



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 13th Meeting of the State Commission Assessment Panel held on Thursday, 25 January 2018 commencing at 9.30 am 28 Leigh Street, Adelaide

1. OPENING

1.1. PRESENT

Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Karl Woehle (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1) Simon Neldner (Agenda Item 2.2.2) Will Gormly

1.2. APOLOGIES

Simone Fogarty (Presiding Member)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 **Catcorp Pty Ltd C/- Future Urban Group**

DA 090/M008/17

244-246 Unley Road, Unley

City of Unley

Proposal: Mixed use development comprising of commercial tenancies, residential apartments, ancillary car parking, landscaping and associated building works.

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

Applicants

- Chris Vounasis, Future Urban Group (presented)
- Anthony Catinari, Catcorp (presented)
- Fran Bonata, Tectvs (presented)
- Milly Nott, Future Urban Group
- Michael De Favari, Tectvs

Council

- David Brown, Unley

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer consideration of the proposal by Future Urban Group for DA 090/M008/17 at 244-246 Unley Road, Unley subject to the receipt of amended plans and documentation in relation to the following:

- A review of the height of the development in the context of the planning policy and surrounding character of the area.
- A review of overlooking impacts.
- A review of the amenity of the south facing apartments and balconies in light of potential development to the south of the property.
- A review of the visual bulk of the building.
- Further examination of the finishes and materials proposed particularly on the podium.
- A review of the parking provisions in light of the loss of available street parking arrangements on Hart Avenue, and the shortfall of carparks on site related to the provision of retail space.
- A review of the Unley Road frontage and the Unley Road/Hart Avenue corner of the site to ensure feasible activation of the ground floor and public realm, especially as the outdoor dining area is unlikely to be supported by Council and DPTI Transport's requirement for a 4.5m by 4.5m corner cutoff, under the *Metropolitan Road Widening Act*.
- Consideration of the inclusion of areas for deep rooted plantings on the development site.
- An updated waste management plan.

It is strongly suggested that further engagement be made with ODASA to resolve some of the above matters.

2.2.2 **McDonalds Australia Limited**

DA 040/R098/17

701 Grand Junction Road, Northfield

City of Port Adelaide Enfield

Proposal: Establishment of a restaurant (McDonalds) with drive through facility and associated car parking, landscaping, and signage.

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 Port Adelaide Enfield (City) Development Plan.
3. To concur with the City of Port Adelaide Enfield in their recommendation to grant Development Plan Consent to Development Application 040/R098/17 (Port Adelaide Enfield DA 040/0708/17).

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, 31 January 2018 at the Mallala RSL

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 Deputy Presiding Member thanked all in attendance and closed the meeting at 2.55pm.

Confirmed 25/01/2018



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Helen Dyer
DEPUTY PRESIDING MEMBER