASA
- Paolo Rossi, ODASA
- Mia Briddon, ODASA
- Renea Schulz, DPTI (Observer 3D model)
- Byron Turner, DPTI (Observer 3D model)

The applicant presented a materials board of the site and confirmed it would form 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 J7 Nominees Pty Ltd for the demolition of existing structures and construction of a 4 level building plus basement, comprising office and consulting rooms and associated car parking at 333-337 South Terrace, 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 plans submitted in Development Application No 020/A056/19.

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

2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes, including joint depths and widths, and corner details of the precast panels; and final details of the glazing, in consultation with the Government Architect to the reasonable satisfaction of the SCAP.

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

3. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed plan and elevation showing the return of brickwork to the western wall of the building base in consultation with the Government Architect to the reasonable satisfaction of the SCAP.

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

4. Prior to Development Approval for Stage 2 a lighting plan showing lighting to be installed to the front of the property shall be submitted in consultation with the Council to the reasonable satisfaction of the SCAP.

*Reason: To provide safety for employees and visitors and discourage anti-social behaviour.*

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

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

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.

*Reason for condition: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.*

7. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

*Reason for condition: to ensure off-street car parking facilities are designed to adhere to the necessary standards.*

8. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.

*Reason for condition: to ensure bicycle facilities are designed to adhere to the necessary standard.*

9. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

*Reason for condition: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.*

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.

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

11. 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 proposed landscaping is established and consistent with the landscaping concept.*

12. Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to existing Council underground stormwater infrastructure located within South Terrace.

*Reason: To ensure safe operation of the development.*

13. All stormwater pipes shall be adequately sized to ensure a suitable flow to the stormwater pipe network.

*Reason: To ensure safe operation of the development.*

14. The waste storage room shall be fully enclosed.

*Reason: To ensure noise and odours are fully contained.*

15. Existing boundary (back of path) levels must not be modified. Finished floor levels and entry point levels should be based around retaining the existing back of path level.

*Reason: To ensure safe operation of the development.*

16. All works around street trees are to be done in accordance with AS 4970-2009 Protection of Trees on Development Sites.

*Reason: to ensure the protection of street trees during development.*

#### **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. The applicant is advised to contact Council for additional stormwater design requirements during project design stage for further CoA design requirements.
- 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.
- f. The applicant is advised that any footpath reinstatements associated with works will need to match surrounding materials and pavement composition.
- g. The applicant is advised that no works in the public realm can be undertaken without landlord approval from the City of Adelaide. This will require the developer to submit a detailed design in accordance with the City of Adelaide electronic drafting guidelines, by a suitably qualified civil engineering consultancy to ensure proposed works satisfy City of Adelaide design and engineering standards (i.e. cross-fall, longitudinal grade, surface material, pavement details and specification, stormwater). Landlord approval will be provided via formal written approval from City of Adelaide. The developer/designer must engage City of Adelaide upfront and have a start-up meeting prior to commencing detailed design.
- h. The applicant is advised that existing underground services should be identified and marked in the locality prior to undertaking any excavation works.

- i. The applicant is advised that for any modifications to CCTV cameras owned and maintained by City of Adelaide, contact City of Adelaide for further advice on the process. SAPOL monitor these cameras and will also need to be consulted with for their approval.
- j. The development will be undertaken in the following stages:
  - Stage 1 – Demolition
  - Stage 2 – Piling/Bulk Earthworks
  - Stage 3 – Sub-structure/Superstructure/Base Building
  - Stage 4 – Interior fit-out

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 23 January 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 11.53am.

Confirmed 19/12/2019



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Simone Fogarty  
PRESIDING MEMBER