

**Development No:**

110/L002/15

**Name of Applicant**

De Young Jamestown Pty Ltd

**Address**

Adelphi Terrace, Glenelg North, the proposed works include or are immediately adjacent to the existing Buffalo Restaurant and Function Centre.

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## **OVERVIEW**

<b>Application No</b>	110/L002/15
<b>Unique ID/KNET ID</b>	2015/03970/01
<b>Applicant</b>	De Young Jamestown Pty Ltd
<b>Proposal</b>	Alterations and additions to the Buffalo Restaurant – comprising a new kiosk, alfresco bar and dining area, toilet facilities, outdoor dining timber deck, boat pontoon and gangway and associated landscaping and temporary construction fence.
<b>Subject Land</b>	Adelphi Terrace, Glenelg North The proposed works include or are immediately adjacent to the existing Buffalo Restaurant and Function Centre.
<b>Zone/Policy Area</b>	Glenelg Foreshore and Patawalonga Zone Map HoB/4
<b>Relevant Authority</b>	DAC – Schedule 10(2) – Council development – (b) development that involves the construction of or change in use to a shop or office.
<b>Lodgement Date</b>	10 March 2015
<b>Council</b>	Holdfast Bay Council
<b>Development Plan</b>	Holdfast Bay Development Plan Consolidated 18 December 2014
<b>Type of Development</b>	Merit
<b>Public Notification</b>	Category 3
<b>Representations</b>	11 received
<b>Referral Agencies</b>	Transport – Safety and Service Division, Minister for Historic Shipwrecks
<b>Report Author</b>	Daniel Pluck – Planning Officer
<b>RECOMMENDATION</b>	Development Plan Consent subject to conditions

### **1. DAC DEFERRAL – 19 January 2017**

At its meeting of 19 January 2017, the Development Assessment Commission heard from the applicant, a number of representors and the local Council in respect to the application. At the conclusion of the meeting, the Commission resolved to DEFER the application, for the proponent to supply the following information:

- Clearer plans to demonstrate the interrelationship between the public realm and the development.
- Further details on the western façade of the Buffalo structure and any other alterations that are required for the development.
- Details around the resolution of the moat - landscaping, water quality.
- Identify the space, facilities and utilities that are located in the Buffalo structure that are integral to the wider development.
- Provide a consistent package of plans and documentation e.g. including resolution of the noise attenuation, elevations of all facades and consistent plans.

A copy of the original agenda item is contained in ATTACHMENT 4

### **2. ADDITIONAL INFORMATION**

On 26 July 2017, the applicant provided additional information to the Commission in relation to the matters deferred at the 19 January 2017 DAC meeting. The additional information includes a planning report from a planning consultant, a single set of construction plans, landscaping plans, internal layout of the Buffalo plans and associated

reports. In addition an inspection of the interior of the buffalo was undertaken and photos included in this item.

Copies of the additional plans and reports are contained in the ATTACHMENT 1.  
Photos of the internals of the Buffalo are contained in ATTACHMENT 2.

### **3. ASSESSMENT**

The amended and additional information aims to address the matters for deferral by DAC. In particular the following:

- Clearer plans to demonstrate the interrelationship between the public realm and the development.
- Further details on the western façade of the Buffalo structure and any other alterations that are required for the development.
- Details around the resolution of the moat - landscaping, water quality.
- Identify the space, facilities and utilities that are located in the Buffalo structure that are integral to the wider development.
- Provide a consistent package of plans and documentation eg. including resolution of the noise attenuation, elevations of all facades and consistent plans.

The following provides an assessment of each of the aspects requested from the DAC.

#### **Clearer plans to demonstrate the interrelationship between the public realm and the development.**

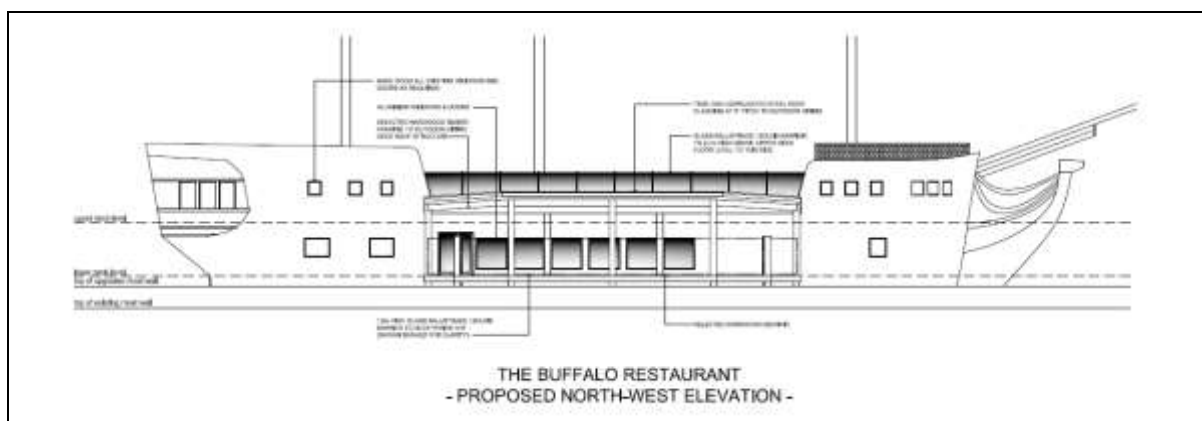
Landscape plans provided by Outer Space provide clarification on the interrelationship between the public realm and the proposal. It is noted that the lease site boundary was used to define the 'Buffalo Precinct'. The works upon this boundary aim to show a transition between the public realm and the Buffalo Precinct with the use of exposed aggregate concrete paving. Additional landscaping is also proposed to improve this space as pedestrians transition through this area.





**Further details on the western façade of the Buffalo structure and any other alterations that are required for the development.**

As shown below, the western façade has been reviewed and amended to further formalise the structure proposed for this section of the development. It is considered that this is a refinement of the previous proposed solution which provides a more suitable design in terms of activating this space, providing suitable access for patrons and delivering a structure which would sit on a solid and engineered base. Overall the design is a complementary one, and incorporates wrap-around glazing which enhances the outlook for patrons. Access to the balcony would be via the lower deck of the Buffalo.



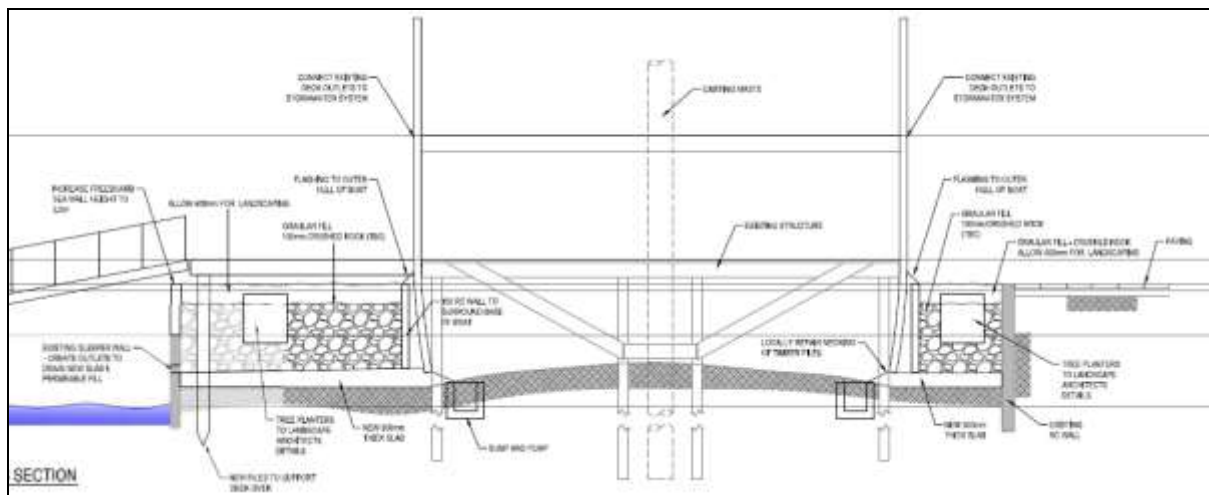
**Details around the resolution of the moat - landscaping, water quality.**

Previously plans sought to establish a rock garden and ornamental plantings around the Buffalo within the 'moat' structure. Questions from the DAC panel arose around the suitability and ongoing maintenance of this area, especially given its unsightly appearance and sunken nature.

The applicant engaged the services of an engineer to provide a suitable solution to ensure that the moat area can be managed. The solution involves the placing of a 300mm thick slab within the moat which essentially caps the existing mud bank within the moat. On top of this concrete base, crushed rock would be used to raise the inside level of the moat. Landscaping would then be established. This solution would address

any water quality concerns as it would be engineered to discharge water run-off appropriately and in accordance with relevant Australian Standards, the EPA Code of Practice, Local Government's WSUD Urban Design Manual and recognised engineering best practice.

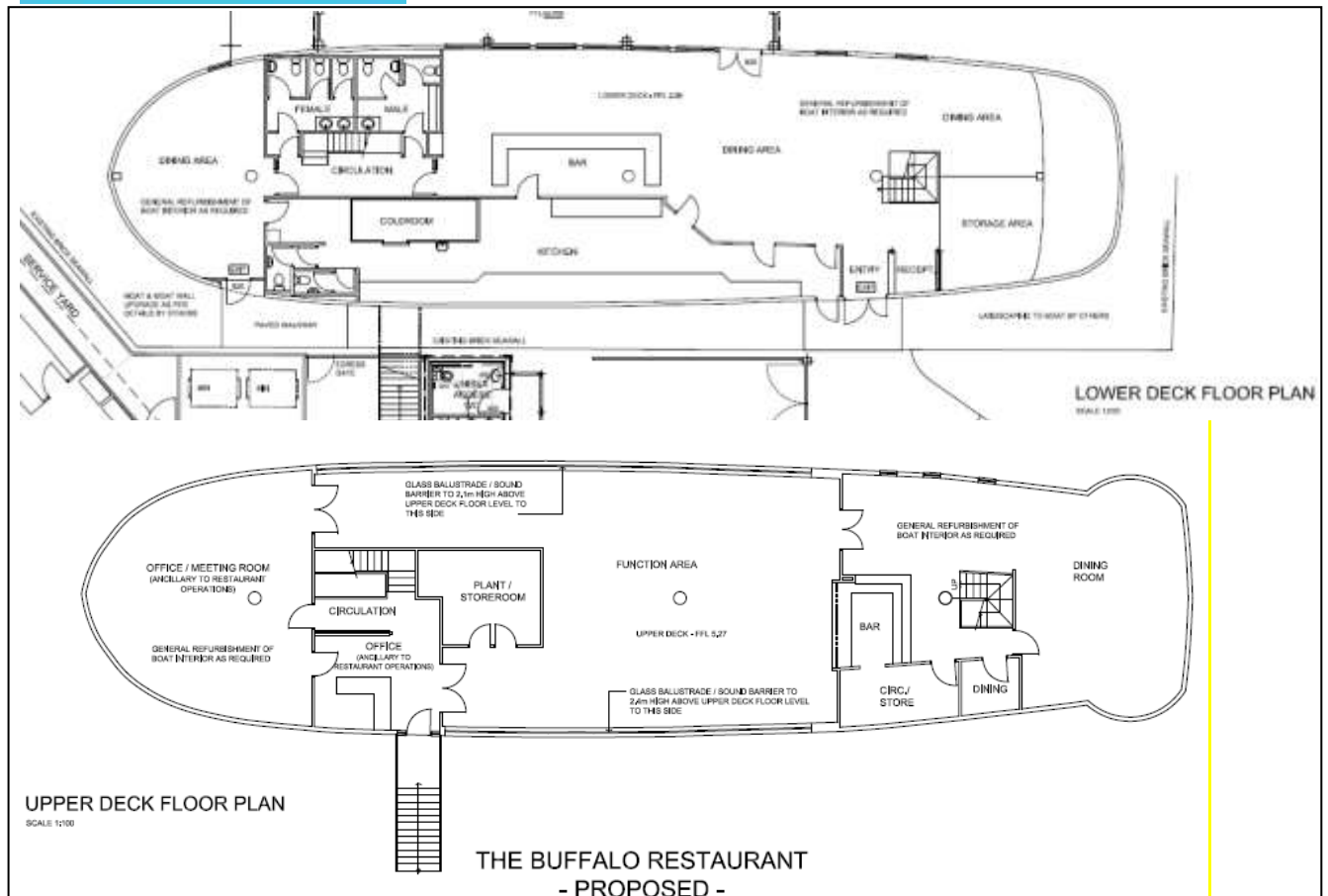
In addition this raised platform provides opportunity to improve the amenity of the moat area, with landscaping at footpath level, with improved access to sunlight, and easier to maintain by the operators of the development.



**Identify the space, facilities and utilities that are located in the Buffalo structure that are integral to the wider development.**

Plans have now been provided which show the internal layout of the Buffalo Structure. These internal spaces would comprise bars, dining areas, kitchen, amenities, function spaces, office/meeting room, storerooms and cold-room.

Generally, the internal layout would largely remain the same, although the structural supports of the Buffalo would allow future modification if required. Internal works predominantly involve ensuring the structure is brought up to specification with the most recent Building Rules Requirements.



**Provide a consistent package of plans and documentation e.g. including resolution of the noise attenuation, elevations of all facades and consistent plans.**

It is considered that with the most recent set of plans satisfies this requirement. This requirement was assisted by the engagement of a planning consultant (Ben Green & Associates) and professional engineering, design and landscape advice. The plans are referenced in condition one below.

#### **4. CONCLUSION**

On balance, the amended plans are considered to improve the overall merit of the proposal. Detailed work has been completed which has incorporated minor alterations to the initial development application. These alterations improve the appearance and workability of the development, and provide a high level of confidence that the development is worthy of consent.

#### **5. RECOMMENDATION**

It is recommended that the State Commission Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal meets the key objectives of the Glenelg Foreshore and Paternalong Zone.

- 3) RESOLVE to grant Development Plan Consent to the proposal by De Young Jamestown Pty Ltd for Proposed kiosk, alfresco bar and dining area, toilet facilities, outdoor dining timber deck, boat pontoon and gangway and associated landscaping and temporary construction fence at Adelphi Terrace, Glenelg North (being Allotment 1001, DP49600: Certificate of Title: Volume 5935 Folio 965; and part Piece 700, DP55022: Certificate of Title: Volume 6154 Folio 277) subject to the following reserved matters and conditions of consent.

### **Planning Conditions:**

#### **RESERVED MATTER**

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. A final design and specification be provided to ensure the pontoon and gangway are consistent with relevant guidelines in the Development Plan being:
  - (a) Australian Standard AS 3962: Guidelines for Design of Marinas
  - (b) Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.

to the satisfaction of the SCAP.

#### **PLANNING CONDITIONS**

1. 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 110/L002/15:

##### Stuart J. Patrick Plans

- Plan Set Reference - ADI/GLG/BUFFALO17 - Site Plans - Sheets 1 to 12 - July 2017

##### Russell Consulting Engineers Plans

- Dwg No. 842-003 Revision P2 - Moat Infill Plan and Section - May 2017

##### Outer Space Plans

- Location Plan - Dwg No. OS582\_CPO1B - Dated 24/07/2017
- Landscape Concept Master Plan - Dwg No. OS582\_CPO2A - Dated 24/07/2017
- Landscape Section A-A & Feature Plants - Dwg No. OS582\_CP03 - Dated 24/07/2017
- Design Perspective (1) - Dwg No. OS582\_CP04 - Dated 27/06/2017
- Design Perspective (2) - Dwg No. OS582\_CP05 - Dated 27/06/2017

##### Other

- Marshal Day Acoustics - Buffalo Redevelopment Noise Assessment - Rp 001 R02 2016306AL - 14 October 2016

2. The acoustic measures recommended on pages 9 and 17 of the 'Marshal Day Acoustics – Buffalo Redevelopment Noise Assessment - Rp 001 R02 2016306AL - 14 October 2016' shall be incorporated into the Building Rules documentation and implemented, prior to commencement of the development.
3. That all vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards 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 State Commission Assessment Panel prior to the occupation or use of the development.
4. Landscaping shown on landscaping 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.
5. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
6. That all trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
7. Graffiti shall be removed within five (5) business days of the graffiti becoming known or visible with the timely removal of graffiti being the responsibility of the operators of the development.
8. That all external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
9. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

#### **ADVISORY NOTES**

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the SCAP.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. 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.



- f. 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).



**DANIEL PLUCK**  
**PLANNING OFFICER**  
INVESTMENT MANAGEMENT | DEVELOPMENT DIVISION [DPTI]