



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 101st Meeting of the
State Commission Assessment Panel
held on Thursday 10 December 2020 commencing at 9.30am
77 Grenfell Street, Adelaide / Microsoft Teams video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Dennis Mutton (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Sara Zuidland
DPTI Staff	Elysse Kuhar (Agenda Item 2.2.1) Jason Cattonar (Agenda Item 2.2.1) Kym Pryde (Agenda Item 3.2.1) Simon Neldner (Agenda Item 3.2.2)

1.2. APOLOGIES

Nil.

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.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 Barrio Developments

DA 110/M006/18 V6

22 Adelphi Terrace, Glenelg North

City of Holdfast Bay

Proposal: Variation to DA 110/8M006/18 for the construction of a multi-storey residential flat building with associated car parking, landscaping and site works. *Variation:* reconfiguration of apartments; reduction of setback of outer walls into previous balcony area and inclusion of angled box window to southern apartments on Level 4 and 5 only.

John Eckert declared a conflict and was not present for this item

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

Applicants

- Stuart Henry SC – Carrington Chambers
- Gary Bonato – Tectvs
- Glen Vollebregt - Barrio

Representor/s

- Dianne Wheeler
- Bronwyn Watt

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE 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) RESOLVE to grant Development Plan Consent to the proposal by Barrio Developments for Variation to DA 110/8M006/18 for the construction of a multi-storey residential flat building with associated car parking, landscaping and site works. *Variation: reconfiguration of apartments; reduction of setback of outer walls into previous balcony area and inclusion of angled box window to southern apartments on Level 4 and 5 only, at 22 Adelphi Terrace, Glenelg North subject to the following reserved matters and 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, all conditions with respect to Development Application 110/M006/18, 110/M006/18 V1, 110/M006/18 V2, 110/M006/18 V4, 110/M006/18 V5 and 110/M006/18 V7 continue to apply to this variation application. Furthermore, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application No 110/M006/18 V6.

Reason: To ensure the development is undertaken in accordance with endorsed plans and application details.

2. The recommendations detailed in the ESD Summary Report, dated 22/01/2018 by Sustainability House, forming part of DA 110/M006/18 shall be fully incorporated into the development to the reasonable satisfaction of the State Planning Commission (SPC). Such measures shall be made operational prior to the occupation or use of the development.

Reason for condition: To ensure the development is constructed and maintained in accordance with the approved plans.

3. 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 SPC prior to the occupation or use of the development.

Reason for condition: To ensure safe operation of the development.

4. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

Reason: To ensure the appropriate access arrangements to bicycle parking and storage spaces.

5. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the SPC.

Reason for condition: To ensure safe operation of the development.

6. Four (4) car parking spaces on the ground level car park shall be designated as visitor parking spaces.

Reason for condition: To ensure adequate supply of onsite visitor parking spaces.

7. Signage shall be installed to identify access to the visitor parking spaces at the ground level car park entrance.

Reason for condition: To ensure safe operation of the development.

8. 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. The *Washingtonia robusta* proposed to be planted shall be semi-mature and have a minimum height of three metres when planted. The *Waterhousea floribunda* proposed to be planted shall be semi-mature and have a minimum height two metres when planted.

Reason for condition: To ensure the development is constructed and maintained in accordance with the approved plans.

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.

Reason for condition: To ensure safe operation of the development.

10. The hours for waste collection vehicles to enter and exit the site shall be restricted to Monday to Friday: 7am to 5pm; with no collection on a Saturday or Sunday.

Reason for condition: To ensure the waste collection from the development does not cause undue impacts to the occupants of the building and to those in the locality.

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 the 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.

12. That portion of the subject site accommodating the relocated footpath shall be ceded to the Council free of charge with the developer responsible for all transfer and land division costs.

13. A plan of the road, crossover and footpath alterations detailing finished floor levels, gradients, materials, infrastructure and storm water connection to street watertable shall be submitted to the Council for its approval prior to construction.

All such works shall be to the satisfaction of the Council and at the developers cost.

Reason for condition: To ensure safe operation of the development.

14. The finished level of crossovers at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890. 1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876. Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.

Reason for condition: To ensure safe operation of the development.

15. The storm water system shall be designed to ensure that post development storm water flows do not exceed pre-development storm water flow and that the system can cater for a 10 year rainfall event. Detailed storm water plans and calculations of pre and post development storm water flow shall be submitted for approval by the Council prior to Development Approval.

Reason for condition: To ensure safe operation of the development.

16. A dilapidation survey including written, photographic and/or video filming of the interior and exterior of affected properties located at 24 Adelphi Terrace, 2 and 4 Macfarlane Street Glenelg North shall be prepared by a qualified structural engineer and a copy provided to the Council prior to the issuing of Development Approval. A copy of the survey shall be made available to the owners of the relevant properties.

Reason for condition: to ensure that construction is undertaken without undue impact.

17. The development shall comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason for condition: To ensure safe operation of the development.

18. Noise attenuation measures shall be put in place to minimise transfer from the car park to the ground level apartment.

Reason for condition: To ensure safe operation of the development.

ADVISORY NOTES

- a. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- b. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- c. This consent or approval will lapse at the expiration of 12 months from its operative date (unless this period has been extended by the SPC), subject to the below.
- d. An approved development must be substantially commenced within 12 months of the date of Development Approval, and completed within 3 years from the

operative date of the approval, unless this period has been extended by the relevant authority.

- e. The applicant is also advised that any act or work authorised or required by Development Approval must be completed within 3 years of the date of the Decision, unless this period is extended by the SPC.
- f. 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 site, please contact the City of Holdfast Bay on (08) 8229 9999.
- g. The applicant is reminded of their duty of care regarding asbestos identification, and safe handling and disposal. For further information visit https://www.epa.sa.gov.au/community/waste_and_recycling/asbestos
- h. The application will be undertaken in the following stages:
 1. Piling and Pile Capping
 2. Substructure (basement slab and ground floor slab)
 3. Superstructure
 4. Fit out and services (external walling, services, partitioning, etc)

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 C/- Kym Glastonbury Architect

DA 145/V071/20

23 Malpas St, Old Noarlunga

City of Onkaparinga

Proposal: New relocatable classroom with associated deck, verandah and adjoining bin enclosure and associated civil works.

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

Applicants

- Sue Hodge – DfE
- Jodie O’Hara - DfE

Council

- Duncan Shearer
- Steven Tilbrook

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 – 10 December 2020) to the Minister for Planning and Local Government.

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

3.2.2 Port Augusta Operations Pty Ltd

DA 660/V010/20

Northern Power Station Road, Port Paterson

Port Augusta City Council

Proposal: Port Playford Export Facility - Establishment of a bulk handling and port facility

Emma Herriman declared a conflict and left the room for the SCAP deliberations without expressing a view on the proposal.

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

Applicants

- Kerry Mudge – Port Augusta Operations
- Simone Fogarty

Agencies

- Arron Broom – CPB
- Hayley Riggs – EPA
- Helen Marone – EPA
- Dennis Linard – EPA – Air Quality
- Warwick Noble – EPA Marine Science

Representors

- Ashley Watson – for Sundrop Farms
- Steve Marafiotte – Sundrop Farms
- Jonathon Reeve – for Port Augusta Shack Association
- Andrew Starkey

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 – 10 December 2020) to the Minister for Planning and Local Government.

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

4. MAJOR DEVELOPMENTS – VARIATIONS - Nil

5. OTHER BUSINESS

6. NEXT MEETING

- 6.1. Wednesday 16 December 2020 at Ground Floor, 28 Leigh Street, Adelaide SA 5000/ Via Microsoft Teams 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 3.04pm.

Confirmed 10/12/2020



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Rebecca Thomas
PRESIDING MEMBER