



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 42nd Meeting of the State Commission Assessment Panel held on Thursday 13 December 2018 commencing at 9.30am at 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	Brett Miller Elysse Kuhar (Agenda Item 2.2.1)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 CACA Nominees Pty Ltd & ALDI Stores C/- Buildtec Group

DA 155/M009/18

76 Magill Road, Norwood

City of Norwood Payneham & St Peters

Proposal: Staged mixed-use development comprising an ALDI supermarket and shops, a 7 (seven) storey residential flat building comprising 5 tower elements, 33 (thirty-three) townhouses of both a detached and group dwelling nature, and associated signage, car parking, fencing, retaining walls, earthworks and landscaping including removal of a regulated tree.

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

Applicants

- Richard Dwyer, Ekistics - presented
- Anthony Catinari, CACA Nominees
- Anthony Carrocci, CACA Nominees
- Daniel De Conno, CACA Nominees
- Michael De Favri, Tectvs
- Nicholas Pearson, Hassell
- Nigel Uren, ALDI Stores
- Brian Emmett, Select Architects
- Sam McCarthy, Buildtec
- Paul Morris, GTA

Agency

- Kirsteen Mackay, Government Architect
- Belinda Chan, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Norwood, Payneham & St Peters Development Plan.
2. To grant Development Plan Consent to the proposal by CACA Nominees Pty Ltd & Aldi Stores C\ - Buildtec Group for a staged mixed-use development comprising an ALDI supermarket and shops, a 7 (seven) storey residential flat building comprising 5 tower elements, 33 (thirty-three) townhouses of both a detached and group dwelling nature, and associated signage, car parking, fencing, retaining walls, earthworks and landscaping including removal of a regulated tree at 76 Magill Road, Norwood 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, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 155/M009/18.

Plans drawn by TECTVS with project number 28055

Title	Drawing No.	Dated	Rev
Ground Floor Plan	PO1	4/12/18	1.2
Basement Floor Plan	PO2	23/8/18	1.0
First Floor Plan	PO3	6/11/18	1.1
Second Floor Plan	PO4	6/11/18	1.1
Third Floor Plan	PO5	6/11/18	1.1
Fourth Floor Plan	PO6	6/11/18	1.1
Fifth Floor Plan	PO7	6/11/18	1.1
Sixth Floor Plan	PO8	6/11/18	1.1
Roof Plan	PO9	6/11/18	1.1
Sections (A)	P10	23/8/18	1.0
Sections (B, C, D)	P11	6/11/18	1.1
Sections (Elevations)	P12	4/12/18	1.2
Ground Floor Plan Apartments	P13	4/12/18	1.2
Basement Apartments	P14	23/8/18	1.0
First Floor Plan Apartments	P15	4/12/18	1.2
Second Floor Plan Apartments	P16	4/12/18	1.2

Third Floor Plan Apartments	P17	6/11/18	1.1
Fourth Floor Plan Apartments	P18	6/11/18	1.1
Fifth Floor Plan Apartments	P19	6/11/18	1.1
Sixth Floor Plan Apartments	P20	6/11/18	1.1
Roof Plan Apartments	P21	6/11/18	1.1
Elevations Apartments (North & South)	P22	4/12/18	1.2
Apartment Elevations (North & South Internals)	P23	6/11/18	1.1
Elevations Apartments (East & West)	P24	4/12/18	1.2
Type A Townhouses	P25	6/11/18	1.1
Type B Townhouses	P26	23/8/18	1.0
Type C Townhouses	P27	6/11/18	1.1
Type D Townhouses	P28	6/11/18	1.1
Aldi - Location Plan	P29	29/11/18	2.0
Aldi Site Plan	P30	29/11/18	2.0
Aldi Floor Plans	P31	29/11/18	2.0
Aldi – Elevations	P32	29/11/18	2.0
Signage Details	P33	29/11/18	2.0
Perspective	P34	29/11/18	2.0

2. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes, developed in consultation with the Government Architect, to the reasonable satisfaction of the State Commission Assessment Panel.
3. Prior to development approval being granted for any stage the applicant shall submit a final stormwater management plan, developed in consultation with the City of Norwood Payneham & St Peters, to the reasonable satisfaction of the State Commission Assessment Panel.
4. The acoustic attenuation measures recommended in the Resonate Report (A180159RP1 Revision F Dated 31 July 2018), shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
5. Prior to Development Approval being granted for stages including public open space or public realm works, the applicant shall submit a final landscaping plan and schedule, developed in consultation with Norwood Payneham and St Peters Council, to the satisfaction of the SCAP. Such a plan shall be cognisant of the Landscape Master Plan prepared by Hassell.
6. Prior to Development Approval being granted for stages that include communal open space, the applicant shall submit a final landscaping plan and schedule to the reasonable satisfaction of the State Commission Assessment Panel. Such a plan shall conform to the Landscape Master Plan prepared by Hassell.
7. Landscaping shown on the approved plans shall be established prior to the operation of the relevant stages of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
8. 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.
9. The recommendations detailed in the Sustainability Strategy Report, dated 31/07/2018 by D Squared Consulting Pty Ltd, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.

10. The transparent glazed areas to the northern frontage of the supermarket shall be kept clear of stock and advertising signage at all times, to ensure clear visibility into the building is retained.
11. Directional signage for the central communal carpark shall be installed to reinforce and advise commercial customers of the entry from Magill Road.
12. 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 SCAP prior to the occupation or use of the development.
13. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
14. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
15. An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (as described in the "Stormwater Pollution Control, General Code of Practice for Local, State and Federal Government") shall be prepared and implemented which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (i.e. from roofs, driveways, parking areas, lawns, etc.) while minimising disposal into the environment.
16. The operating hours of the compactor associated with the supermarket shall be limited to between 7am and 10pm daily.
17. Waste collection vehicles shall be limited to collection between 7am and 7pm Monday to Saturday and 9am to 7pm on Sundays and public holidays.
18. The Sydenham Road exit shall only be used for truck traffic between the hours of 7am and 10pm. Any trucks utilising the site outside of these hours shall enter and exit directly to and from Magill Road.
19. The building Finished Floor Levels shall be in accord with submitted civil concept plan within the Stormwater Management Plan, unless varied by the final stormwater management plan.
20. A dilapidation survey including written, photographic and/or video filming of the interior and exterior of affected properties located adjacent the site to the east and west shall be prepared by a qualified structural engineer and a copy provided to Council prior to the issuing of Development Approval. A copy of the survey shall be made available to the owners of the relevant properties.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 5 years 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 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.
- 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. The development is proposed over multiple stages:
- **Stage 1** – Proposed ALDI Supermarket and the rear Torrens Title townhouses:
 - Stage 1A – ALDI Supermarket;
 - Stage 1B – Type A Townhouses;
 - Stage 1C – Type B Townhouses;
 - **Stage 2** – Type C Townhouses, the western half of the mixed-use residential/commercial development plus public open space reserve;
 - **Stage 3** – Eastern half of the Mixed-Use Residential/Commercial development plus Community Title Townhouse development (Type D).
- e. 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
- f. 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.
- g. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Norwood, Payneham & St Peters (Council) and implemented throughout construction in accordance with current industry standards including the Local Nuisance and Litter Control Act 2016, 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. The management plan should incorporate, without being limited to, the following matters:
- timing, staging and methodology of the construction process and working hours;
 - traffic management strategies;
 - control and management of construction noise, vibration, dust and mud;
 - management of infrastructure services during construction and re-establishment of local amenity and landscaping;
 - stormwater and groundwater management during construction;
 - site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
 - disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
 - protection and cleaning of roads and pathways; and
 - overall site clean-up.
- h. 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.
- i. 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.

2.2. NEW APPLICATIONS

2.2.1 Brown Falconer

DA 020/A033/16 V3

11-27 Frome Street, Adelaide

City of Adelaide

Proposal: Variation to Development Authorisation 020/A033/16 – Demolition of existing structures and construction of a multi-level mixed use development comprising retail and commercial uses; hotel; student accommodation; residential and serviced apartments, including car parking, landscaping and site works.

Variation: Change of use from services apartment to hotel and amended floor plans.

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

Applicants

- Mario Dreosti, Brown Falconer - presented
- Barry Bradbrook, Brown Falconer
- Theo Samaras, Kyren Group

Council

- Daniel Bennett, City of Adelaide - presented
- Sky Allen, City of Adelaide
- Tom McCready, City of Adelaide

Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

To DELEGATE the granting of Development Plan Consent for the proposed variation to DA 020/A033/16 at 11-27 Frome Street, Adelaide to the Team Leader – Inner Metro Development Assessment, subject to the following:

- provision of information demonstrating the status of an agreement between Council and the applicant in relation to Tavistock Lane;
- amended plans removing the taxi drop-off/pick-up from the existing car park and reinstating them on Tavistock Lane; and
- attachment of relevant conditions to the decision regarding final plans, continued use of Tavistock Lane and any other relevant matters.

2.3. RESERVED MATTERS - Nil

3. CROWN DEVELOPMENTS (ADVISORY ITEMS) – Nil

4. MAJOR DEVELOPMENTS - Nil

5. OTHER BUSINESS - Nil

6. NEXT MEETING

6.1. Thursday 20 December 2018 at ODASA, 28 Leigh Street, Adelaide SA 5000

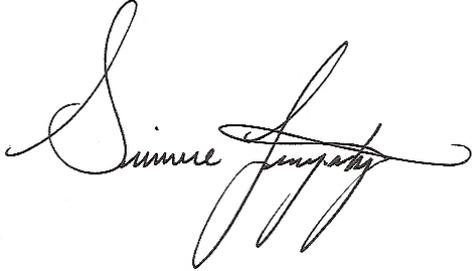
7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 11.35am.

Confirmed 13/12/2018

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style. The signature is positioned above a dotted line.

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Simone Fogarty
PRESIDING MEMBER