



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 108th Meeting of the
State Commission Assessment Panel
held on Wednesday 24th March 2021 commencing at 9.30am
Ground Floor, 50 Flinders Street Adelaide / Microsoft Teams video
conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Dennis Mutton (Deputy Presiding Member) John Eckert (2.2.1) Emma Herriman Paul Leadbeter Grant Pember
Secretary	Ben Sieben, Governance Officer
AGD Staff	Jason Cattonar Troy Fountain (2.2.1) Ben Scholes (2.2.1) Brett Miller (2.2.2) Elysse Kuhar (2.2.2)

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

2.2. NEW APPLICATIONS

2.2.1 One North Terrace (Aust) Pty Ltd

020/A081/15

1 North Terrace, Adelaide

Mixed use development with basement car parking

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

Applicant

- Chris Vounasis – via Teams
- Stuart Henry – via Teams
- Jonathon Lee – via Teams

Agencies

- Kirsteen Mackay – Government Architect
- Ellen Liebelt – Government Architect
- Peter Wells – Heritage SA

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) To DEFER for further consideration.
- 2) The Panel supports the height, mass and bulk of the proposal in principle, together with the project's ambition to undertake conservation works to the State Heritage Place. However, the Panel is of the view that the following is required:
 - a. reconsideration of the design of the proposed podium element with particular attention to be paid to the northern and western elevation of the new development and its interface with the Newmarket Hotel.

2.2.2 Waterpark Ocean Park Pty Ltd

110/M018/20

22 Colley Terrace, Glenelg

Construction of an 11-storey residential flat building with associated car parking and site works.

John Eckert declared a conflict of interest due to a previous commercial relationship with the architectural practice and left the meeting for this agenda item.

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

Applicant

- Chris Vounasis
- Gary Bonato
- Heather Wasley – via Teams
- Phil Weaver – via Teams
- Dwight Stuchbery – via Teams

Agencies

- Kirsteen Mackay – Government Architect
- Aya Shirai-Doull – Government Architect
- Craig Watson – City of Holdfast Bay – via Teams
- Frank Siow – City of Holdfast Bay – via Teams
- Will Brown – City of Holdfast Bay – via Teams

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 Holdfast Bay Council Development Plan.
- 3) To grant Development Plan Consent to the proposal by Waterpark Ocean Park Pty Ltd for construction of an 11-storey residential flat building with associated car parking and site works at 22 Colley Terrace, Glenelg subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, prior to the granting of Development Approval:
 - 1.1 Confirmation of the final design of the 'graphic concrete' patterns in consultation with the Government Architect, to the reasonable satisfaction of the State Planning Commission.
 - 1.2 Confirmation of the final hardwood material selection for the balustrade and fencing slats in consultation with the Government Architect, to the reasonable satisfaction of the State Planning Commission

PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Reason: To ensure the development is built in accordance with the approved plans.
2. Prior to Development Approval, the final stormwater design shall be resolved in consultation with the City of Holdfast Bay and in accordance with Australian Standard AS/NZS3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: To ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.
3. Stormwater management to be as detailed in the application, including a 100 year post development flows being restricted to the 5 year pre-development flow rate.

Reason: To ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

4. Any pumped stormwater system should have a dual pump system (one duty, one standby) and storage in the event of a 2 hour power failure, unless alternative power source is available.

Reason: To ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

5. 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) prior to the occupation or use of the development.

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

6. The recommendations detailed in the Traffic and Parking Assessment dated 24 September 2020 by Phil Weaver & Associates, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Planning Commission. Such measures shall be made operational prior to the occupation or use of the development.

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

7. Prior to Development Approval being issued, detailed landscaping documentation for the green walls/vertical soft landscaping, including planting medium depths, irrigation methods, maintenance schedules and methods, and other features of the landscaping scheme shall be submitted in consultation with the Government Architect to the satisfaction of the State Planning Commission.

Reason for condition: To ensure the ongoing viability of proposed landscaping.

8. That waste collection be undertaken by a private contractor and all storage bins be contained within the site in a screened area.

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

9. The recommendations detailed in the Noise Impact Assessment dated 1 October 2020 by Resonate, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Planning Commission. Such measures shall be made operational prior to the occupation or use of the development.

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

10. 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.

11. The hours for waste collection shall be restricted to Monday to Friday between 7am and 9am, with no collection on a Saturday or Sunday.

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

12. The recommendations (excepting proposed waste collection times) detailed in the Waste Management Plan dated 26 August 2020 by Colby Phillips Advisory, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Planning Commission. Such measures shall be made operational prior to the occupation or use of the development.

Reason: To ensure waste management is undertaken in such a way so as to minimise potential for on-site or off-site impacts.

13. Prior to development approval being granted, plans shall be submitted showing appropriate permanent privacy screening to the windows facing into the northern light well to prevent direct and unreasonable overlooking into the adjoining properties to the reasonable satisfaction of the State Planning Commission.

The privacy treatments shall be installed prior to occupation of the building and thereafter maintained to the reasonable satisfaction of the State Planning Commission.

Reason: To ensure the reasonable privacy of adjoining owners/occupants is maintained together with reasonable access to sunlight for the occupants of the building.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 24 months from the date of this Notification, unless final Building Rules Consent from Council has been received within that period or this Consent has been extended by the State Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 2 years 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. Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Holdfast Bay (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
- 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. 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.

- 2.3. **RESERVED MATTERS – Nil**
- 3. **CROWN DEVELOPMENTS (ADVISORY ITEMS) – Nil**
 - 3.2. **DEFERRED APPLICATIONS – Nil**
 - 3.3. **NEW APPLICATIONS – Nil**
- 4. **MAJOR DEVELOPMENTS – VARIATIONS – Nil**
- 5. **OTHER BUSINESS**
- 6. **NEXT MEETING**
 - 6.1. Wednesday 14 April 2021 at Ground Floor, 50 Flinders 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 2:18pm

Confirmed 24/03/2021



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Rebecca Thomas
PRESIDING MEMBER