



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 18th Meeting of the State Commission Assessment Panel held on Thursday, 22 March 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
Secretary	Alison Gill
DPTI Staff	Karl Woehle (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1)
1.2. APOLOGIES	Helen Dyer (Deputy Presiding Member) Chris Branford David O'Loughlin

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **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 Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Chris Vounasis, Future Urban Group (presented)
- Anthony Catinari
- Francesco Bonato (presented)
- Phil Weaver (presented)

Council

- David Brown, City of Unley (presented)

Agency

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA
- Marc Hryciuk, DPTI

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 Unley [City] Development Plan. Having regard to all relevant policy in the development plan, the panel acknowledged that there was some non-conformance with quantitative policy, particularly height, however having regard to the qualitative design policy the project was considered to be of a high standard in relation to:
 - The quality of materials that complement the locality;
 - Articulation, recessing and setbacks to reduce bulk and scale;
 - Positive contribution and activation to the ground level including the setback on Hart Avenue;
 - The quality of high level resident amenity including large sized apartments, communal open space and bike facilities; and
 - Very high ESD performance, including the green landscape.
3. To grant Development Plan Consent to the proposal by Catcorp Pty Ltd for DA 090/M008/17 at 244-246 Unley Road, Unley 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 090/M008/17.

Drawing Title	Drawing No.	Rev.	Date
Context Plan	P00 - C	1.1	February 2018
Floor Plan	P01	1.3	February 2018
Floor Plan	P02	1.2	February 2018
Floor Plan	P03	1.1	February 2018
Floor Plan	P04	1.1	February 2018
Floor Plan	P04A	1.0	February 2018
Floor Plan	P05	1.3	February 2018
Floor Plan	P06	1.1	February 2018
Floor Plan	P07	1.1	February 2018
Section	P08	1.4	February 2018

Section	P09	1.4	February 2018
Elevations	P10	1.4	February 2018
Elevations	P11	1.3	February 2018

Reports / Correspondence

- Planning Statement by Future Urban Group dated 2 August 2017
 - 246 Unley Road Landscape Concept Design by Hassell dated 5 July 2017
 - Traffic and Parking Assessment by Phil Weaver & Associates dated 20 July 2017
 - Waste Management Plan Revised by Rawtec Pty Ltd dated March 2018
 - Building Services Design Report by Lucid Consulting dated 7 July 2017
 - ESD Report by D² dated 2 August 2017
 - Stormwater Management Report by Structural Systems dated 7 July 2017
 - Acoustic Design Advice by Resonate Acoustics date 30 June 2017
 - Response to reps, Council and ODASA by Future Urban Group dated 19 December 2017
2. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and the screening devices for the air-conditioning units on balconies in consultation with the Associate Government Architect to the reasonable satisfaction of the State Commission Assessment Panel.
 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 SCAP prior to the occupation or use of the development.
 4. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
 5. The recommendations detailed in the Traffic and Parking Assessment, dated 20 July 2017 by Phil Weaver & Associates, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the SCAP. Such measures shall be made operational prior to the occupation or use of the development.
 6. A detailed landscaping plan shall be submitted to the reasonable satisfaction of the SCAP prior to Building Rules Consent being granted for superstructure works. This shall identify planting medium depths, irrigation methods and other features of the landscaping scheme to demonstrate viability of all plantings and lawn. The updated detailed landscaping plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).
 7. 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.
 8. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
 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. A proprietary stormwater treatment device (i.e. Gross Pollutant Trap) shall be installed within the carpark in accordance with Council and EPA Water Quality Guidelines. This system shall be regularly inspected, cleaned and maintained in good working order, with gross pollutants, sediments, oil and grease removed by the facility operator (at regular intervals) for the life of the development.

11. Stormwater management on-site accords with submitted details with a maximum of 8 outlets distributed equi-distant along Unley Road and Hart Avenue frontages
12. 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
13. The acoustic attenuation measures recommended in the Acoustic Design Advice, dated 30 June 2017 by Resonate Acoustics, 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.
14. 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.

DPTI Traffic Operations conditions

15. All canopies along the Unley Road frontage shall provide a minimum of 600mm setback from the back of kerb on Unley Road
16. A Traffic Management Plan for the construction period of the development shall be produced to the satisfaction of DPTI and Council prior to the commencement of construction. This plan shall detail the types, volumes and distribution of traffic and how they will be managed. All traffic movements shall be in accordance with this plan
17. Any excavation adjacent to roads shall be designed and undertaken in a manner that does not impact on the structural stability or safety of the roads. Any damage to road assets caused by the development shall be repaired to the satisfaction of the relevant road authority at the applicant’s cost.
18. All car parking and internal manoeuvring areas shall be in accordance with AS/NZS 2890.1:2004 and 2890.6:2009

ADVISORY NOTES

- a. 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.
- 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. Due consideration should be given to the residential context of the subject site. In particular, consideration should be given to management of noise associated with patron behaviour, vehicle movements etc outside of normal operating business hours.
- e. The Unley (City) Council has advised that an authorisation may be required under Section 221 of the Local Government Act 1999 for the encroachment of your structure or building in, on, across, under or over the 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. The council may also require any unauthorised encroachments to be removed.

- f. Development Approval will not be granted by Unley (City) Council until Building Rules Consent and/or Encroachment Consent under the Development Act 1993 have been obtained. The Unley Council has advised that a separate application must be submitted for such consents. No building work or change of building classification is permitted until the Development Approval has been obtained.
- g. 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.
- 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 Unley (City) Council.

DPTI Traffic Operations Advisory Notes

- i. The subject site is affected by a requirement shown on the Metropolitan Adelaide Road Widening Plan (MARWP) for a 4.5 metres x 4.5metres cut-off at the Unley Road / Hart Avenue corner of this site for possible future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all new building works located on or within 6.0 metres of the possible requirement.

2.2. **NEW APPLICATIONS - Nil**

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, 12 April 2018 at 50 Flinders Street, Adelaide SA 5000

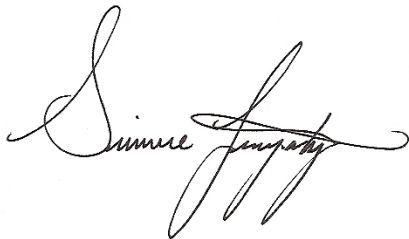
6. CONFIRMATION OF THE MINUTES OF THE MEETING

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 11.17am.

Confirmed 22/03/2018



.....
Simone Fogarty
PRESIDING MEMBER