



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 74th Meeting of the State Commission Assessment Panel held on Thursday 27 February 2020 commencing at 1.00pm 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

Janaki Benson (Agenda Item 2.2.1)
Gabrielle McMahon (Agenda Item 2.2.1)
Sarah Elding (Agenda Item 3.2.1)
Simon Neldner (Agenda Item 3.2.1)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 Alto Adelaide Pty Ltd C/- MasterPlan Pty Ltd

020/A065/19

124-125 Franklin Street, Adelaide

City of Adelaide

Proposal: Demolition of existing buildings and construction of a 26-storey hotel building

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

Applicants

- Greg Vincent, MasterPlan - presented
- Lochlan Pellew, Brown Falconer - presented

Council

- Belinda Chan, ODASA

The applicant presented a materials board and confirmed that they would submit a final materials board.

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 Council Development Plan.
3. To grant Development Plan Consent to the proposal by Alto Adelaide Pty Ltd for demolition of the existing buildings construction of a 26-storey hotel building at 124 Franklin Street, Adelaide SA 5000 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 O20/A065/19.

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

2. A statement by a suitably qualified environmental 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 SCAP prior to any substructure works.

Reason for condition: to ensure the site is suitable for its intended use.

3. Prior to Development Approval for Stage 3, the applicant shall submit a final detailed schedule of external materials and finishes supported by a materials samples board 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. 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 landscaping is maintained and nurtured at all times.

5. 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.

Reason for condition: to ensure the landscaping is maintained and nurtured at all times.

6. Service and delivery vehicle movements and the collection of waste shall not occur between 7am and 10am and 3pm and 7pm on any given day.

Reason for condition: To ensure the delivery of goods and waste collection from the development does not occur in peak periods, so as to minimise impacts to occupants of surrounding properties.

7. 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.

8. 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.

9. Mechanical plant or equipment shall be designed, sited, screened and maintained to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall comply with the requirements of the Noise EPP.

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

10. Prior to the development approval for stage 3, the applicant shall submit a final plan showing the provision of a minimum of 4 bike parks for employees.

Reason for condition: to ensure adequate on-site bike parking is provided.

ADVISORY NOTES

- a. The development has been approved in the following stages:
 - Stage 1: Demolition
 - Stage 2: Substructure
 - Stage 3: Superstructure
- b. 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 Adelaide Council on 8203 7203.
- c. 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.
- d. 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.

- e. 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).
- f. The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes and regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
- g. The application has been assessed by Adelaide Airport and the building at a proposed height of RL 130.80m AHD will penetrate the Adelaide Airport Obstacle Limitation surfaces (OLS) which is protected airspace for aircraft operations.

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.

- h. 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 including (but not limited to) permits issued under Section 221 of the Local Government Act 1999.
- i. Consideration should be given to the City of Adelaide (Council)'s Technical Design Criteria in the design and construction of any alteration or modification of assets or infrastructure proposed within the public realm (see Appendix 1 enclosed).

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**
850/V004/19
109/115 Nicholson Avenue, Whyalla Norrie
Town of Whyalla

Proposal: Construction of a new Whyalla Secondary School, comprising a multi-storey educational establishment and sporting facilities, with associated landscaping, car parking, infrastructure and civil works.

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

Applicants

- Brenton Burman, AECOM – presented
- Adam Hannon, Cox Architecture - presented
- Lee Sansom, Dept. for Education
- Marino Rossi, Thompson Rossi
- Ben Wilson, Cirqa
- Tom Hateley, AECOM
- Gianni Francesco, Cox
- Sophia Bartemucee, Thomson Rossi

Council

- Jodie Perone, Town of Whyalla - presented

Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation to the Minister for Planning.

Note: a Decision Notification Form will be forwarded to the representor once the Minister has made a decision on the application.

4. **MAJOR DEVELOPMENTS – VARIATIONS** - Nil

5. **OTHER BUSINESS** - Nil

6. **NEXT MEETING**

6.1. Thursday 12 March 2020 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 3.33pm.

Confirmed 27/02/2020



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Simone Fogarty
PRESIDING MEMBER