



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 84<sup>th</sup> Meeting of the State Commission Assessment Panel held on Thursday 28 May 2020 commencing at 9.30am Cisco Webex video conferencing

### 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	Laura Kerber (Agenda Item 2.2.1) Simon Neldner (Agenda Item 2.2.1) Ben Scholes (Agenda Item 2.2.2)

#### 1.2. APOLOGIES

Chris Branford (Agenda Item 2.2.1)

**Note:** Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS – Nil

#### 2.2. NEW APPLICATIONS

- 2.2.1 **Reginald Fiora**  
DA 473/D044/15  
**Various land parcels at Onkaparinga Road, Grivell Road, Beaumont Road, Gallasch Road and Ambulance Road, Verdun**  
Adelaide Hills Council

Proposal: Division of land – 8 into 8 allotments including:

- Northern portion (proposed allotments 199, 200) - boundary realignment (3 into 2)
- Southern portion (proposed allotments 205, 206) - A land division (1 into 2) creating one additional allotment.

Chris Branford declared a conflict (due to a commercial involvement with the applicant's son on another matter) and left the meeting for this item.

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

Applicants

- George Manos, Botten Levinson - presented
- Jeff Smith, Planning Chambers
- Wayne Brown, Environments by Design

Agency

- Rina Reina, CSO
- Amy Teakle, CSO

The State Commission Assessment Panel discussed the application.

## **RESOLVED**

In considering this matter, the SCAP notes that the intended land division and boundary realignment generally supports a more efficient arrangement of land for primary production purposes.

1. Section 7(5) of the PDI Act 2016 applies to the development application, however it was not conclusively determined that the additional allotment created would be used for residential purposes.
2. Proceed with the assessment of DA 473/D044/15 to determine the merits of the land division and boundary realignment application in accordance with the provisions of the Adelaide Hills Development Plan (Consolidated 9 January 2014).

### **2.2.2 Taplin Group 110/M001/19**

#### **85 - 87 Jetty Road GLENELG**

City of Holdfast Bay

Proposal: Modification and partial demolition of existing buildings and construction of a six (6) storey mixed-use building comprising ground floor shop, offices on levels three (3) to five (5) and associated car parking from ground to level two (2).

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

Applicants

- Matthew King, URPS - presented
- Alexander Brown, Alexander Brown Architects
- Andrew Taplin, Taplin Group
- Phil Weaver, Phil Weaver & Associates

#### Agency

- Ellen Liebelt, ODASA
- Aya Shirai-Doull, ODASA
- Sophie Newland, 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 City of Holdfast Bay Development Plan.
3. To grant Development Plan Consent to the proposal by Taplin Group for modification and partial demolition of existing buildings and construction of a six (6) storey mixed-use building comprising ground floor shop, offices on levels three (3) to five (5) and associated car parking from ground to level two (2) at 85-87 Jetty Road, Glenelg.

#### **PLANNING CONDITIONS**

1. That the development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation provided in application No.110/M001/19, except where varied by conditions below.

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

#### **Environment**

2. The recommendations provided in the Waste Management Plan prepared by SALT3 Pty Ltd (Reference 18731W Version F03 dated 23 May 2019) forming part of this consent shall be fully incorporated into the detailed design and operation of the development to the reasonable satisfaction of the State Commission Assessment Panel.

*Reason for condition: to ensure the recommended waste management measures and procedures are incorporated in the detail design, construction and operation of the development*

3. The hours for waste collection shall be scheduled to occur between 6:30AM-8:00AM on weekdays.

*Reason for condition: To minimise potential for impacts associated with noise and traffic congestion caused during waste collection*

4. The roller doors incorporated in the vehicle access points on Jetty Road shall remain open from 7:30AM to 6:00PM on weekdays.

*Reason for condition: To enable continuous vehicle entry during weekday business hours and minimise potential for impacts associated with traffic congestion caused by vehicle queuing on Jetty Street*

5. The development shall be designed and constructed to achieve the requirements of *Minister's Specification SA 78B – Construction requirements for the control of external sound.*

*Reason for condition: to protect occupants and users of the development from impacts of existing or future road and rail sound and mixed land use sound sources in the locality*

6. Air conditioning or air extraction plant or ducting shall be 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 associated with the development does not detrimentally impact on amenity or cause unreasonable nuisance in the locality*

7. A final plan of the proposed stormwater disposal system shall be prepared in consultation with Holdfast Bay Council and submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to commencement of superstructure works. The system shall be designed to cater for a 10 year rainfall event with post-development flow not to exceed pre-development flow, with the excess flow being retained on site.

*Reason for condition: to ensure the development's stormwater management system is designed and constructed in accordance with the recommendations of the Holdfast Bay Council's City Assets Department*

8. All external lighting on the site shall be designed, constructed and installed to confirm to Australian Standard - AS 4282-1997 (Control of the obtrusive effects of outdoor lighting).

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

#### **Traffic Signal System**

9. Prior to Development Approval being granted for superstructure works the applicant shall submit, to the reasonable satisfaction of the State Commission Assessment Panel, further details of the proposed traffic signal system to be incorporated in the development's car parking areas.

*Reason for condition: to provide further details of the details of the operation and capability of the proposed traffic signal system*

#### **External Materials**

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

*Reason for condition: to ensure the specified external materials and finishes are appropriate for a coastal environment and are consistent with the architectural drawings*

#### **Infrastructure**

11. 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 expenses 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*

12. Any obsolete crossovers/accesses shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense. This work shall be completed prior to operation of the development.

*Reason for condition: to ensure any obsolete or redundant vehicle crossovers closed and the associated kerb and gutter are reinstated to Council's requirements*

13. All verandahs to be replaced with new verandahs shall be designed to comply with council's encroachment policy, having a height above the footpath of 3 metres, allowing a minimum height of 2.5 metres to under verandah signs.

*Reason for condition: To ensure Council's encroachment policy is satisfied.*

#### **ADVISORY NOTES**

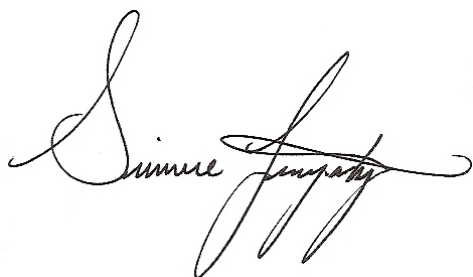
- a. This Development Plan Consent will expire after twelve (12) months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised 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 three (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. 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.
- e. 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.
- f. 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* and payment of any associated fee/s.
- g. 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 Holdfast Bay on IS (08) 8229 9999 or email [mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au).
- h. 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*.

- 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. Friday 29 May 2020 Via Cisco Webex video conferencing
  
- 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 11.42am.

Confirmed 28/05/2020



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Simone Fogarty  
PRESIDING MEMBER