

Minutes of the 85th Meeting of the
State Commission Assessment Panel
held on Friday 29 May 2020 commencing at 9.15am
via Cisco Webex video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Dennis Mutton (Deputy Presiding Member) Mark Adcock Chris Branford Peter Dungey Sally Roberts
Secretary	Jessie Surace
DPTI Staff	Gabrielle McMahon (Agenda Item 2.2.1, 3.2.1) Janaki Benson (Agenda Item 2.2.1) Jason Cattonar (Agenda Item 3.2.1)

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 **Plympton Apartments Pty Ltd - ATF Plympton Apartments Unit Trust C/- Future Urban Pty Ltd**
211/M015/19
1 Glenburnie Terrace, Plympton

City of West Torrens

Proposal: Demolition of all existing structures and construction of a 6-level residential flat building comprising 35 dwellings and associated car parking.

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

Applicants

- Simon Maxwell, Urbanize
- Gary Bonato, Tectvs - presented
- Dwight Stuchery, Griffin Group
- Milly Nott, Future Urban - presented

Council

- Phil Smith, City of West Torrens

Agency

- Belinda Chan, ODASA
- Ellen Liebelt, ODASA

The State Commission Assessment Panel discussed the application. The SCAP found this to be a difficult decision, particularly in relation to balancing present and future character. The SCAP acknowledges the intent of the zone for residential uplift, but also notes the numerous policies that address general amenity issues. The SCAP appreciates the difficulties in dealing with a transition to a new desired character but believes that the proposal pushes the extent of development on the site too far, resulting in incremental negative impacts.

RESOLVED

1. The proposed development is not seriously at variance with the policies in the Development Plan.
2. To REFUSE Development Plan Consent to Development Application 211/M015/19 by Plympton Apartments Pty Ltd - ATF Plympton Apartments Unit Trust C/- Future Urban Pty Ltd for demolition of all existing structures and construction of a six level residential flat building comprising 35 dwellings and associated car parking at 1a-1b Glenburnie Terrace, Plympton given the proposal is considered to be at odds with the following provisions within the West Torrens Development Plan Consolidated 12 July 2018:

Boulevard Policy Area 34

- Objective 2, that seeks a uniform streetscape edge be established through largely consistent front setbacks
- Objective 3, that seeks development contribute to the desired character of the policy area – where the Desired Character seeks buildings that have a human scale through the use of design elements.

Urban Corridor Zone

- Objective 5, that seeks a built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones
- Objective 6, that seeks a comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook into spaces of interest
- Objective 7, noise and air quality impacts have not yet been demonstrated via an acoustic report
- Objective 9, that seeks development contribute to the desired character of the zone
- The Desired Character of the zone that seeks:
 - Parking areas be screened from view

- Buildings display design excellence
- Buildings establish an interesting pedestrian environment and human-scale at ground via the use of landscaping
- Noise impacts be moderated through careful design
- Impacts on adjoining zones where development is lower in scale and intensity be minimised through transition of building heights and setbacks, judicious design and the use of landscaping
- Landscaping that contributes to a pleasant pedestrian environment and provide an attractive transition between the public and private realm
- PDC 4, that seeks development be consistent with the desired character of the zone
- PDC 7 (a) and (b), that seeks buildings maintain a pedestrian scale at street level and should include a clearly defined podium or street wall with a parapet and a maximum building height of 2 storeys from natural ground level and have levels above the defined podium or street wall setback a minimum of 2 metres from that wall
- PDC 17, that prescribed a minimum 2 metre setback from the primary road frontage

Council Wide

Medium and High Rise Development (3 or More Storeys)

- Objective 2, that seeks development provides a high standard of amenity and a variety of accommodation and living needs
- Objective 3, that seeks development is contextual and responds to its surroundings, having regard to the adjacent built form and character of the locality and the Desired Character for the Zone and Policy Area
- Objective 5, that seeks development enhances the public environment, provides interest at street level and high quality experience for residents and visitors by creating attractive, welcoming and vibrant spaces, creating interesting and lively pedestrian environments, incorporating generous areas of high quality fir for purpose landscaping and green walls

Design and Appearance

- PDC 1, that seeks buildings be designed to respond to key features of the prevailing local context within the same zone with the use of vertical rhythm, proportions, composition, material use, parapet and use of solid and glass
- PDC4, that seeks buildings be designed to reduce visual mass by breaking up the building façade into distinct elements
- PDC 7, that seeks balconies be designed to respond to daylight and acoustic considerations to maximise comfort

Street Interface

- PDC 8, that seeks development facing the street be designed to provide attractive, high quality and pedestrian friendly frontage(s) by providing a well landscaped area that contains a deep soil zone space for a medium to large tree in front of the building (One way of achieving this is to provide a 4m x 4m deep soil area in front of the building), positioning services, plant and mechanical equipment in discreet locations, screened or integrated with the façade

Building Separation and Outlook

- PDC 15, that seeks living rooms have a satisfactory short range visual outlook to public, communal or private open space

Dwelling Configuration

- PDC 16, that seeks buildings comprising more than 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling

Site Facilities and Storage

- PDC 25, that seeks storage be located in a convenient location
- PDC 28, that seeks the size of lifts, lobbies and corridor be sufficient to accommodate movement of bicycles, stroller and mobility aids

Environmental

- PDC 23, that seeks deep soil zones be provided to accommodate new deep root vegetation, including tall trees with large canopies (One way of achieving this is providing 7% of the site area as deep soil area)

Overlay Section

Affordable Housing

- PDC 1 and 2, that seeks a minimum of 15% affordable housing is integrated into the land use mix and offers affordable dwelling types that caters for a variety of household structures

Noise and Air Emissions

- PDC 1, it has not been demonstrated that that development will be appropriate shield from the nearby high noise source nor impacted upon nearby sensitive land uses

ADVISORY NOTES

- a. The applicant has a right of appeal against this decision. 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).

2.3. **RESERVED MATTERS - Nil**

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)**

3.1. **DEFERRED APPLICATIONS – Nil**

3.2. **NEW APPLICATIONS**

3.2.1 **Department of Planning, Transport And Infrastructure**

DA 020/V091/15 V3

Adelaide Festival Plaza on North Terrace, King William Street, Festival Drive and Station Road, Adelaide

City of Adelaide

Proposal: Variation to DA 020/V091/15 for the demolition of portion of the Adelaide Festival Plaza; undertake the installation and extension of a new plaza (public realm); redesign of Festival Drive and Station Road; removal of a regulated tree and other associated site and civil works.

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

Applicants

- Jon Whelan, DPTI - presented
- Nives Eastham, DPTI
- Philippe Naudin, ARM Architecture - presented
- Ray Marshall, ARM Architecture - presented
- Luke Rogers, Mott MacDonald

Agency

- Peter Wells, DEW
- Kirsteen Mackay, Government Architect
- Belinda Chan, ODASA

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence to the Minister for Planning.

4. **MAJOR DEVELOPMENTS – VARIATIONS** - Nil

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Thursday 11 June 2020 via Cisco Webex video conferencing

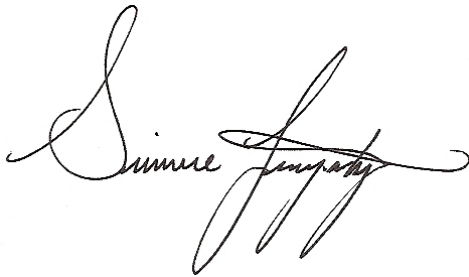
7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 12.50pm.

Confirmed 29/05/2020

A handwritten signature in black ink, appearing to read 'Simone Fogarty', written in a cursive style.

.....
Simone Fogarty
PRESIDING MEMBER