



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 51st Meeting of the State Commission Assessment Panel held on Thursday 11 April 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	Alison Gill
DPTI Staff	Janaki Benson (Agenda Item 2.1.1) Gabrielle McMahon (Agenda Items 2.1.1, 2.2.2) Ben Scholes (Agenda Item 2.2.1) Jason Cattonar (Agenda Item 2.2.1) Lauren Talbot (Agenda Item 2.2.2) Laura Kerber (Agenda Item 2.2.1, 3.2.1) Janine Philbey (Agenda Item 3.2.1) Simon Neldner (Agenda Item 3.2.1)

1.2. APOLOGIES Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **GSA Australia Pty Ltd C/- Intro Design Pty Ltd**
DA 020/A074/17 v1
266-269 North Terrace, Adelaide
City of Adelaide

Proposal: Variation to 34-storey mixed use building comprising: Additional two (2) storeys (ground plus 35), reduction in floor to floor heights, deletion of basement, reduction in size of café tenancy, reconfiguration of communal areas, reconfiguration of apartment typology across level 24-26, change in materiality (glass panels replaced with precast concrete panels of similar colour) and reduction in height and change of materiality within the crown.

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

Applicants

- Anthony Gatti, Intro Design Pty Ltd - presented
- Ben Pomroy, Rothelowman - presented
- Luci Ward, Intro Design Pty Ltd
- Nick Peacock, Neoscape

Agency

- Belinda Chan, ODASA

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 City of Adelaide Development Plan.
3. To grant Development Plan Consent to the proposal by GSA Australian Pty Ltd for variation to 34-storey mixed use building comprising: Additional two (2) storeys (ground plus 35), reduction in floor to floor heights, deletion of basement, reduction in size of café tenancy, reconfiguration of communal areas, reconfiguration of apartment typology across level 24-26, changes in materiality and reduction in height and change of materiality within the crown at 266-269 North Terrace, Adelaide subject to the following conditions of consent.

PLANNING CONDITIONS

1. The development 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 constructed in accordance with endorsed plans and application details.

2. Prior to Development Approval for Stage 4 (Architectural facade), the applicant shall submit a final detailed schedule of external materials and finishes to the satisfaction of the SCAP in consultation with the Government Architect.

Reason for condition: to ensure the materials and finishes proposed are consistent with the architectural drawings.

3. 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.

4. The acoustic attenuation measures recommended in the Traffic and Tram Noise Assessment Report dated February 2018 by Sonus, 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.

Reason for condition: to ensure appropriate noise attenuation measures are in place for occupants of the building.

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 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

7. Waste collection vehicles shall not access the site after 10:00pm on any day, before 7:00am Monday to Saturday or before 9:00am on Sundays.

Reason for condition: to define the acceptable times of operation for waste collection permitted to be undertaken on the subject land.

8. A statement by a suitably qualified environmental engineer 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 being granted for substructure works.

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

ADVISORY NOTES

- a. Other Authorities
The applicant, or any person with the benefit of this consent, must ensure that any consent 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.
- b. Right of Way
The applicant is reminded to ensure that the right of way is maintained in accordance with their obligations pursuant to the *Real Property Act 1886*.
- 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 by the Council.
- 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. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- g. 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 State Commission Assessment Panel prior to commencement of site works.

2.2. NEW APPLICATIONS

2.2.1 Cohen Group C/- AECOM

DA 180/E003/19

447 Portrush Road, Glenside (Burnside Village Shopping Centre comprising all allotments bounded within Portrush Road, Greenhill Road, Sydney Street and Cator Street, Glenside) City of Burnside

Proposal: Staged redevelopment of existing shopping centre incorporating removal of three (3) significant trees and one (1) regulated tree.

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

Applicants

- Brenton Burman, AECOM - presented
- Andrew Cohen, Cohen Group – presented
- Tim Atkins, Titanium Property Investment – presented
- Andrew MacKenzie, Buchan – presented
- James Hayter, Oxigen - presented
- Richard Hamilton, Titanium Property Investment
- Richard Little, RCP
- Tom Hateley, AECOM
- Melisse Heintze, Jacobs
- Damien Byrne, WGA

Representor

- Veronica Shum

Agency

- Paul Bennett, DPTI Transport

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 Burnside Council Development Plan.
3. To grant Development Plan Consent to the proposal by the Cohen Group C/- AECOM for staged redevelopment of existing shopping centre incorporating removal of three (3) significant trees and one (1) regulated tree at 447 Portrush Road, Glenside (Burnside Village Shopping Centre comprising all allotments bounded within Portrush Road, Greenhill Road, Sydney Street and Cator Street, Glenside) 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 State Commission Assessment Panel, prior to the granting of Development Approval:

- 1.1 Final plans (including cross sections) shall be prepared showing the proposed building, car parking, landscaping and public realm encroachments within the road widening requirements and consent area that have been approved by the Commissioner of Highways and the City of Burnside. The approval shall include consent for building works being granted by the Commissioner of Highways and an agreement regarding the vesting of the road widening requirements to the relevant authority.

Reason for reserve matter: approval by and consent of the Commissioner of Highways is required for built form encroachments in areas required for road widening purposes.

- 1.2 A survey plan shall be prepared showing the location and depth of all existing services and infrastructure, with accompanying evidence of agreement/s obtained with from the relevant service authorities and infrastructure owners that these services could readily be relocated within the future road reserve.

Reason for reserve matter: agreement of service authorities and/or infrastructure owners is required for future relocation of services to be located in areas required for road widening purposes.

- 1.3 Agreement shall be obtained from the Commissioner of Highways regarding the location and operation of the proposed LED signage incorporated in the development. The applicant will need to undertake an assessment of the LED signage against the Department of Planning, Transport and Infrastructure's publication '*Advertising Signs - Assessment Guidelines for Road Safety*' and obtain and agreement on how the LED signage will operate.

Reason for reserve matter: approval by the Commissioner of Highways is required for the operation of proposed advertising signage utilising LED lighting, subject to a safety assessment using Departmental guidelines.

- 1.4 Further details of acoustic attenuation measures to be applied in the design and construction of the Cator Street loading dock to demonstrate that EPA policy can be achieved at the residential interface.

Reason for reserve matter: further details are required to confirm adequate performance of acoustic attenuation measures to be incorporated in the Cator Street loading dock to justify the use of this loading dock 24 hours a day and recognising the increased intensity of use.

PLANNING CONDITIONS

1. The development 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 constructed in accordance with endorsed plans and application details.

Staging of Development

2. The development shall be undertaken in accordance with the following sequence of stages:

Stage 6	
Stage 6.1	Demolition works and tree-damaging activity (within site)
Stage 6.2	Substructure, excavation and stormwater infrastructure
Stage 6.3	Superstructure
Stage 6.4	Architecture
Stage 6.5	Architecture
Stage 6.6	Landscaping and public realm
Stage 7	
Stage 7.1	Demolition works (south-east) and street tree removal
Stage 7.2	Retail expansion and Level 1 car park (south-east)
Stage 7.3	Demolition works (south-west)
Stage 7.4	Retail redevelopment and Level 1 car park (south-west)
Stage 7.5	Retail expansion (2 levels at eastern / main entrance)
Stage 7.6	Internal Level 1 retail expansion and redevelopment
Stage 7.7	Office tower at north-east corner (Levels 3-6)
Stage 7.8	Level 2 car park
Stage 7.9	Level 3 Office (south-east)
Stage 7.10	Landscaping and public realm

Reason for condition: to delineate the staging of work anticipated for Development Approval purposes

Transport and Access

3. The roadworks on the arterial and local road network recommended by Jacobs Pty Ltd in Report IW197400-TP-RP-0002, Revision C dated 14 January 2019, page 39 for the Stage 6 Development shall be designed and constructed in consultation with the relevant road authority to the satisfaction of the State Commission Assessment Panel.

Reason for condition: to ensure the relevant road authorities are consulted in the detailed design and construction of recommended modifications to the local and arterial road networks.

4. All road works proposed on the arterial road network shall be designed and constructed to comply with relevant Austroads Guides and Australian Standards with all costs (including design, construction, project management, street lighting, drainage etc) being borne by the applicant.

The applicant shall enter into a Developer Agreement with the Department of Planning, Transport and Infrastructure regarding these works and is required to contact DPTI's Traffic Services, Network Planning Engineer, Mrs Teresa Xavier on telephone (08) 8226 8389 or via email teresa.xavier@sa.gov.au to obtain approval and discuss any technical issues regarding the required road works. These road works shall be completed prior to occupation of the Stage 6 development.

Reason for condition: to ensure the Department's interests in proposed modifications to the arterial road network are subject to a formal Developer Agreement and will be designed and constructed to satisfy necessary Guides and Standards.

5. The largest vehicle permitted on the subject land shall be restricted to a 17-metre articulated truck.

Reason for condition: to ensure vehicles of a suitable size are operated within the development.

6. Clear sightlines, as shown in Figure 3.3 in AS/NZS 2890.1:2004 and Figure 3.4 in AS 2890.2:2018, shall be provided at vehicle access points and crossovers to be constructed at the subject land's boundaries to ensure adequate visibility between vehicles leaving the subject land and pedestrians on the adjacent footpath/s.

Reason for condition: to minimise risks of conflict between motorists and pedestrians at the subject land's boundaries in accordance with the necessary standards.

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 off-street commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018.

Reason for condition: to ensure off-street commercial vehicle facilities are designed to adhere to the necessary standard.

9. 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.

Advertising Signage

10. All illuminated signage visible from the adjacent road network, with the exception of the proposed LED signage (reserved matter), shall be limited to a low level of illumination (i.e. < 150Cd/m²).

Reason for condition: to ensure illuminated signage does not introduce undue potential for hazards to users of the adjacent road network.

External Lighting

11. All external lighting shall be shall be designed and constructed to conform to Australian Standard (AS 4282-1997) and shall be suitably located and/or shielded to ensure light spill does not create a distraction or hazard to motorists.

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.

Stormwater

12. All stormwater infrastructure 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.

Hours of operation

13. Customer and employee vehicle access and egress to the subject land between 10:00PM and 7:00AM shall be limited to the Portrush Road vehicle access points and the northernmost vehicle access point on Sydney Street.

Reason for condition: to minimise impacts on residential amenity at the interface along Sydney Street and Cator Street arising from vehicle movements.

14. The collection of refuse and the delivery of products and/or goods from the Sydney Street loading docks shall occur only between the hours of 9:00am to 7:00pm on a Saturday, Sunday or public holidays and between the hours of 7:00am to 7:00pm on any other day.

Reason for condition: to ensure refuse collection and delivery vehicle movements to loading docks in Sydney Street would only occur during periods considered unlikely to result in unreasonable noise impacts.

Mechanical Plant & Equipment

15. Air conditioning or air extraction plant or ducting shall be sited and acoustically 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.

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

Infrastructure

16. 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.

17. Any redundant crossover/s on Greenhill Road and Portrush Road shall be closed and reinstated to Council's requirements at the applicant's cost prior to the development becoming operational.

Reason for condition: to ensure appropriate reinstatement of any crossovers to Greenhill Road and Portrush Road that are rendered redundant by construction activities.

ADVISORY NOTES

General / Procedural

- a. This Development Plan Consent will expire after twelve (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 one (1) year of the final Development Approval issued by Council and substantially completed within ten (10) 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 of South Australia 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).

Other Authorities

- d. 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.
- e. 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 Burnside on (08) 8366 4200.
- f. Prior to commencement of construction the applicant is encouraged to prepare a construction management plan with consideration given to traffic management strategies to the satisfaction of the City of Burnside and the Department of Planning, Transport and Infrastructure.
- g. Any rescission and/or amendment of existing Land Management Agreements registered against the relevant property titles should be formalised in collaboration with the City of Burnside prior to re-registry of the finalised Agreement/s with the Land Titles Office.

2.2.2 WH Weymouth Trust C/- Masterplan Pty Ltd

DA 020/A004/19

124 Weymouth Street, Adelaide

City of Adelaide

Proposal: Staged development including demolition of existing building and construction of seventeen (17) storey student accommodation building with communal student facilities and rooftop garden.

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

Applicants

- Graham Burns, Masterplan - presented
- Rowan Barbary, Brown Falconer Architects - presented
- Lochlan Pellew, Brown Falconer Architects
- Goh Cheng Yu (Cy)
- Tasso Markou, Moto Projects

Agency

- Ellen Liebelt, ODASA

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 relevant 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 Trust Company (Australia Limited) as trustee for WH Waymouth Trust for the staged development including demolition of existing building and construction of seventeen (17) storey student accommodation building with communal student facilities and rooftop garden at 124 Waymouth Street, Adelaide, subject to the following conditions of consent.

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 constructed in accordance with endorsed plans and application details.

External Materials

2. Prior to Development Approval being issued for 'Stage 3 Superstructure works', a scaled proto-type sample of the concrete weave pattern sections shall be developed to ensure the envisaged visual effect (a noticeable texture) can be achieved. Design details of the proto-type testing shall be submitted to the satisfaction of State Commission Assessment Panel in consultation with the Government Architect.

Reason for condition: To ensure the envisaged visual effect is achieved.

Site Contamination

3. Prior to Development Approval being issued for 'Stage 3 Superstructure works' 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.

Reason for condition: To ensure the land is suitable for its intended purpose

Driveway and parking areas

4. All 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 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.

Reason for condition: to ensure driveways and vehicle facilities are designed to adhere to the necessary standards.

5. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

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

Structure

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

Reason for condition: To ensure the levels between the built form and public pedestrian path are DDA 2005 Compliant.

Acoustics

7. The acoustic attenuation measures recommended in the Acoustic Design Report dated December 2018 by BESTEC 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

Reason for condition: to ensure serving operations and adjoining noise generating activities does not cause unreasonable nuisance or loss of amenity to occupants of the building.

Lighting

8. All external lighting on the subject land shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
9. Any lighting to the Waymouth Street footpath canopy shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the State Commission Assessment Panel and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times.

Reason for conditions: to ensure external lighting does not introduce undue potential for hazards to users of the public footpaths and roads in accordance with the necessary standard.

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.

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

Landscaping

11. Landscaping areas as shown on the stamped plans and Landscape Concept Plan dated 17 December 2018 by Hemisphere Design 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.
12. 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 conditions: To ensure the landscaping proposed is carried out from occupation and will be maintained.

Stormwater

13. A final detailed Stormwater Management Plan shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with City of Adelaide. The details of the plan shall be incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.

14. 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 conditions: 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 standards.

ADVISORY NOTES

- a. Signage does not form part of this development application. No advertising display or signage shall be erected or displayed upon the subject land without any required Development Approval first being obtained.
- b. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- c. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.
- d. 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.
- e. 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 demolition and construction site, please contact the Adelaide City Council on (08) 8203 7203.
- f. 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.
- g. 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.
- 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 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.

2.3. **RESERVED MATTERS - Nil**

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)**

3.1. **DEFERRED APPLICATIONS – Nil**

3.2. **NEW APPLICATIONS**

3.2.1 **SIMEC ZEN Energy**

DA 850/V003/18

Industry Drive and McBryde Terrace, Whyalla

Whyalla City Council

Proposal: Cultana Solar Farm

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

Applicants

- Lissa Van Camp, Golders - presented
- Sturt Daley, Simec Energy

Representor

- Trish Auld, Adani Renewables - presented

Agency

- Andrew Burnell, DEW
- Sarah Reachill, DEW
- Chris Lim, DTTI (for the applicant)

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 11 April 2019) to the Minister for Planning.

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

4. **MAJOR DEVELOPMENTS – Nil**

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Thursday 18 April 2019 at ODASA, 28 Leigh Street, Adelaide SA 5000

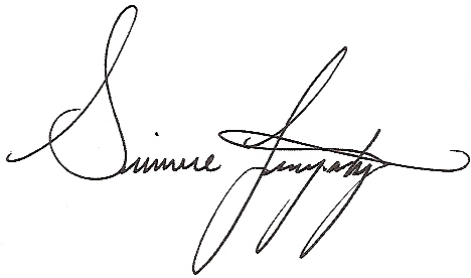
7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 3.35pm.

Confirmed 11/04/2019

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

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Simone Fogarty
PRESIDING MEMBER