



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 22nd Meeting of the State Commission Assessment Panel held on Thursday, 17 May 2018 commencing at 9.30 am 50 Flinders Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member

Simone Fogarty

Members

Sue Crafter
Peter Dungey
Dennis Mutton
Chris Branford

Secretary

Penny Pearce

DPTI Staff

Ben Scholes (Agenda Item 2.2.1)
Brett Miller (Agenda Item 2.2.1)

1.2. APOLOGIES

Helen Dyer (Deputy Presiding Member)
David O'Loughlin

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 TAPLIN GROUP

DA 110/M005/17

19-31 Brighton Road, Glenelg

City of Holdfast Bay

Proposal:

Multi-level residential flat building and with ancillary car parking in association with non-residential development.

Chris Branford declared a conflict and left the meeting.

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

Council

- Craig Watson, City of Holdfast Bay

Consultants

- Matthew King, URPS
- Brianne Mills, Alexander Brown Architects
- Phil Weaver, Phil Weaver and Assoc.
- Marcus Lodge, Arborman

Agency

- Nick Tridente, ODASA
- Ellen Liebelt, ODASA
- Kirsteen Mackay, 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 Holdfast Bay Council Development Plan.
3. To grant Development Plan Consent to the proposal by Taplin Group for partial demolition and alterations to existing structures and construction of multi-level residential flat building and with ancillary car parking in association with non-residential development at 19-31 Brighton Road, Glenelg 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 following plans submitted in Development Application No 110/M005/17.

Drawing Title	Drawing No.	Revision	Date
Site Plan	PL001.H	H	17.04.18
Pile Plan	PL002.C	C	12.04.18
Ground Floor Demolition Plan	PL010.E	E	17.04.18
Level 02 Demolition Plan	PL011.C	C	12.04.18
Level 03 Demolition Plan	PL012.C	C	12.04.18
Ground Floor Plan	PL100.M	M	17.04.18
Level 02	PL101.G	G	12.04.18
Level 03	PL102.K	K	12.04.18
Typical + Level 8	PL103.K	K	12.04.18
Level 9 + Roof Plan	PL104.K	K	12.04.18
Elevations	PL400.K	K	12.04.18
Elevations	PL401.K	K	12.04.18
Details	PL402.B	B	12.04.18
Section	PL450.C	C	12.04.18
Solar Diagrams	PL600.B	B	14.03.18
Solar Diagrams	PL601.A	A	14.03.18
Solar Diagrams – Existing Condition	PL602.B	B	14.03.18
Apartment Types	PL700.D	D	12.04.18
Apartment Types	PL701.D	D	12.04.18
Perspectives	PL900.D	D	17.04.18
Perspectives	PL901.C	C	17.04.18
Perspectives	PL902.B	B	16.04.18

External Materials

2. Prior to Development Approval for superstructure works the applicant shall submit, in consultation with the Associate Government Architect, and to the reasonable satisfaction of the State Commission Assessment Panel, a final detailed schedule of external materials and finishes including fixing details, along with a physical materials board with documented performance to demonstrate suitability within a coastal area.

Traffic and Vehicle Access

3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
4. 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) and be constructed, 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.
5. The largest vehicle permitted to utilise the at-grade car park adjacent Brighton Road shall be a Medium Rigid Vehicle (MRV) as per Australian Standard 2890.2:2002.
6. Refuse collection from the at-grade car park adjacent Brighton Road shall be undertaken outside of peak trading times for the shopping centre and peak traffic times on the adjacent road network.

Acoustics

7. Air conditioning or air extraction plant or ducting shall be 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.

Stormwater

8. Prior to Development Approval for substructure works the applicant shall submit, in consultation with the City of Holdfast Bay and to the reasonable satisfaction of the State Commission Assessment Panel, a Stormwater Management Plan detailing the proposed stormwater disposal system and demonstrating the means of accommodating a 1 in 10-year rainfall event with post-development flow not exceeding pre-development flow, with excess flow being retained on the subject land.
9. 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.
10. Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

Environmental

11. 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. Copies of the CEMP shall be provided to the Holdfast Bay Council and the State Commission Assessment Panel prior to commencement of site works.
12. Prior to commencement of site works the applicant shall submit, in consultation with the City of Holdfast Bay, and to the reasonable satisfaction of the State Commission Assessment Panel, a detailed Traffic Management Plan (TMP) detailing specific traffic control measures to be implemented over the duration of construction activity associated with the authorised development. Copies of the TMP shall be provided to the Holdfast Bay Council and the State Commission Assessment Panel prior to commencement of site works.
13. Prior to commencement of site works the applicant shall submit, in consultation with the City of Holdfast Bay, and to the reasonable satisfaction of the State Commission Assessment Panel, a detailed Tree Protection Plan (TPP) prepared by an qualified Arborist documenting the work methods and engineering practices specifically designed to ensure the root systems of the five (5) *Araucaria heterophylla* (Norfolk Island Pine) and three (3) *Araucaria columnaris* (Cook Island Pine) street trees adjacent the subject land will not be compromised during construction activity associated with the authorised development, to an extent that would lead to adverse impacts on the health and structure of those trees. Recommendations of the TPP are to be implemented in full throughout the duration of construction associated with the authorised development.
14. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
15. All Council, utility or state-agency maintained infrastructure (ie 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.

ADVISORY NOTES

- a. The applicant is encouraged to collaborate with the City of Holdfast Bay to obtain any approvals required for potential tree damaging activity associated with the development authorisation that would affect street trees along Brighton Road, including (but not limited to) pruning, removal of dead branches or branch ends.

- b. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Brighton Road frontage of the subject land for future upgrading of the Brighton Road / Jetty Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all new building works located on or within 6.0 metres of the possible requirement shown in the Plan.

As part of the development falls within the possible requirement, the applicant is advised to complete the attached consent form and return it to the Commissioner of Highways, Department of Planning, Transport and Infrastructure at GPO Box 1533 Adelaide SA 5001 with three (3) copies of the approved plans.

- 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. The applicant should 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.
- g. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- h. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Holdfast Bay. Improvements to the adjacent public realm areas are not part of this planning consent. Additional visitor bicycle parks are encouraged to be explored within the public realm areas in consultation with Council.
- i. The City of Holdfast Bay has advised that an authorisation is required under Section 221 of the Local Government Act 1999 for the encroachment of structures or build form in, on, across, under or over a public road. Please note that the council may charge an annual fee and that the authorisation may be issued on an annual basis for any encroachment that attracts such a fee.
- j. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993 to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- k. You are advised of the following requirements of the Heritage Places Act 1993:
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified; and
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

- I. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

3. MAJOR DEVELOPMENTS

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING – TIME/DATE

5.1. Thursday, 24 May 2018 at 50 Flinders Street, Adelaide SA 5000

6. CONFIRMATION OF THE MINUTES OF THE MEETING

6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 4.16 pm.

Confirmed 17/05/2018



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Simone Fogarty
PRESIDING MEMBER