

Peregrine Mixed Use Major Development Variation 2

270 The Parade, Kensington

Applicant

Peregrine Corporation

Location

270 The Parade, Kensington

Variation to the Approved Development

The Peregrine Mixed Use Major Development was granted Development Authorisation by the Governor of South Australia on 16 May 2017. The approved development is to demolish all existing structures on site and construct a seven storey mixed use building containing retail, offices, restaurant, pool, gym, business accommodation and car parking.

The Proponent has now sought to vary the development authorisation to permit a Helicopter Landing Facility on the roof of the approved building (Variation 2).

The variation proposal comprises one (1) aluminium fabricated helipad and an adjacent concrete slab to be constructed on the roof of the headquarters building.

The use of the helicopter landing facility is limited to business purposes associated with the headquarters facility for no more than 10 days per year during daylight hours. The concrete slab will be available as an informal/temporary landing site for helicopters in the event of emergency.

The proposal also involves:

- > Changes to the design and materiality of the top of the building as a result of the aluminium fabricated helipad, concrete slab and associated structures.
- > Adjustments to the level of the building and entrance design to reflect actual site levels.
- > Revised design of the atrium roof.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Assessment Process



MAJOR DEVELOPMENT APPROVED
16 May 2017

MAJOR DEVELOPMENT VARIATION 1 APPROVED
26 April 2018

MAJOR DEVELOPMENT DECLARATION AMENDED
19 September 2018

MAJOR DEVELOPMENT VARIATION 2 LODGED
October - November 2018

GUIDELINES, LEVEL OF ASSESSMENT SET BY STATE PLANNING COMMISSION
14 December 2018

PUBLIC ENVIRONMENTAL REPORT PREPARED BY PROPONENT

PUBLIC AND AGENCY CONSULTATION
29 January - 13 March 2020

CURRENT STAGE

RESPONSE DOCUMENT PREPARED BY PROPONENT

ASSESSMENT REPORT

FINAL DECISION

Major Development Assessment Process FAQs

Why is consultation happening again?

A Helicopter Landing Facility is a new land use that was not considered in the original application, therefore it is going through a separate assessment process. As a result of the Variation, the major development declaration was amended and new Guidelines set by the State Planning Commission on 14 December 2018. In recognition of the potential impacts to the community the variation is undergoing a Public Environmental Report (PER) level of assessment which includes a 6 week public consultation period.

What else has changed?

No substantial changes are proposed to the design or appearance of the approved mixed use seven storey headquarters building. The maximum height of the building remains at 34.85m. The building is retail at ground level, car parking and offices on levels 1-5, and a restaurant, accommodation and gym on level 6.

Variation 2 comprises some design changes to the top of the building where the Helicopter Landing Facility is proposed. Minor changes are also proposed to the building entrance as a result of detailed site surveys undertaken.

What are you seeking comment on now?

Comment is currently being sought on the PER for Variation 2 (Helicopter Landing Facility). All other components of the previously approved seven storey building remain the same.

What happens with my submission?

All submissions are provided to the proponent, who must prepare a consolidated Response Document that responds to all submissions made and all issues raised during the consultation period.

Submissions are also used to inform the Assessment Report.

All submissions, the applicant's Response Document, and the Assessment Report will be made publically available.

Who is responsible for assessing and making the final decision?

The Minister for Planning assesses the proposal. An Assessment Report is prepared by the Department of Planning, Transport and Infrastructure on behalf of the Minister. The Assessment Report is prepared in consultation with other State, and where necessary Commonwealth government agencies.

What is taken into consideration during the assessment and decision making process?

All documents produced during the process including the Public Environmental Report (PER), public submissions relating to Variation 2, Council comments, technical advice from agencies, and the consolidated Response Document prepared by the proponent are taken into consideration during the assessment and decision making process.

The Assessment Report will also assess the proposal against relevant provisions of the Norwood, Payneham and St Peters Development Plan, the Planning Strategy and any other relevant Government policies and/or strategies.

How to have your say

Release of a Public Environmental Report (PER) for comment

The applicant has prepared a Public Environmental Report (PER) for Variation 2 to the Peregrine Mixed Use Major Development.

The PER addresses the environmental, social and economic issues associated with the changes proposed.

The PER is available for review and comment from **29 January 2020 until 13 March 2020**.

Obtaining the PER

The PER is available for viewing at the following locations:

- > Department of Planning, Transport and Infrastructure (DPTI), Level 5, 50 Flinders Street, Adelaide
- > City of Norwood, Payneham and St Peters, 175 The Parade, Norwood

Copies of the PER are available from the above locations.

The PER document is available online, via the following link: www.saplanningportal.sa.gov.au/public_notices

Submissions

Written submissions on the PER are invited until 5pm on **13 March 2020**. Submissions can be made via:

- > letter addressed to:

Minister for Planning

C/- Robert Kleeman

Unit Manager Policy and Strategic Assessment

Department of Planning, Transport and Infrastructure
GPO Box 1815, ADELAIDE SA 5000

- > email to majordevadmin@sa.gov.au

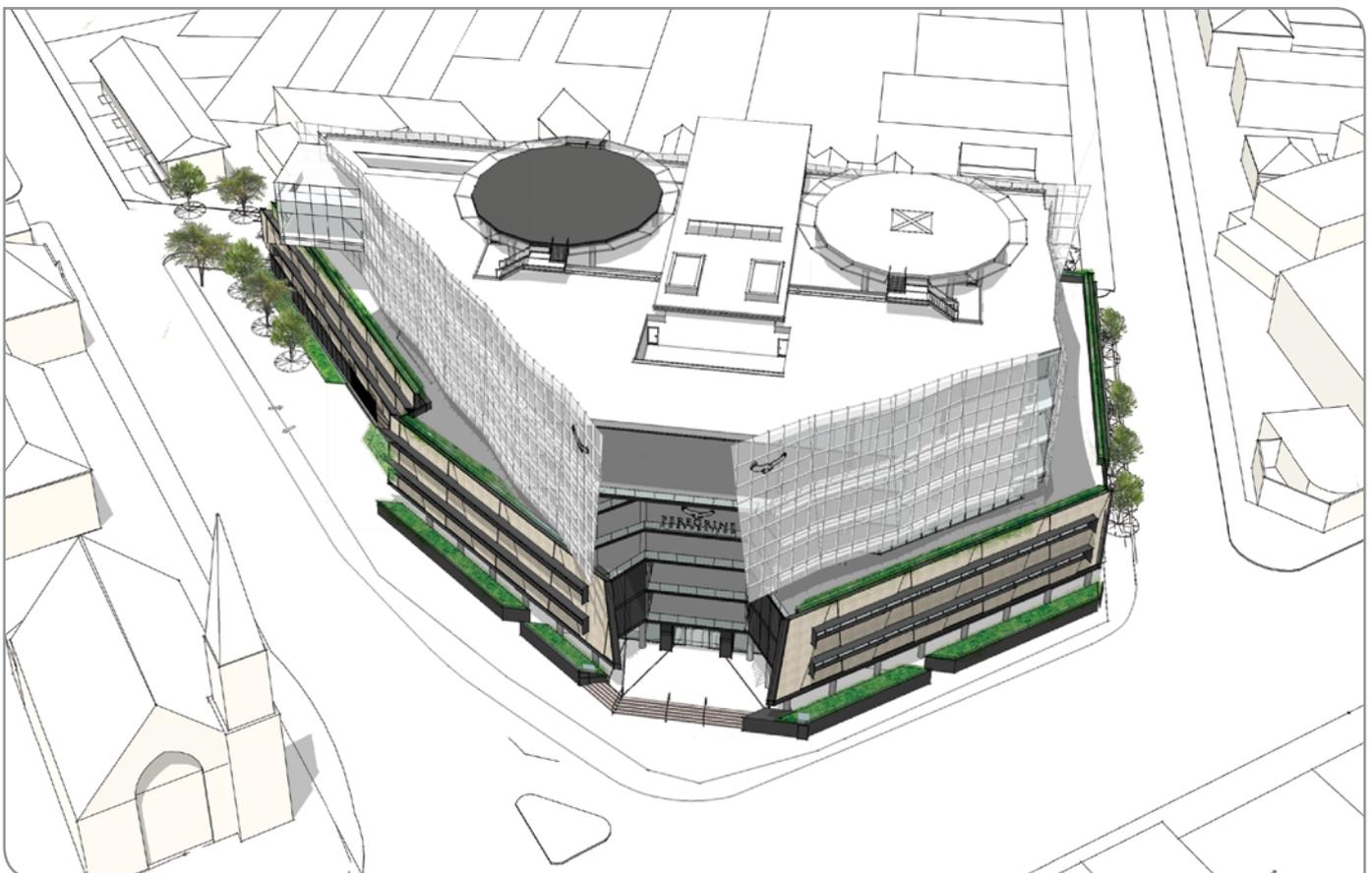
Submissions will be made available for public inspection and will be included in the proponent's Response Document (that will be released for public information at a later date).

Public Meeting

DPTI will be convening public information sessions on the PER on:

Tuesday 18 February 2020 - Norwood Concert Hall
175 The Parade, Norwood

- > Afternoon session: 1:00pm to 3:00pm
- > Evening session: 5:00pm to 7:00pm



Further information

Call – 1800 PLANNING – press option 1

Visit – www.sa.gov.au/planning/majordevelopments

Email – majordevadmin@sa.gov.au